

HB 2001 -11 STAFF MEASURE SUMMARY

House Committee On Human Services and Housing

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Sub-Referral To: Joint Committee On Ways and Means

Meeting Dates: 2/11, 3/18, 4/3, 4/8

WHAT THE MEASURE DOES:

Requires cities with a population greater than 10,000 and counties with a population greater than 15,000 to allow development of at least one middle housing type on each lot in areas zoned for detached single-family homes within urban growth boundaries (UGBs), subject to reasonable local regulation. Requires the Land Conservation and Development Commission to develop a model middle housing code. Requires local governments to adopt the model code or their own complying comprehensive plan by December 31, 2020. Prohibits local governments from requiring payment of a system development charge for middle housing prior to the issuance of the occupancy permit. Mandates prevailing party attorney fees for successful appeals for denied proposals to develop middle housing. Declares an emergency, effective on passage.

ISSUES DISCUSSED:

- Number of new housing necessary to address state's current housing deficit
- Housing price increases with wage increases not keeping pace
- Potential undesired and unintended consequences caused by measure
- Amendment necessary to add "townhomes" to definition of middle housing, outline what jurisdiction must allow, compliance issues, and to address other concerns

EFFECT OF AMENDMENT:

-11 Adds "townhouses" to definition of "middle housing." Requires cities with a population greater or equal to 25,000 and each county with a metropolitan service district to permit the development of all middle housing types in residential-zoned areas that allow for detached single-family homes. Requires cities with a population of 10,000 and less than 25,000 outside of a metropolitan service district to permit the development of a duplex on each lot in residential-zoned areas that allow for detached single-family homes. Establishes that local government can allow middle housing types in addition to duplexes. Establishes that measure does not apply to cities with a population of 1,000 or fewer; lands not with an urban growth boundary; unincorporated lands and those lacking sufficient urban services; lands not zoned for residential use or unincorporated land and zoned under a designation that maintains the land's potential for planned urban development. Allows local government to regulate siting and design of middle housing under certain conditions. Establishes that local government is not prohibited from permitting single-family dwellings in areas zoned to allow for single-family dwellings or middle housing in areas not required in measure. Requires local government to adopt land use regulations or amend comprehensive plans to implement measure by certain dates. Requires Land Conservation and Development Commission, with Building Codes Division, to develop a model middle housing ordinance by 2020. Requires local government that has not acted to adopt its own regulation by given dates to adopt the model ordinance. Directs local government, when developing or amending its plan, to consider ways to increase the affordability of middle housing. Allows Department of Land Conservation and Development to grant extensions to local government on regulations or plans under certain conditions and timelines. Modifies local government's requirements when reviewing its comprehensive plan to conduct an analysis of existing and projected housing needs. Modifies factors

to establish sufficiency of buildable lands within urban growth boundary, analysis, and determination of residential housing patterns. Requires local government, for the purpose of estimating housing needs, to use population projects prescribed by statute and adopt findings related to several household-related factors. Requires governing bodies of cities greater than 10,000 population to include in its yearly report to DLCD the total number of units in relationship to accessory dwelling units, regulated affordable accessory dwellings, units of middle housing, and regulated affordable middle housing units. Allows DLCD, by rule, to establish standards for municipalities to allow conversions of low-rise dwellings to no more than four units built to Low-Rise Dwelling Code. Requires Department of Consumer and Business Services (DCBS) to submit a report describing rules and standards relating to low-rise residential dwelling to an interim committee of the legislature no later than January 1, 2020. Makes sections of the measure operative on January 1, 2020. Allows DLCD, DCBS, and Residential and Manufactured Structures Board to take actions before operative date to enable certain actions. Appropriates \$3,000,000 General Fund to DLCD beginning July 1, 2019 to carry out technical assistance for local governments.

BACKGROUND:

The term “middle housing” refers to a variety of housing designed to accommodate more occupants than single-family homes, but less than large multifamily complexes, such as duplexes, row houses, cottage clusters, stacked flats, and accessory dwelling units.

House Bill 2001 requires certain localities to allow for the development of at least one type of "middle housing" per lot, in areas zoned for single-family dwellings within their UGBs.

Subsequent referral to Joint Ways and Means