

# Missing Middle Housing For Our Future

The root cause of Washington's housing affordability crisis is a shortage of homes. We don't have enough homes in our state for everyone who wants to live here.

**1,000,000**  
homes needed to house everyone  
in the next 20 years

Corporate developers and the extremely wealthy—who can always raise rents to keep up with costs—profit the most from currently restrictive local zoning. And when neighborhoods are unaffordable, people go further out to find housing creating sprawl, longer commutes, traffic, and more climate-warming pollution.

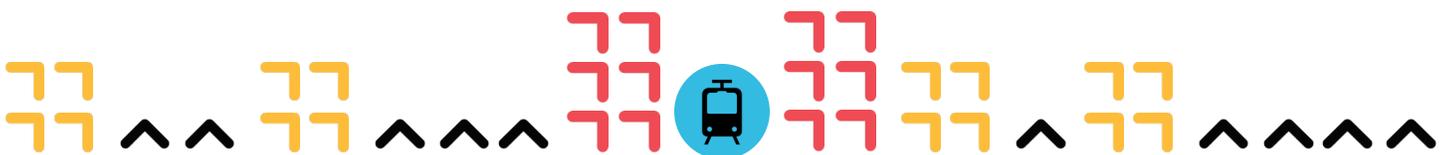
**HB 1110/SB 5190 is important for our neighborhoods and our planet; it allows a mix of modest homes, like apartments and duplexes, that more people can afford.**

This includes:

- Four-plexes in all residential neighborhoods
- Six-plexes near transit stops.
- Increased funding for the Housing Trust Fund to improve renter protections

## Sponsors

- Rep. Jessica Bateman (D-2<sup>nd</sup> LD)
- Rep. Andrew Barkis (R-2<sup>nd</sup> LD)
- Sen. Yasmin Trudeau (D-27<sup>th</sup> LD)
- Sen. Liz Lovelett (D-40<sup>th</sup> LD)



## Increase housing options that more people can afford

Right now, working class folks are priced out of housing markets across Washington state. HB 1110/SB 5190 will add housing choices to our neighborhoods that regular people can afford, especially first-time homebuyers. HB 1110/SB 5190 increases our housing supply without changing the fundamental character of our neighborhoods.

## End racially exclusionary zoning laws that segregate our communities

The legacy of racism in America is visibly seen in how we segregate our communities. HB 1110/SB 5190 adds housing options in every neighborhood, in every community in Washington. No matter where you live, what race you are, whether your family has been in Washington for generations or moved here last year, you'll see new housing choices in your community.

## Reduce our carbon emissions by preventing sprawl

People shouldn't have to live an hour's commute from their job just to afford a home for their family. Car exhaust is the single largest source of global warming pollution in Washington and air pollution disproportionately impacts Washington's communities of color. HB 1110/SB 5190 increases housing options that are close to where people work, reducing commutes and pollution.

## Bill Details

Cities (pop. 25-75K) must allow:

- 2 units per residential lot
- 4 units per residential lot within one-half mile walking distance of a major transit stop or community amenity; and
- 4+ units per residential lot if at least 1 unit is affordable housing

Cities (pop. 75K+) and any city within a contiguous urban growth area with a larger city (pop. 200k+) must allow:

- 4+ units per residential lot
- 6+ units per residential lot within one-half mile walking distance of a major transit stop or community amenity
- 6+ units per residential lot if at least 2 unit is affordable housing

Buildings must comply with local critical areas ordinances and may not develop within critical areas

Provides for SEPA appeal and Growth Management Hearings Board appeal protections to update development regulations to comply with the requirements of the legislation

Provides for alternative compliance if substantially similar and approved by the Department of Commerce

Allows jurisdictions who recently enacted changes that are substantially similar to be in compliance