

# Duplex/Triplex/ Courtyard Apartments and Duplexes on Corner Lots

Discussion with HB 1923 Grantees

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Laura Hodgson

ASSOCIATE PLANNER

OCTOBER 7, 2020



Washington State  
Department of  
**Commerce**

# Meeting Agenda

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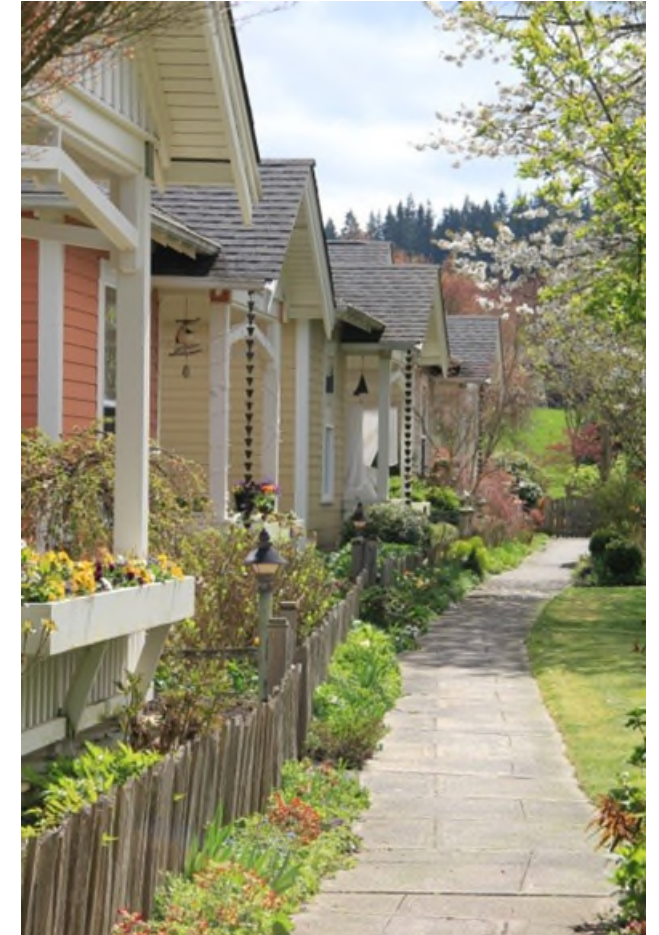


- Welcome (5 mins)
- Missing middle housing example – Olympia (15 mins)
- Share progress/success on HB 1923 work (30 mins)
- Group Discussion (20 mins)
- Q & A and next steps (8 mins)

# HB 1923 Grantees Who Selected Duplex/Triplex/Courtyard Apartments

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- Algona
- Arlington
- East Wenatchee
- Fife
- Fircrest
- Lake Stevens
- Langley
- Moses Lake
- Mount Vernon
- North Bend
- Orting
- Pasco
- Ridgefield
- Vancouver
- Wenatchee
- Woodland





# HB 1923 Grantees Who Selected Duplex on Corner Lot

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- Algona
- Bothell
- Chewelah
- East Wenatchee
- Fife
- Mount Vernon
- Orting
- Ridgefield
- Ruston
- Wenatchee
- Woodland



*Image: Sightline Institute Flickr page*

CITY	Duplex Triplex Courtyard	Duplex on corner	Short Subdivision	Cluster zoning	ADU	FBC	Sub-area/ planned action	Infill Exemption	Min Density	HAP
Algona	X	X	X							
Arlington	X									X
Bothell		X	X							
Chewelah		X					X			
East Wenatchee	X	X	X							
Fife	X	X	X		X					
Fircrest	X					X				
Lake Stevens	X			X				X		
Langley	X					X				
Moses Lake	X			X						X
Mount Vernon	X	X					X			
North Bend	X					X				
Orting	X	X	X	X	X					
Pasco	X			X	X					
Ridgefield	X	X		X		X				
Ruston		X				X			X	
Vancouver	X			X			X			
Wenatchee	X	X		X	n					
Woodland	X	X	X	X	n			X	X	X

# How Are Grantees Doing?

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- **Of the cities doing these code changes,**
  - Two cities have adopted their codes (Lake Stevens and Wenatchee)
  - One city has summited their draft code (Algona)
  - One city has submitted code analysis (Fife)
- **Although over 80% of HB 1923 jurisdictions are using consultants for the work, 7 cities pursuing these code changes are not**
- **COVID is affecting schedule of around 80% of grants, delaying projects, especially public engagement**



# Deliverable Dates

- If adjustments are needed to your grant schedules or contracts, please coordinate with your Commerce point of contact (see table at right)
- All deliverables must be received by June 30<sup>th</sup> 2021

City's within this County, plus the following cities	Commerce Point of Contact
Adams and Spokane	Ben Serr
Chelan, Kittitas, Skamania, Yakima	Scott Kuhta
Clallam and Kitsap	Gary Idleburg
Clark	Steve Roberge
Cowlitz	Matt Ojennus and Laura Hodgson
Douglas and Stevens	Gen Dial
Franklin, Grant, Walla Walla	Will Simpson
King (not including SeaTac or Black Diamond)	Laura Hodgson
Pierce	Anne Fritzel
Snohomish	Kirsten Larsen
Thurston, plus SeaTac and Black Diamond	Gary Idleburg

# Commerce Resources

[www.ezview.wa.gov](http://www.ezview.wa.gov)

Affordable Housing: Planning

- HB 1923 deliverables
- Other code examples in Washington  
(forthcoming)

## Housing Action Plan Guidance (July 2020)

- Ch. 2: Community and Stakeholder Engagement

The screenshot displays the EZview website interface. At the top, the logo 'EZ view' is visible next to the title 'Affordable Housing Planning Resources'. A navigation menu includes 'Overview', 'Resources', 'Financial', 'Events & Presentations', 'Housing Action Plans', and 'HB 1923 Code Changes'. The main content area features several sections: 'Duplex on corner lot' with a description 'Authorize a duplex on each corner lot within all zoning districts that permit single-family residences.', 'Draft Codes' which contains a table of files, and 'Adopted Codes' which currently shows 'No files uploaded yet'. The 'Other Code Examples' section is also visible at the bottom.

<a href="#">File Name</a>	<a href="#">File Size</a>	<a href="#">Category</a>	<a href="#">Date Added</a> ▲
<a href="#">Algona_Proposed_AMC_Amendments_HB1923.pdf</a>	1.5 MB	None	08/18/20 10:02
<a href="#">Algona_Proposed_AMC_Amendments_Staff_Report_HB_1923.pdf</a>	348.1 KB	None	08/18/20 10:02



# Olympia

- In 2017, Olympia began work on Missing Middle Housing (MMH)
- Adopted in 2018, but invalidated by Growth Management Hearings Board
- Working now to adopt MMH under HB 1923
- More information on webpage: <http://olympiawa.gov/city-government/codes-plans-and-standards/missing-middle.aspx>



# Progress on duplex/triplex/courtyard apartment work

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- What is your process or methodology for determining locations for additional housing types?
- What challenges or issues are you facing when developing your code changes?
- How do you plan to gain public and council support for the changes you propose?
- What lessons learned or tips do you have for other jurisdictions?
  - Hear from East Wenatchee (draft), Lake Stevens (adopted), and Wenatchee (adopted)



# Group Discussion and Q&A

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- What actions are you pursuing and what stage are you at in the process?
- What is the biggest challenge you will face over the next three months? How do you plan to address it?
- Are you planning to use design standards to help improve fit?
- Where are you anticipating missing middle infill? (i.e., transit corridors, campus areas?)
- Are covenants and HOA agreements a barrier?





# Commerce Assistance

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- What else can Commerce do to assist your work?
- Do you have any questions for Commerce?

[Laura.Hodgson@commerce.wa.gov](mailto:Laura.Hodgson@commerce.wa.gov),

(360) 764 -3143 (cell)

[Anne.Fritzel@commerce.wa.gov](mailto:Anne.Fritzel@commerce.wa.gov),

(360) 259 -5216 (cell)

