



Land Use & Environment Committee

Middle Housing Phase 2 Implementation Briefing

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Title

Middle Housing Phase 2 Implementation Briefing

Recommended Action

Committee Recommendation:

Discussion only. No action requested.

City Manager Recommendation:

Discussion only. No action requested.

Report

Issue:

Discussion middle housing laws for cities in the State of Washington, and how to implement them locally.

Staff Contact:

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Presenter(s):

Joyce Phillips, Principal Planner, Community Planning and Development

Background and Analysis:

State Laws

In 2023 and 2024, the Washington State Legislature passed three house bills (HB) related to middle housing that were ultimately signed into law (amending the Growth Management Act). These bills are:

- HB 1110 - Middle Housing
- HB 1337 - Accessory Dwelling Units
- HB 1998 - Co-Living Housing

Each of these bills includes new requirements for Cities to address in their development regulations.

Planned Approach to Implementation

Because each of these bills has specific requirements and would require modifications to the same sections of the Olympia Municipal Code, it makes sense to address all of the requirements at the same time. Staff plans to make one text amendment proposal that will address middle housing, accessory dwelling unit, and co-living.

While there are certain requirements, there are also instances where the city may choose to go beyond the minimum requirements. Staff intends to provide information to community members about what the requirements are and to identify in the proposal when something that is being proposed goes beyond that minimum requirement.

Staff has prepared draft information sheets about these requirements. These information sheets will be shared on the project webpage once they are completed, so that members of the public will have the opportunity to direct any comments to the portions of the proposal that have more leeway in how they are implemented. Early drafts of the information sheets are attached.

Additional Considerations

As part of the middle housing work the City did earlier in 2024, a list of code provisions that may be barriers to the development of middle housing was prepared. Those provisions will be reviewed in conjunction with the text amendments drafted to address the new state laws. These will likely result in amendments to the Subdivision Code (OMC, Title 17), the Unified Development Code (OMC, Title 18), and the Engineering Design and Development Standards (EDDS). There may also be changes proposed to related city codes, such as OMC, Title 15, Impact Fees.

Climate Analysis:

A Climate Framework Analysis will be prepared once draft code language is available.

Equity Analysis:

An Equity Framework Analysis will be prepared once draft code language is available.

Neighborhood/Community Interests (if known):

It is difficult to know how controversial this new work on middle housing issues will be in our community. Earlier work on allowing several middle housing types was controversial. The earlier work was completed before there was a statewide mandate to do this type of work. Now that there are fairly specific middle housing requirements that must be implemented locally, it is less likely to be as controversial. However, staff intends to provide information to help community members understand what the requirements are and where there is flexibility in what is being proposed. Early drafts will be circulated for review and comment prior to a public hearing draft being prepared. At a minimum, the early drafts will be sent to all Recognized Neighborhood Associations and the Council of Neighborhoods Association.

Financial Impact:

The City entered into a contract with the Washington State Department of Commerce, Growth Management Services, for a grant to help cover the costs of this work. The portion of the grant that helps fund this work is for \$37,500. Under the terms of this grant, the City must produce a public hearing draft of the proposed text amendments by June 15, 2025.

Options:

1. Receive the briefing.
2. Do not receive the briefing.
3. Receive the briefing at another time.

Attachments:

Middle Housing Webpage

Draft Middle Housing Information Sheet

Draft Accessory Dwelling Unit Information Sheet

Code Barriers to Middle Housing Report