



2023 Housing Legislation Update

Potential Impact of HBs 1110 & 1337 on Woodway

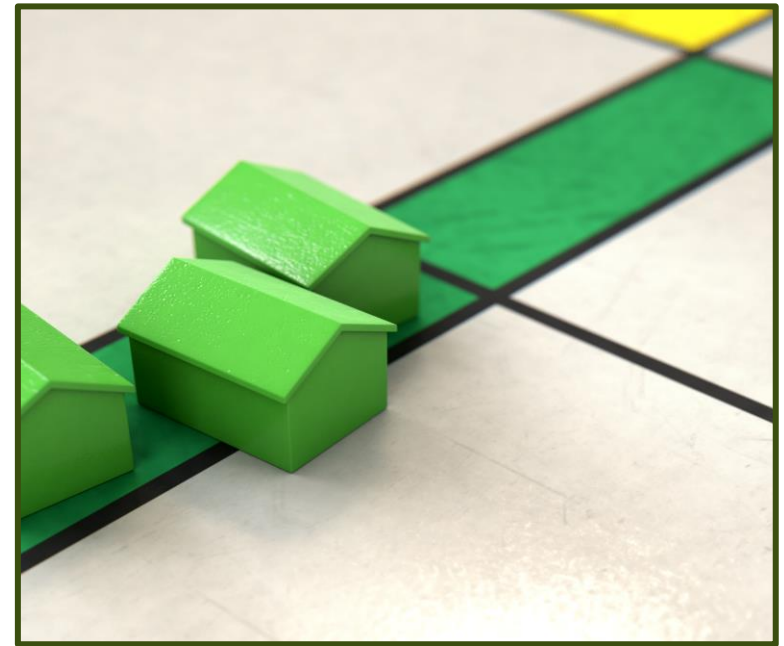
Town's Housing Targets

	2020 Housing Units	2044 Housing Target	New Units Needed by 2044	Zoning Capacity	Zoning Surplus/Shortfall
Town	476	572	96	534	-38
Point Wells	0	141	141	297	156
Total	476	715	237	831	118

2023 Housing Legislation

Two major bills addressing housing

- HB 1110
Requires the Town to allow two housing units on every lot.
- HB1337
Requires the Town to allow two accessory dwelling units (ADUs) on every lot.





HB 1110

Middle Housing



HB 1110

Key Bill Provisions

- The Town must allow two units on every lot.
- The allowable units can be detached or attached (including an additional single-family house or “middle housing,” such as duplexes, stacked, or cottage housing).
- The Town also may allow an ADU to help achieve the minimum density of two units per lot.
- Development standards applicable to all lots still apply (e.g., maximum lot coverage, tree retention, clearing, stormwater, and setback requirements).
- The Town can exempt lots with critical areas/buffers (wetlands, streams, geological hazard areas, and wellhead protection areas).



HB 1337

Accessory Dwelling Units (ADUs)



HB 1337

Key Bill Provisions

- The Town must allow two ADUs on every lot.
- Each ADU can be any combination of attached or detached.
- ADUs can be sold separately from the primary home.
- The Town cannot impose a size limitation of less than 1,000 square feet or a height limitation of less than 24 feet.
- The Town cannot impose an owner occupancy requirement.
- The Town must allow the conversion of existing structures, even if those structures are non-conforming.



HB 1337

Significant Restrictions on Development

- Development standards applicable to primary home still apply (e.g., maximum lot coverage, tree retention, clearing, stormwater, and setback requirements).
- The Town can prohibit ADUs within critical areas/buffers (wetlands, streams, geological hazard areas, and wellhead protection areas) or on lots of one acre or less that contain critical areas.
- Unlike middle housing under HB 1110, the Town can prohibit ADUs that are not connected to public sewer.
- The Town can prohibit short-term rentals.

Next Steps

- The Washington State Department of Commerce will provide model regulations by the end of the year.
- The Town's updated regulations must be adopted by June 2025.
- Staff will create a map identifying applicable restrictive provisions by lot.
- Staff will identify potential design guidelines/standards.
- Planning Commission will consider options, conduct public hearings, and recommend to Council Comprehensive Plan and zoning regulation changes to comply with State law.