

Housing Code Updates

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April 12, 2022 Vancouver Planning Commission Public Hearing

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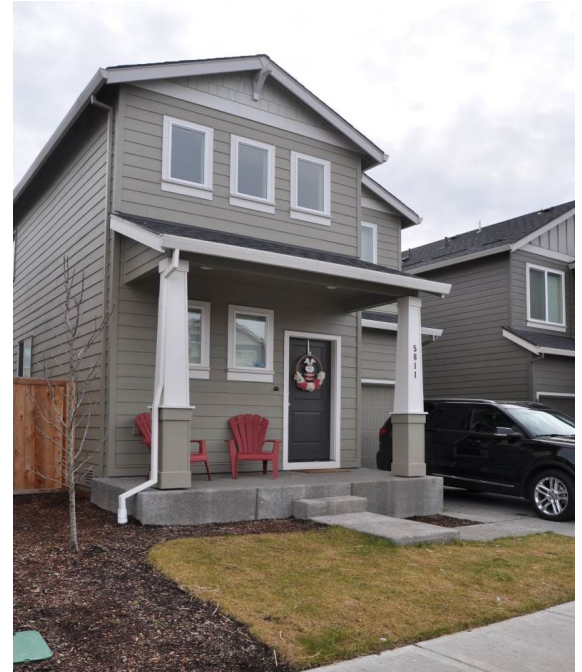
Housing Code Updates

- Eight zoning code text changes intended to expand options for different housing types and sizes to increase affordability



Project Goals and Context

- Intended to realize recommendations of the 2016 Affordable Housing Task Force, promote efficient development, maintain neighborhood livability with gradual rather than rapid change, and plan for the long term.
- Only part of City approach to attainable housing, which also includes programmatic investments in affordable housing. Follows Council direction to increase flexibility in types and sizes of housing that the private market can build.
- Additional work to increase access and supply of different types of housing forthcoming in 2022-2025 Comprehensive Plan update process.



Process to date

- Ten Planning Commission and Council workshops beginning in late 2019
- Meetings with 8 individual neighborhoods associations and two neighborhood umbrella groups (Alliance and Leaders)
- Four developer meetings, one meeting with housing providers and advocates
- On-line engagement through project website, neighborhood newsletter, Be Heard Vancouver



April 12 Hearing Protocol

- Staff to review each of proposed eight code changes individually
- Initial Planning Commission questions and identification of concerns to follow each individual item
- Public testimony, any follow-up Planning Commission questions and formal voting to follow after all items reviewed. Initial vote will be package of those items with no Commissioner concerns, or opposition. Following votes will be on individual items where Commissioner concerns, oppositions, or proposed amendments are noted.

1. New Single-Family R-17 Zoning District Standards

- Requires rezone approval, and land division approval, with public hearings
- Limits garage widths to $\frac{1}{2}$ front façade or 10 feet, requires front door, limits housing repetition, and facilitates alleys, in the R-9 and R-6 districts in addition to R-17
- Allows duplexes, triplexes and fourplexes as well as SFR



1. New Single-Family R-17 (cont.)

- Requires compliance with existing city narrow lot standards, including provisions for utilities, parking, alley incentives
- Alleys required unless unfeasible for lots below 3,000 square feet, encouraged otherwise
- Home fronts required to vary between adjacent two homes only, not those across a street



1. New R-17 – Compliance with Narrow Lots Standards

VMC 20.927, Narrow Lot Developments, requires

- On/off site improvement plans addressing utilities, driveways and street trees
- One guest parking space per 3 lots
- Solid waste/recycling access plan
- Alley standards
- Shared driveway standards



Return to Planning Commission

- Initial Commission questions, and identification of concerns or proposed amendments

2. Proposed New Multi-Family R-50 Zoning District

- Requires rezone and public hearing to site
- Allow apartments of densities up to 50 units per net acre maximum
- Increase maximum lot coverage and building height to provide more flexibility
- Decrease minimum parking requirement from 1.5 to 1 spaces per unit to be consistent with Citywide SFR standard. Also apply to other MFR zones. Projects can provide more parking if desired.



Return to Planning Commission

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3. State Mandated Parking Reductions Near Transit

Housing Type	Current City Min.	State Mandate	Recommended New City Minimum Requirement
Market Rate MFR	1.5 spaces/unit	0.75 spaces/unit within ¼ mile of transit stop with 15-minute service	0.75 spaces/unit within ¼ mile of transit line with 35-minute service intervals
Very affordable housing (50% AMI)	1.5 spaces/unit	0.75 spaces/unit within ¼ mile of transit stop with 30-minute service	0.75 spaces/unit for affordable (60% AMI) housing, citywide.
Senior housing	1.0 spaces/unit	Zero spaces/unit within ¼ mile of transit stop with 15-minute service. Can require guest and staff parking	0.75 spaces/employee plus one visitor space per 10 residents, citywide.
Disabled	1.5 spaces/unit	Zero spaces/unit if within ¼ mile of transit stop with 15-minute service. Can require guest and staff parking.	0.75 spaces/employee, plus one visitor space per 10 residents, citywide

Return to Planning Commission

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4. Density Bonus for Affordable Housing

- GMA requires allowing density bonus for long term affordable housing (defined in this case at 80% AMI for 50 years) owned or controlled by faith-based organizations
- Proposal would expand eligibility to any party providing a guarantee of meeting the threshold, with density bonus of:
 - 50% in R-2, R-4, R-6, R-9, and R-17
 - 100% in R-18, R-22, R-30, R-35 and R-50
- Bonus would not authorize structures or building heights not allowed by underlying zone



Density examples



**Evergreen Townhomes,
Evergreen & S Street, 21
units per acre**



**K West Apartments, Fourth
Plain & 57th Avenue, 35
units per acre**

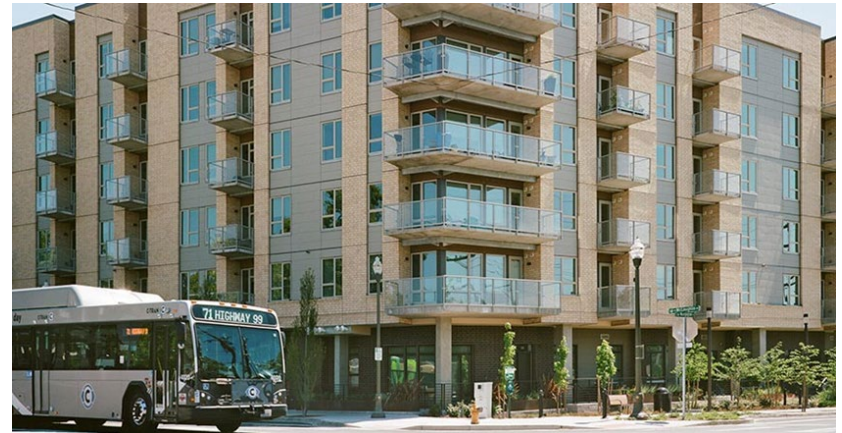


**Esther Short Commons, 8th & Esther, 82
units per acre**

Density examples



**The Hamilton- 20th &
Broadway, 157 units per acre**



**The Uptown- Main &
McLoughlin, 185
units per acre**

Return to Planning Commission

- Initial Commission questions, and identification of concerns or proposed amendments

5. Cottage Cluster Housing

- Allow clusters of small cottages around common courtyards in single-family zones
- Limit density to twice underlying zoning.
- Allow 4-12 cottages with sloped roofs and porches. Limit single units to 1,600 sf and duplexes to 3,000 sf both with 25' height limit, with allowances for 30' in project interior.



Return to Planning Commission

- Initial Commission questions, and identification of concerns or proposed amendments

6. Setbacks for New Apartments Next to Existing Homes

- Current code requires new development in high density residential zones abutting lower density zones to be setback 5 feet from the property line, with 6-foot high shrub screen or fence.
- Proposal is to require additional one foot setback for every three feet of proposed building height over 35 feet, up to a maximum setback of 15 feet. Stair-step setback, also called a “step-back,” could be used.



Return to Planning Commission

- Initial Commission questions, and identification of concerns or proposed amendments

7. Micro-housing – MFR with shared Kitchen and Bathroom

- Allow apartments with shared kitchen or bathroom facilities in multi-family zones
- Currently allowed only in medical or recovery context with on-site staff. Proposed to allow for apartments without staff.
- No density bonus – only what's allowed by zoning



Return to Planning Commission

- Initial Commission questions, and identification of concerns or proposed amendments

8. ADUs in Existing Garages within Setbacks

- Existing historic garages located within setbacks can't be converted to ADUs.
- Proposal would allow replacement or conversion to ADUs provided building and planning standards met, and height within setback limited to 15 feet.



Return to Planning Commission

- Initial Commission questions, and identification of concerns or proposed amendments

Overall Review Criteria and Staff Findings

- VMC 20.285.070 requires zoning code text changes to be consistent with applicable Comprehensive Plan and Strategic Plan policies, and the public interest.
- The staff report finds that the proposed changes are consistent with Comprehensive Plan policies to increase housing options and affordability as well as other housing goals, and furthers the public interest.
- Staff recommends the Planning Commission recommend that the City Council approve the proposed Housing Code Updates zoning text changes addressed in the staff report, based on the findings in the report and hearing deliberations.

Return to Planning Commission

- Public testimony on any of the eight proposed zoning code text changes

Overall Staff Recommendation

- The Planning Commission recommend that the City Council approve the following proposed zoning text changes, based on the findings in the staff report and April 12 hearing:
 1. R-17 new single-family zoning district standards
 2. R-50 new multi-family zoning district standards
 3. State mandated parking reductions near transit
 4. Density bonus for affordable housing
 5. Cottage cluster housing
 6. Setbacks for new apartments abutting existing homes
 7. Micro-housing apartments with shared kitchen and bathrooms
 8. Allowance for ADUs in existing garages within setbacks

Sample Staff Recommendation for Individual Changes

- The Planning Commission recommend that the City Council approve proposed Housing Code Updates zoning text change #_, _____, based on the findings in the report and April 12 hearing, {if needed} *with the following amendments* _____

The image shows a curved brick building with large glass windows. The words "VANCOUVER CITY HALL" are visible on the building's facade. In the foreground, there are vibrant pink and purple flowers on green foliage, slightly out of focus. The sky is a clear, light blue.

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