

Housing Opportunity Initiative - Timeline

Updated: 7/22/19

All dates are tentative, unless otherwise noted

Recommended Drafts

(Aug 1)

PSC Briefing

(Aug 27 - confirmed)

Housing Opportunity Initiative Council Work Session

(Sept 10 - confirmed)

1. Overview*
2. Anti-Displacement Action Plan Scope
3. BHD
4. RIP (including new legislation and Council amendments to RIP)
5. Timeline

Anti-Displacement Action Plan

(beginning July 2019)

Better Housing by Design

Sep 17 – Briefing*

Sep 26 - Hearing

Oct 9 - Work Session

Oct 23 - Work Session

Oct 30 - Vote

Residential Infill Project

Nov 5 – Briefing*

Nov 13-14 - Hearings

Nov 27 - Work Session

Dec 11 - Work Session

Dec 18 - Vote

*PSC Role

2019 Legislative Bills – Crosswalk to Residential Infill Project

HB 2001 (ie. Middle housing bill)

Deadline for compliance: June 30, 2022 (or request an extension by June 2021)

Requirements that are included in the PSC's RIP recommendation:

- Allow duplexes everywhere
- Allow triplexes somewhere
- Allow fourplexes somewhere
- Allow attached houses somewhere

Requirements that will be included in a separate project:

- Allow duplexes everywhere, other things somewhere in R10/R20
- Allow cottage clusters by right
(group of 4 or more detached units/acre with <900 sf footprint and a common courtyard)

Other aspects of the bill:

- Restrictions on creating covenants to prevent middle housing or ADUs
- Alternate (easier) building code approval methods for internal conversions

SB 534 (i.e. skinny lots bill)

Deadline for compliance: March 1, 2020

Requirements that are included in the PSC's RIP recommendation:

- Rezoning 7000 R5 lots to R2.5
- Allowing attached houses on 7000 R5 lots (at slightly higher FAR)

Potential amendments to be introduced by the Mayor during RIP proceedings:

- New standards for BDS to determine if a substandard lot is buildable.
 - Steep slopes
 - Floodplain
 - Natural hazards
 - Natural resources
 - Availability of infrastructure (sewer, water, storm, streets)