

OUR VANCOUVER

OUR FUTURE 2045

New State Laws

In order to increase housing and make it more affordable throughout Washington, new regulations were passed in 2023. The City of Vancouver is required to comply with all of the following regulations as it updates its Comprehensive Plan during the **OUR VANCOUVER** effort.

38,000

new housing units are required Citywide to meet new state requirements by 2045. There are 87,000 units in the City currently.

Where will we house our growing population?



*Middle Housing - HB 1110

- This bill will allow up to 4 residential units per lot in all areas of the City where single-family housing is allowed.
- In certain circumstances***, up to six units are allowed.
- Existing single-family homes and the construction of new single-family homes are still permitted.

***An additional two units are allowed (max total is 6) if the project is within 1/4 mile of a C-Tran Vine stop, or two of the units are constructed as affordable, income restricted units.

Off-Street Parking: max 1 space for lots less than 6,000 square feet



Currently 46% of land area in the City only allows you to construct one unit on a lot!

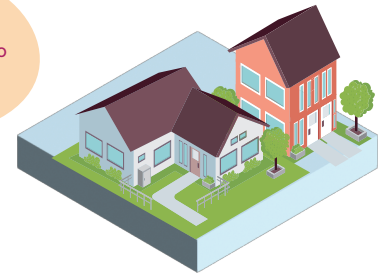


***Middle Housing** refers to residential structures that fall between single-family homes and large multi-family buildings, typically including duplexes, townhouses, and small-scale multi-family housing.

Accessory Dwellings - HB 1337

- Allows for up to two accessory dwelling units (smaller housing units where there's already a primary structure) on all residential properties in the City, and increases the maximum size of an ADU to 1,000 square feet.

You can currently only build one ADU in the City. ADU's provide a creative strategy to help alleviate our housing shortage.



Single Stair - SB 5491

- Allows for residential buildings up to six stories tall to be served by only a single stairwell.
- Under current codes, apartments over three stories are required to have a second stairwell or install an elevator.
- This is costly to most projects - this relatively small change has the opportunity to add a lot more housing in the City.



Planning For and Accommodating Need - HB 1220

- Requires Cities to "plan for and accommodate" housing affordable to all income levels.
- Will require the City to conduct a review of City programs, actions, policies, and regulations that could be a barrier to new housing production, and housing availability in general.
- Will also require the City to develop an overall strategy for the creation of 38,000 new housing units in the City by 2045.

Land Resources - HB 1220

- City will need to demonstrate that its housing plan designates enough land resources for the creation of housing required over 20 years for all economic segments of the population.
- Includes moderate, low, very low and extremely low income, as well as emergency housing and permanent supportive housing.

When do rules go into effect?

The City must implement all regulations by **December 31, 2025** as required by state law.

Racially Disparate Impacts - HB 1220

- City will need to evaluate past policies and practices and how they contributed to segregation, discrimination and differing outcomes in housing based on race and ethnicity.
- Although Vancouver did not have formal **redlining policies like other Cities, segregation did occur, and families of color were prevented from renting or buying in many neighborhoods.

****Redlining** was the historic discriminatory practice of systematically denying financial services or housing opportunities to residents of certain neighborhoods based on their racial or ethnic composition.