

**Required Strategies to Increase Housing Supply
and Reduce Barriers to Affordability**

| Proposed Code Update | Relevant State Legislation | Relevant HAP/Commerce Strategy | Type of Barrier Addressed | Housing Needs Addresses |
|---|-----------------------------------|---|--|---|
| Allow duplexes and other two-unit middle housing configurations in R-1 zones. | HB 1110, HB 2321 | Increase allowed housing types in existing zones. (HAP Z-6) Increase or remove density limits. (HAP Z-7) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Allow up to two ADUs per lot. | HB 1337 | Increase or remove density limits. (HAP Z-7) Revise ADU standards. (HAP Z-8) | Development regulations | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Increase the maximum allowable size of ADUs to 1,000 square feet. | HB 1337 | Revise ADU standards. (HAP Z-8) | Development regulations | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Allow two ADUs on all lots meeting the minimum lot size requirements for the underlying zone. | HB 1337 | Revise ADU standards. (HAP Z-8) | Development regulations | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Allow separate ownership of duplex units or ADUs on the original lot through condominiumization or subdivision. | HB 1110, HB 2321 HB 1337 | Subdivision process streamlining. (P-7) | Process Obstacles | <ul style="list-style-type: none"> • Housing supply • Affordable homeownership |
| Limit the required spaces to one off-street parking space per unit for two-unit middle housing types on lots smaller than 6,000 square feet. | HB 1110, HB 2321 | Reduce off-street parking requirements. (R-1) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Middle-income rental housing • Senior housing |
| Eliminate parking requirements from middle housing and ADUs within one-half mile of major transit stops. | HB 1110, HB 2321 HB 1337 | Reduce off-street parking requirements. (R-1) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Middle-income rental housing • Senior housing |

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| Remove arbitrary limitations on the number of units and residents at a facility and instead utilize parameters such as occupant load per square foot or generally applicable health and safety provisions to determine occupancy. | RCW 35A.21.314 | Accommodate emergency/PSH housing facilities. | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Senior housing • Very low-income housing |
| Relax the design and development standards for adaptive reuse to encourage the conversion of existing non-residential buildings into housing developments. | HB1042 | Development regulations | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Middle-income rental housing • Senior housing |
| Allow co-living housing as a permitted use in any zone that allows at least six multifamily residential units, including lots zoned for mixed-use (by 12/21/2025). | RCW 36.70A.535 | Development regulations | | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Low income rental housing • Transitional & Supportive Housing |

**Recommended Strategies to Increase Housing Supply
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| Expand allowable housing options, such as tiny homes, cottage clusters, and co-living developments in R-2, R-3, and mixed-use zoning districts in order to increase the diversity of housing options citywide. | Increase allowed housing types in existing zones. (HAP Z-6) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Increase the maximum density for attached housing in R-2 zones from 12 to 16 units per acre. | Increase or remove density limits. (HAP Z-7) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Remove ADU design standards such as maximum number of bedrooms, six-foot fence, and minimum roof slope. | Revise ADU standards. (HAP Z-8) | Development regulations | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Allow more flexibility in commercial space requirements for housing developments in neighborhood-oriented mixed-use zones. | Relax ground floor retail requirements. (R-2) | Development regulations Limited land availability | Housing supply Middle-income rental housing |
| Remove manufactured home design standards, such as multi-sectional designs and minimum roof slope. | Manufactured home and tiny house communities. (R-7) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing |
| Eliminate the minimum enclosed floor area of 1,000 square feet to allow for “tiny home” developments. | Manufactured home and tiny house communities. (R-7) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing • Very low-income housing |

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| Eliminate design reviews in R-1, R-2, and R-3 zones for moderate-density housing , and utilize administrative Design Review for multi-family housing of more than 6 units to streamline the approval process. | Permitting process streamlining. (P-6) | Process Obstacles | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Affordable homeownership • Middle-income rental housing • Senior housing • Very low-income housing |
| Adjusting parking mandates for PSH and emergency housing. | Reduce off-street parking requirements. (R-1) | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Senior housing • Very low-income housing |
| Remove spacing requirements between shelters and PSH facilities. | Accommodate emergency/PSH housing facilities. | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Senior housing • Very low-income housing |
| Increase or remove transit proximity requirements for PSH and emergency housing. | Accommodate emergency/PSH housing facilities. | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Senior housing • Very low-income housing |
| Allow offices in conjunction with PSH and emergency housing across all residential zones. | Accommodate emergency/PSH housing facilities. | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Senior housing • Very low-income housing |
| Allow multi-family residential as a limited use in light industrial zones with appropriate buffers. | Development regulations | Development regulations Limited land availability | <ul style="list-style-type: none"> • Housing supply • Housing diversity • Middle-income rental housing • Senior housing |
| Explore temporary or short-term rental programs as transitional housing options for specific groups. | Short-term rental regulations. | Development regulations | <ul style="list-style-type: none"> • Senior housing • Very low-income housing |
