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KING COUNTY

1200 King County Courthouse 516 Third Avenue Seattle, WA 98104

Signature Report

Motion 16287

	Proposed No. 2022-0368.1 Sponsors Zahilay and Upthegrove		
1	A MOTION requesting the executive complete a code		
2	study related to expanded multifamily housing types in		
3	low- and medium-density urban residential zones.		
4	WHEREAS, single-family and low-density residential zoning exist in many		
5	communities across the United States, including in urban unincorporated King County,		
6	and		
7	WHEREAS, this zoning practice restricts not only residential density, but		
8	minimum lot sizes and setbacks, maximum height, and other bulk and dimensional		
9	standards, resulting in exclusively single-family neighborhoods, and		
10	WHEREAS, the historic practice of zoning for exclusively single-family and lo	W-	
11	density residential housing has excluded low-income families and community of color,		
12	and		
13	WHEREAS, the double-digit increase in housing prices in King County year-		
14	over-year and the loss of one hundred twelve thousand units of housing affordable to		
15	those making eighty percent area median income or less since 2012 has led to increasin	g	
16	unaffordability and ultimately displacement of low-income families and communities of	of	
17	color, and		
18	WHEREAS, the regional affordable housing task force's five-year action plan,		
19	accepted through Motion 15372, includes a goal to promote greater housing growth and	1	
20	diversity to achieve a variety of housing types, and		

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21	WHEREAS, moderately scaled housing types, such as those that provide two to		
22	twelve units within a building or small homes centered around shared common spaces,		
23	can fit into a low-density community's character while increasing housing supply and		
24	providing market-rate housing that is more affordable when compared to single-family		
25	housing, and		
26	WHEREAS, King County has classified some of these moderately scaled housing		
27	types as apartments, townhouses or cottage housing, which are permitted or conditional		
28	uses in some residential zones in unincorporated King County, and		
29	WHEREAS, the King County council passed Motion 16142, adopting the scope		
30	of work for the 2024 update of the King County Comprehensive Plan, which included		
31	reviewing topics related to comprehensive housing policy, improving affordable housing		
32	supply and expanding housing options;		
33	NOW, THEREFORE, BE IT MOVED by the Council of King County:		
34	A. The council requests that the executive complete a code study analyzing		
35	housing types within low- and medium-density urban residential zones in support and		
36	advancement of the 2024 update of the King County Comprehensive Plan ("the 2024		
37	update"). The code study should include the following:		
38	1. An evaluation of Comprehensive Plan policies that affect the ability to		
39	improve housing supply and expanded housing options;		
40	2. A review of housing typologies that are compatible in R-1 through R-12		
41	zones, including but not limited to: duplexes, triplexes, quadplexes, multiplexes,		
42	townhouses, courtyard buildings, cottage houses and live-work buildings;		

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43	3. A review of development standards that affect the location, siting, and
44	development of housing types identified in section A.1. of this motion in R-1 through R-
45	12 zones;
46	4. Identification of regulatory barriers to developing the housing types identified
47	in section A.1. of this motion, including any substantive, procedural or cost barriers; and
48	5. Propose strategies or recommendations to expand housing types, including
49	code changes, that should be incorporated into the 2024 update.
50	B. The executive should consult and collaborate with the councilmember offices
51	during the development of the code study before transmittal.
52	C.1. The executive should issue a draft of the code study as part of the public
53	review draft of the 2024 update no later than June 1, 2023, and provide an electronic copy
54	to the clerk of the council, all councilmembers, the council chief of staff and the lead staff
55	for the local services and land use committee, or its successor.
56	2. The executive should electronically file the final code study as part of the
57	executive recommended 2024 update no later than December 31, 2023, with the clerk of
58	the council, who shall retain an electronic copy and provide an electronic copy to all

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- 59 councilmembers, the council chief of staff and the lead staff for the local services and
- 60 land use committee, or its successor.

Motion 16287 was introduced on 9/27/2022 and passed by the Metropolitan King County Council on 2/7/2023, by the following vote:

Yes: 9 - Balducci, Dembowski, Dunn, Kohl-Welles, Perry, McDermott, Upthegrove, von Reichbauer and Zahilay

> KING COUNTY COUNCIL KING COUNTY, WASHINGTON

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Dave Upthegrove, Chair

ATTEST:

DocuSigned by:

Melani Pedroza, Clerk of the Council

Attachments: None

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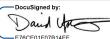
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