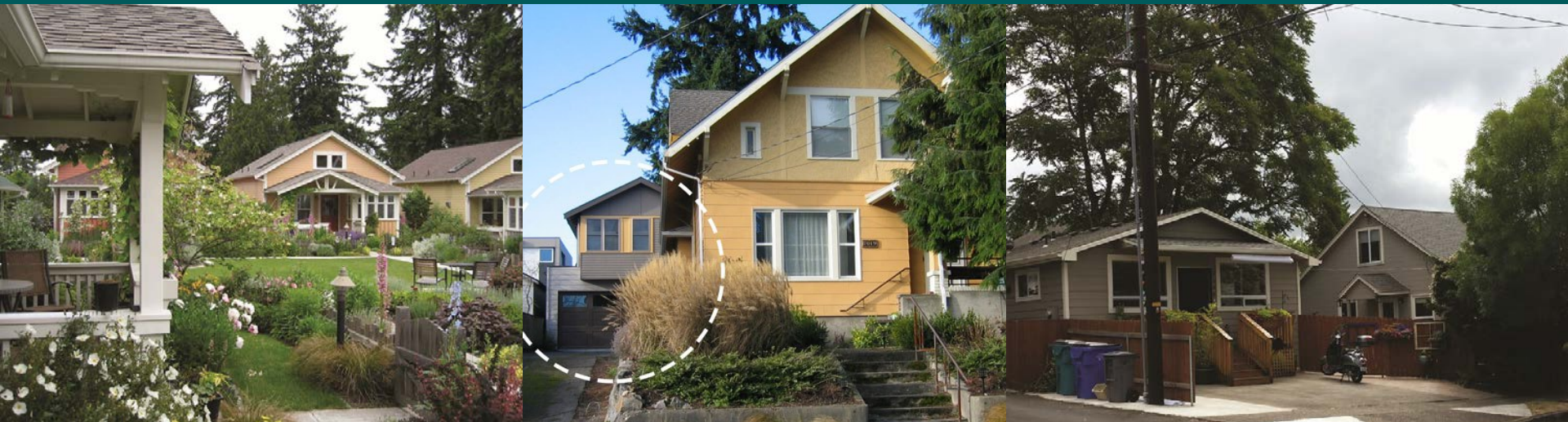




INNOVATIVE HOUSING

Community Planning
January 10, 2018

Community Meeting
Board of County Council



Agenda

- Background
- Innovative housing
 - Urban cottage housing development
 - Urban accessory dwelling units
 - Rural accessory dwelling units
 - Definitions ‘tiny house,’ ‘urban ADU,’ ‘rural ADU’
- Questions and discussion

Background

Why are innovative housing types in the news?

- Affordable housing challenges
- Change in demographic trends
- Unmet need



Greenwood Avenue Cottages - Shoreline, WA

Cottage housing development



Inglenook, Zionsville, IN

- Site size: 17 acre
- No. homes: 48
- Sq. ft./unit: 1,700

Cottage housing development

What's changing?

- Minimum sq. ft. from 500 to 150
- Maximum sq. ft. from 1,200 gross floor area to 1,600 gross floor area
- Maximum floor area on main floor from 800 to 1,200



Detached accessory dwelling unit – Vancouver, WA



Attached accessory dwelling unit - Basement

Urban accessory dwelling units

What's changing?

- Eliminate the one bedroom restriction
- Allow basement ADUs to match main floor sq. ft.
- Allow manufactured or modular homes
- Reduce transportation and park impact fees by 75%
- Reduce the minimum sq. ft. to 150
- Remove site plan review requirement for conversions or expansions

Rural Accessory dwelling units

New Definition:

A Rural Accessory Dwelling Unit (RADU) is an attached dwelling unit that provides for a greater range of housing types in Rural and Resource lands while maintaining rural community character and ensuring the conservation, enhancement and protection of resource lands.

Rural accessory dwelling units

What's new?

- Allow attached RADUs in rural centers, rural and resource lands
- Allow basement RADUs to match main floor sq. ft.
- Reduce transportation impact fees by 75%
- Set minimum sq. ft. to 150
- Maximum gross floor area 1,500 sq. ft.
- Owned by the same single-family home owner
- Covenant must be recorded certifying owner-occupied
- Require on-site parking
- Conforms to standards of the zone (eg. Lot coverage)
- Prohibits if a Type II home business already exists

Definitions

What's new?

- Amend ADU to include 'urban' and 'rural'
- Amend single-family dwelling to include 'tiny house'

Community outreach

- Council work sessions Aug. 9, Sept. 6 and Jan. 10
- Social media, news releases, newspaper articles
- Open Houses Oct. 25 and 26
- Development Engineering Advisory Board Nov. 2 and Dec. 7
- SEPA 14 day review
- Department of Commerce 60-day review
- Planning Commission work session Nov. 2
- Planning Commission hearing Nov. 16
- Council hearing Jan. 23

PC recommendations

- ADU and RADU rental lease to be long-term or greater than 30 days
- Annual report noting TIF and PIF reductions and area impacts

Transportation impact fee example

Transportation Fee Area	Townhome Rate			
	100%	25%	50%	75%
Hazel Dell	\$1,669.21	\$1,251.91	\$834.61	\$417.30
Mt. Vista	\$2,647.04	\$1,985.28	\$1,323.52	\$661.76
Orchards	\$1,545.75	\$1,159.31	\$772.88	\$386.44
Rural	\$1,303.76	\$977.82	\$651.88	\$325.94

Park impact fee example

Park Fee Area	Townhome Rate			
	100%	25%	50%	75%
1	\$1,558.00	\$1,168.50	\$779.00	\$389.50
2	\$1,949.00	\$1,461.75	\$974.50	\$487.25
3	\$1,667.00	\$1,250.25	\$833.50	\$416.75
4	\$1,460.00	\$1,095.00	\$730.00	\$365.00
5	\$2,520.00	\$1,890.00	\$1,260.00	\$630.00
6	\$3,225.00	\$2,418.75	\$1,612.50	\$806.25
7	\$2,461.00	\$1,845.75	\$1,230.50	\$615.25
8	\$2,291.00	\$1,718.25	\$1,145.50	\$572.75
9	\$3,183.00	\$2,387.25	\$1,591.50	\$795.75
10	\$2,229.00	\$1,671.75	\$1,114.50	\$557.25

Questions and discussion

Thank you!

Clark County Community Planning

www.clark.wa.gov/community-planning

