



State Legislative Update

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Direction

Staff recommends that Council direct staff to weigh in as “Other” on HB 1110/SB 5190 and submit a comment letter addressing:

- minimum zoning requirements,
 - density near major transit,
 - parking requirements, and
 - affordability.
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Agenda

1. Brief synopsis of session kickoff, Bellevue priorities
2. Background and analysis of HB 1110 / SB 5190
3. Context, other cities' positions
4. Staff recommendation to council seeking direction
5. Next steps





Brief Synopsis of Session Kickoff, Bellevue Priorities





2023: The Long Session

Began January 9

Have met with each of Bellevue's legislators since January 1

Bellevue's legislative agenda

- *Affordable Housing and Land Use* a high priority issue
- Bellevue selected to join AWC Housing Solutions Workgroup in 2022



2023 State Legislative Agenda

HIGHEST PRIORITY ISSUES

Affordable Housing and Land Use

Washington State faces an affordable housing crisis. Bellevue supports legislative action that takes a balanced, collaborative approach. Necessary state tools include regulatory reform, condominium liability reform, and safe harbor for cities increasing development capacity. Incentives and new funding options, such as a new local option Real Estate Excise Tax (REET), are essential for the construction and acquisition of affordable housing. Where possible, such options should be progressively structured to minimize impacts on low- and moderate-income households. Bellevue supports statewide policies to increase housing supply, including expanding middle housing. The state should build upon local actions underway by Bellevue and many other cities.

- Bellevue requests funding for a strategic land acquisition bank to implement or preserve affordable housing and support transit-oriented development. Bellevue seeks state funding to match City investment dollar-for-dollar.

Transportation

Bellevue appreciates the Legislature's bold action to pass Move Ahead Washington, which made crucial multimodal investments and closed the I-405 funding gap. As the Legislature and WSDOT implement Move Ahead Washington projects, Bellevue requests that the Mountains to Sound Greenway Trail (142nd Place SE to 150th Avenue SE) funding be phased as follows:

- \$300,000 in the 2023-25 biennium for final design and easement acquisition in advance of construction
- \$6.6 million in the 2025-27 biennium for construction

This sequencing is critical to maximize a \$2.37 million federal match that must be obligated by June 2025. The project supports access to transit and higher education, providing equitable mobility options to emergency shelter and permanent supportive housing under construction.

Additionally, the City supports programming the Move Ahead Washington funds for the Eastrail Wilburton Trestle and I-90 Steel Bridge in Bellevue in the 2023-25 biennium.





HB 1110 / SB 5190 Background and Analysis



HB 1110 / SB 5190

- HB 1110 sponsored by Representative Jessica Bateman (22 LD)
- SB 5190 sponsored by Senator Yasmin Trudeau (27 LD)
- “Missing Middle Housing Bill”
 - Would require cities with a population of 6,000 or more or cities within a contiguous urban growth area with a city with a population of 200,000 or more to authorize middle housing in all residential zones.



HB 1110 / SB 5190 cont.

Zoning

- Requires cities to authorize development of:
 - At least four units per lot on all lots zoned for residential use
 - Six units per lot in all residential zones *if* two of the six units are affordable
 - At least six units per lot in all residential zones within one-half mile of a major transit stop.



HB 1110 / SB 5190 cont.

Parking Requirements

- Cities would be prohibited from:
 - Requiring off-street parking for middle housing within one-half mile of a major transit stop.
 - Requiring more than 1 off-street parking space for middle housing on lots smaller than 6,000 square feet
 - Requiring more than 2 off-street parking spaces for middle housing on lots larger than 6,000 square feet.



HB 1110 / SB 5190 cont.

Process to Date:

- HB 1110 – Heard in the House Committee on Housing January 17
- SB 5190 – Scheduled for public hearing on January 25 in the Senate Housing Committee



HB 1110 / SB 5190 cont.

Comparison to HB 1782 in 2022:

- **City size.** HB 1782 exempted cities under 20,000 in population. HB 1110/SB 5190 only exempts cities under 6,000 that are outside of the Seattle and Spokane metropolitan areas.
- **Additional allowance for affordable housing.** HB 1782 allowed up to fourplexes on residential lots. HB 1110/SB 5190 allows up to sixplexes if two of the units are affordable as defined in the bill.
- **No minimum net density option.** HB 1782 provided an alternative to cities zoned for a minimum net density of 33 dwelling units per acre.

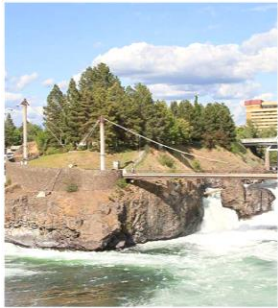




Context, Other Cities' Positions



Context, other cities' positions



Pro

Bothell
Burien
Kirkland
Olympia
Pt. Townsend
Seattle
Spokane



Other

AWC
Bonney Lake
Covington
Kent
Redmond
Spokane Valley
Tacoma



Con

Battle Ground
Gig Harbor
Maple Valley
Port Orchard
Poulsbo
Puyallup



Staff Recommendation





Direction

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Staff Recommendation

Weigh in as *Other* on HB 1110 / SB 5190

Submit the following comments about the bill:

- 1. Minimum zoning requirements.** Fiveplexes and sixplexes are generally larger in size. Cottage housing and courtyard apartments generally are more distinct from single family in terms of number of units, size and layout of buildings.
 - Bellevue requests amending HB 1110/SB 5190 to require up to fourplexes and to omit cottage housing and courtyard apartments from the citywide requirements, while allowing cities to permit them in other residential zones throughout the city.



Staff Recommendation

Weigh in as *Other* on HB 1110 / SB 5190

Submit the following comments about the bill:

2. **Density near major transit.** Bellevue has a transit-oriented growth strategy and is planning for much higher density in areas adjacent to most future light rail stations.
 - Bellevue encourages legislators to utilize the tremendous transit-oriented development potential adjacent to future light rail stations and bus rapid transit stations.



Staff Recommendation

Weigh in as *Other* on HB 1110 / SB 5190

Submit the following comments about the bill:

- 3. Parking requirements.** Bellevue uses a scaled approach to parking requirements based on the lot's proximity to frequent transit.
- Bellevue recommends amending HB 1110/SB 5190 to use a similar approach.



Staff Recommendation

Weigh in as *Other* on HB 1110 / SB 5190

Submit the following comments about the bill:

4. Affordability. Based on Bellevue's experience, the bill's requirements regarding affordability do not provide sufficient incentive to result in a significant amount of new affordable units.

- To impact affordability more effectively, the legislature should make significant investments through the state biennial budgets to fund new and established programs to aid local governments and non-profit organizations in creating and preserving low-income housing units.





Next Steps

1. Council provides direction tonight
2. Provide comments and position at future bill hearings
3. Work with sponsors and stakeholders on amendments
4. Return back to council if further direction is needed before adjournment

Key Dates

- Committee cutoffs: **Feb 17** policy committees, **Feb 24** fiscal committees
- House of Origin cutoff **March 8**
- Opposite House cutoff **April 14**
- On-time adjournment **April 23**



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