

Community Update

House Bill 1110 /Senate Bill 5190



Craig Spieziele
Representing 100's of Concerned Bellevue Residents
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February 21, 2023

Educate & Engage



- What is the Bill About & Why You Should Care
 - Increasing density in neighborhoods
 - Suggests that increasing housing options will provide lower cost housing
 - A radical approach which imposes irreversible changes
- Areas of Concerns
- *Call To Arms – Make Your Voice Heard in Olympia. Engage!*
- Q & A

What is HB-1110 / SB-5190?



- A draft Bill which would require cities to rezone single family properties to allow up to 6 units per lot (referred to as “middle housing”)



Middle Housing - Sec 2 (22)



- Buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, courtyard apartments, and cottage housing

What is HB-1110 / SB-5190?



- Overrides city's planning and land use code
- State vs City roles on managing growth and land use



What This Bill Will Do:



- Require all single family-lots to be permitted to allow:
 - at least 4 units per existing single-family lot;
 - at least 6 units per lot if within 1/2 mile of a major transit stop or community amenity; and
 - at least 6 units per lot if at least 2 units are affordable housing

House Bill 1110 Status & Draft <https://apps.leg.wa.gov/billsummary?year=2023&billnumber=1110&initiative=false>
Senate Bill 5190 Status & Draft <https://apps.leg.wa.gov/billsummary?year=2023&billnumber=5190&initiative=false>

Major Concerns



1. An unproven, irreversible and high-impact experiment
 - It experiments with **your** homes, **your** neighborhood and **your** city
2. No data has been made public which supports this Bill's strategy
 - Will it address the needs of affordable and middle housing?
3. Unknown impact to infrastructure sewer, water and storm water
 - Capacity constraints and upgrades with shift costs to taxpayers

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Major Concerns (con't)



4. Increases street parking, traffic & pedestrian safety risks
 - Unknown street capacity
 - Conflicts with existing parking regulations
 - Pedestrian safety with lack of sidewalks
5. Unknown environmental and tree canopy impact
6. Does not restrict short-term rentals, negating goals of the Bill

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1711 Comments Submitted As of 2/21*

Pro

- City of Burien**
- City of Bothell**
- Major of Kirkland**
- City of Redmond**
- City of Olympia**
- Seattle City Council**
- Spokane City Council President**
- Build Assoc of Wash
- Wash Dept of Commerce
- Wash Education Association
- Urban League of Met. Seattle
- Swedish Cancer Institute
- Zillow Group
- WA Realtors
- Governors Office

Con

- City of Woodinville
- City of Enumclaw
- City of Battle Ground
- City of Federal Way
- City of Edmonds
- Seattle Public Schools
- City of Lakewood
- City of Sumner

Other

- City of Pasco
- City of Woodinville
- City of Spokane Valley
- City of Bellevue
- City of Mercer Island
- City of Kent
- Assoc of Wash Cities
- City of Covington
- City of Issaquah
- South Sound Housing Affordability Partners
- City of Lake Forest Park

* Source 2/21 10 AM <https://app.leg.wa.gov/csi/House#>



Deep Dive – Critical Components

Major Transit Stop- Sec 2, (21)



A critical condition of the Bill

A major transit stop includes:

- a stop on a high-capacity transportation system;
- commuter rail stops;
- stops on rail or fixed guideway systems; and
- stops on bus rapid transit routes.

Major Transit Stop- Sec 2, (21)



A critical condition of the Bill

A major transit stop includes:

- a stop on a high-capacity transportation system;
 - commuter rail stops;
 - stops on rail or fixed guideway systems; and
 - stops on bus rapid transit routes.
-
- It reduces the impact from the previous draft
.... but there is a catch, the addition of a “community amenity”

Community Amenity - Sec 2 (6)



Expands the development potential from 4 to 6 units if the property is within ½ mile of a

- A public school or a private school or
- A designated entrance or pedestrian access point to a park operated by the state or a local government for the use of the general public

Unknown impact to Bellevue

- 87 parks / 20 trails
- 30 public schools
- and dozens of private schools

Parking Requirements – Sec 3 (4)



(e) Shall not require off-street parking if within 1/2 mile of a major transit stop;

(f) No more than one parking space per unit on lots smaller than 6,000 square feet;

(g) Shall not require more than two parking spaces per unit on lots greater than 6,000 square feet.

Parking Requirements – Sec 3 (4)



- (e) Shall not require off-street parking if within 1/2 mile of a major transit stop;
 - (f) No more than one parking space per unit on lots smaller than 6,000 square feet;
 - (g) Shall not require more than two parking spaces per unit on lots greater than 6,000 square feet.
- 👍 Does not apply if a city can prove on-street parking is not feasible or unsafe.
 - 👍 Expands parking spaces required from a parcel to parking per unit
 - 👍 **But still does not allow a City to require parking within ½ mile of a major transit stop**

Infrastructure (Sec 8)



An extension may be applied if a city can demonstrate that water, sewer, or stormwater services lack capacity to accommodate the additional, and the city has:

- (a) Included improvements within its capital plan to increase capacity; or ...
 - (b) A city must allow development if the developer commits to providing the necessary water, sewer, or stormwater infrastructure
- 👍 **Positive – Possibility to shift costs to the developer. Details TBD**

Call to Arms – Today



- Make Your Voice Heard – Write your State representatives
 - <https://app.leg.wa.gov/districtfinder>
- Make Your Voice Hear – House Housing Committee
 - <https://app.leg.wa.gov/pbc/bill/1110>
- Make Your Voice Heard - Bellevue City Council
 - Mayor, Robinson, Lynne LRobinson@bellevuewa.gov
 - Deputy Mayor, Nieuwenhuis, Jared JNieuwenhuis@bellevuewa.gov
 - Lee, Conrad CLee@bellevuewa.gov
 - Zahn, Janice JZahn@bellevuewa.gov
 - Robertson, Jennifer S. j.robertson@bellevuewa.gov
 - Barksdale, Jeremy JBarksdale@bellevuewa.gov
 - Stokes, John JStokes@bellevuewa.gov

Opposition - Residents



- Over 125 Bellevue residents from 2-dozen neighborhoods

Signatories Opposing & Requesting Amendments to Washington State House Bill 1110 / Senate Bill 5190
Updated 2/20/23

February 3, 2023
Washington State Legislators
Re: Recommended Amendments to House Bill 1110 and Senate Bill 5190

Dear Washington State Legislators,

I represent a coalition representing over 120 residents from over two dozen neighborhoods and surrounding communities, request the following amendments to House Bill 1110 and S 5190 Bill. As outlined below, we believe these changes support the mutual goals of improved affordable housing while preserving property owners' rights, and neighborhood character of existing sites that have already enacted land use code amendments that meet the intent of the Bill.

We acknowledge the need to expand affordable housing for both renters and home buyers across Bellevue and other cities' efforts to create new housing alternatives and increase affordability through up zoning, developer incentives, non-profit and faith-based housing & expanded Detached Accessory Dwelling Units (DADUs), and potential to permit more and as-of-right in a recent Seattle Times editorial. However, the public has been made aware that appears the Bill includes only a token attempt to build affordable housing. The Bill, in its current form, is a violation of the intent of developers and fails to address the core issue of affordable housing. The impact on the community, public safety, infrastructure, and the environment will be significant. The bottom line is we believe this Bill is an amendment that will dramatically impact the quality of neighborhoods in Bellevue. The Bill strips municipalities of their ability to manage and expand their management of the environment, utilities, traffic, and public safety. If this Bill is not a dangerous precedent. There is nothing to prevent future Bills from being introduced increasing the affordable housing and reducing efforts to single-family neighborhoods and of increasing affordable housing. As required in certain legislation passed in other municipalities efforts to build more market rate houses and rents. The exact opposite of what the coalition is trying to do.

We ask you to include a "safe harbor" amendment as requested by the City of Bellevue and recognizing their work to address multiple housing challenges at a recent event. This Bill will strip the ability to take market housing. A better approach would be to view market rate housing as a means to seek creative solutions and enhance their land use codes to expand housing for middle class and upper middle class and "right" of their life.

The following is a partial list of recommended amendments that support the goals of the Bill addressing unintended consequences, burdens and the overall impact to the community of enactment.

February 3, 2023
Bellevue City Council
City of Bellevue
430 130th Avenue NE
Bellevue, WA 98004
Re: Recommended Amendments to House Bill 1110 and Senate Bill 5190

Dear Mayor Robinson, Deputy Mayor Nieuwenhuis
We, a coalition representing over 120 residents from over two dozen neighborhoods and surrounding communities, request the following amendments to House Bill 1110 and S 5190 Bill. As outlined below, we believe these changes support the mutual goals of improved affordable housing while preserving property owners' rights, and neighborhood character of existing sites that have already enacted land use code amendments that meet the intent of the Bill.

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The following is a partial list of recommended amendments that support the goals of the Bill addressing unintended consequences, burdens and the overall impact to the community of enactment.

February 6, 2023
Bellevue City Council
City of Bellevue
430 130th Avenue NE
Bellevue, WA 98004
Re: Recommended Amendments to House Bill 1110 and Senate Bill 5190

Dear Mayor Robinson, Deputy Mayor Nieuwenhuis, and Members of City Council,

As a follow up to our letter dated February 1st to Council and your letter sent to State legislators on January 31st, the signatories of this letter would like to reiterate his concerns over the Bill. Below is a summary of issues which we are asking Council to consider to be included in a supplemental letter to State legislators. Our motivation is to improve the focus of the Bill, while addressing unintended consequences and impact to the community and environment.

Recommended Amendments

- 1. Stabilization of Renters & Displacement of Single-Family.** The Bill will have increased demand for housing of higher rents, making it more difficult for low-income households to find affordable housing. Developers will have the option of zoning down single-family homes in favor of multiple townhomes and other multi-unit projects. Bellevue has already seen a decrease in families being displaced, which is now facing the threat of being lost to these alternative housing. The Bill will also increase the number of units of employment housing required. Therefore, we recommend affordable housing requirements to be required for all projects above two units per parcel independent of the parcel's primary zoning.
- 2. Impact on Infrastructure (Capacity & Cost).** The Bill will affect the availability, capacity, and quality of infrastructure the utilities, sidewalks, and costs. Neighborhoods may not be able to handle the increase in water, sewer, power requirements, as well as stormwater runoff. The impact to aging infrastructure can be significant and impact the ability for cities to provide basic levels of service. The Bill must ensure both planning and funding to offset these costs and place the burden on developers.
- 3. Loss of City Authority.** The Bill would prohibit or significantly limit cities from making their own affordability requirements or incentives. Conversely, the Bill states that cities shall not permit any standards for middle housing which are more restrictive than those required by detached single-family zoning.

Call To Arms – Email By Thursday Before Fridays Vote

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Monica.Stonier@leg.wa.gov
Steve.Tharinger@leg.wa.gov

Sample



Dear

I am writing to encourage you to vote no on House Bill 1110. The Bill as drafted is an unproven, irreversible and high-impact experiment. No data has been made public which supports this Bill's strategy or how it will expand middle housing.

Additionally, there is an unknown impact to infrastructure including sewer, water and storm water capacity and the respective costs to taxpayers.

This Bill is an overreach by the State and needs to recognize land use code amendments and planning at the local level. If adopted the final Bill should needs to provide a provisions to allow Cities to be compliance within 24-months of the signing of the Bill.

The Bill increases street parking and introduces traffic and pedestrian safety risks due to the lack of sidewalks. If approved the the Bill should restrict short-term rentals, to help prevent the unintended loss of house stock. The inclusion of "community amenity" in the recent draft is overly broad and would prove to be unmanageable and will further tarnish the sense of community and neighborhood character.

In summary this Bill is a "one-way" door that has far reaching implications. Please vote no to protect our city are adopt the proposed revisions outlined. Doing so will provide your colleagues time to draft an appropriate Bill which meets the goals of increasing middle housing option and respects the planning efforts of our Cities.

As drafted the Bill only supports the needs of developers and special interest groups, not your constituents.

Call To Arms



- “sign on” to the “coalition”
- Craigsp@agelight.com

Additional Information



Opposition & Concerns



City of Bellevue | City Council

January 31, 2023

Senator Yasmin Trudeau
Representative Jessica Bateman
Washington State Legislature
Olympia, WA 98504

RE: Missing middle housing legislation, HB 1110 and SB 5190

Dear Senator Trudeau and Representative Bateman,

The original you w piece
Bellevue increa more language
We ne the ne indivi house
Our w comm growt City C balanc

Edmonds mayor, city council ask legislators to 'abandon' housing bills

Posted: February 15, 2023

CITY OF EDMONDS
Inc. 1890

strongly worded letter to state legislators who represent Edmonds, Mayor Mike Nelson and City Council President Neil Tibbott asked lawmakers Tuesday to "abandon" proposed housing bills now under consideration. Local officials, the letter said, are in the best position to make housing decisions for their

City council opposes housing bill's impacts on the Island

By Reporter Staff • February 9, 2023 10:30 am

In a recent letter to a pair of Legislature representatives, Mercer Island 364 remains committed to community effective growth management.

Within the letter, which was unanimously voted to be sent to representatives Linh Thai, council urges the representatives — which is currently being considered — concerns about the legislation's unfunded impacts, according to a result in innumerable demands on water, sewer and stormwater systems. While the bill is being positioned as an effort to increase affordable housing, HB 1110 will almost exclusively result in market-rate housing," the city added.

Serve the people, not developers: Amend WA 'middle housing' bill

Jan 27, 2023 at 2:48 am | Updated Jan 27, 2023 at 2:59 pm

Out of Scope



- Related but NOT the focus of this Bill:
 - Accessory Dwelling Units (ADUs)
 - Detached Accessory Dwelling Units (DADUs)
 - Micro Apartments (~320 sq feet / in unit bath & kitchens)
 - Curb / Parking Management (shift to paid parking in downtown)
 - Homeless & Emergency Shelters
 - Affordable Housing (a minor condition of the Bill)

Process



- Jan 4 – House Bill 1110 Introduced
- Jan 17 – Initial Bill Analysis
- Feb 7 – Substitute House Bill Introduced
- Feb 9 - Substitute Senate Bill Introduced
- Feb 9 - Senate Bill referred to Ways & Means Committee
- Feb 13 – Referred To Appropriations Committee
- Feb 21 - Public Hearing - Appropriations Committee (today)
- Feb 23 – Executive Session - Appropriations Committee
- Unknown timing for House vote and Senate review

<https://app.leg.wa.gov/bills/summary?BillNumber=1110&Year=2023&Initiative=False>