

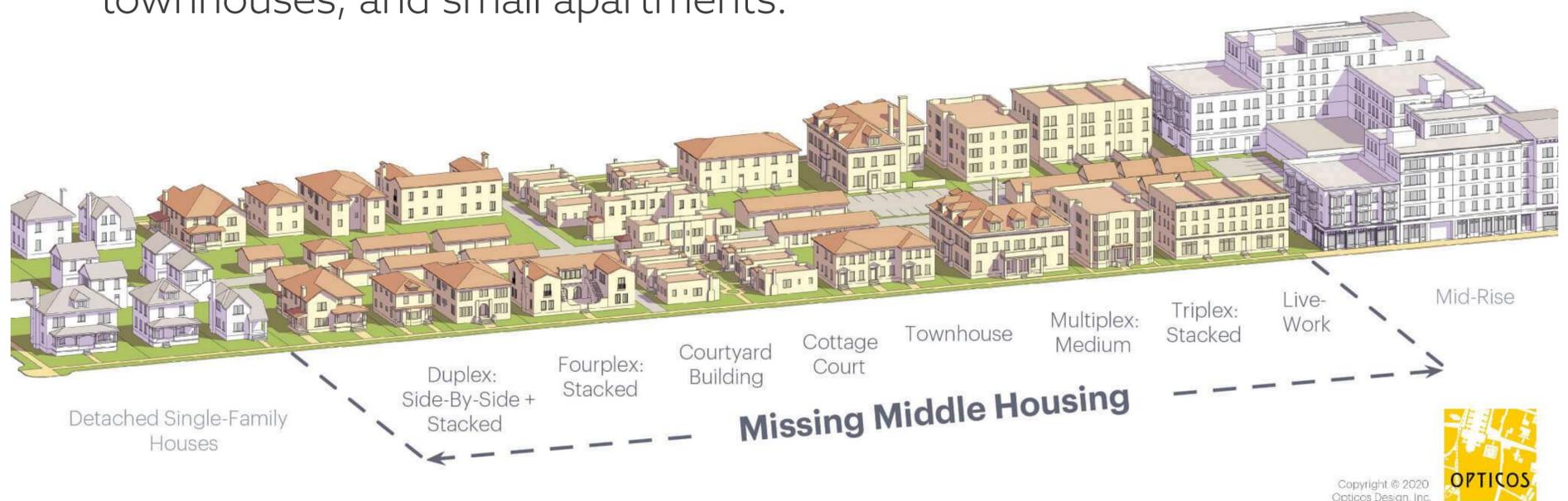
# Envision Project Background: We are Planning for Expanded Housing Choices

## State of Washington has Changed Housing Laws for Single-Family Areas

In 2023, the State legislature changed housing laws across Washington to allow new housing types in single-family residential areas by June 2025.

### HOUSE BILL 1110: Allows "Middle Housing" Types in Single-Family Areas

- **What is middle housing?** Moderate density residential buildings similar in scale to single-family homes like duplexes, multiplexes, townhouses, and small apartments.



### HOUSE BILL 1337: Allows Up to Two Accessory Dwelling Units (ADU) on Single-Family Lots

- **What are accessory dwelling units?** Small housing units, sometimes called "mother-in-laws," allowed on single-family lots, attached or detached from the main house.

## Envision Project is Incorporating New Middle Housing and ADU Laws into Updated Growth Policies

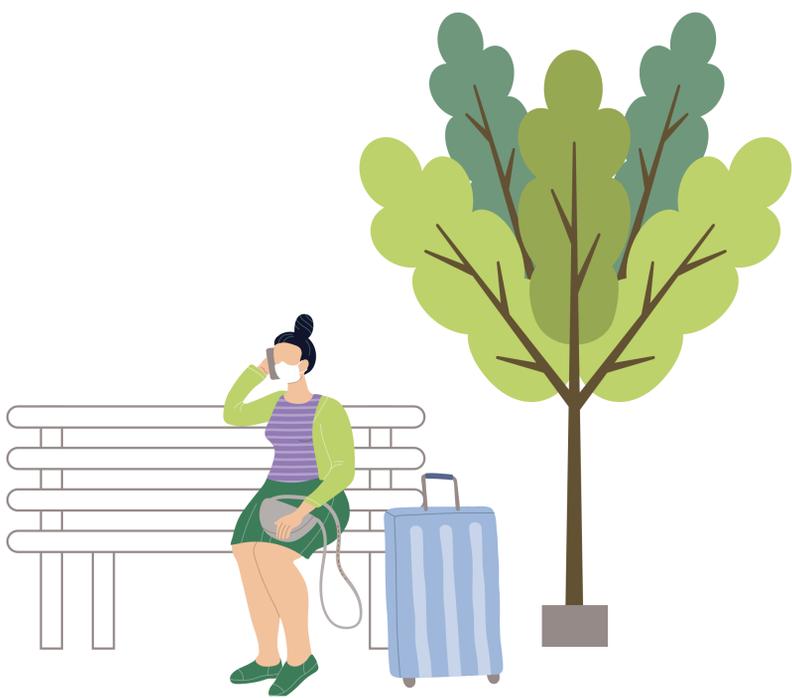
City codes will be updated to allow these new housing types in single-family areas **by June 30, 2025.**

# HB 1110 Middle Housing Law: What Will Change in SeaTac?

## Key Changes for Single-Family Areas

**2 - 4 middle housing units** will be allowed on single-family lots depending on location and the affordability level of units. (Lots must have sewer and other basic infrastructure.)

**2 middle housing units** are allowed on all single-family lots as shown in the yellow areas on the map.

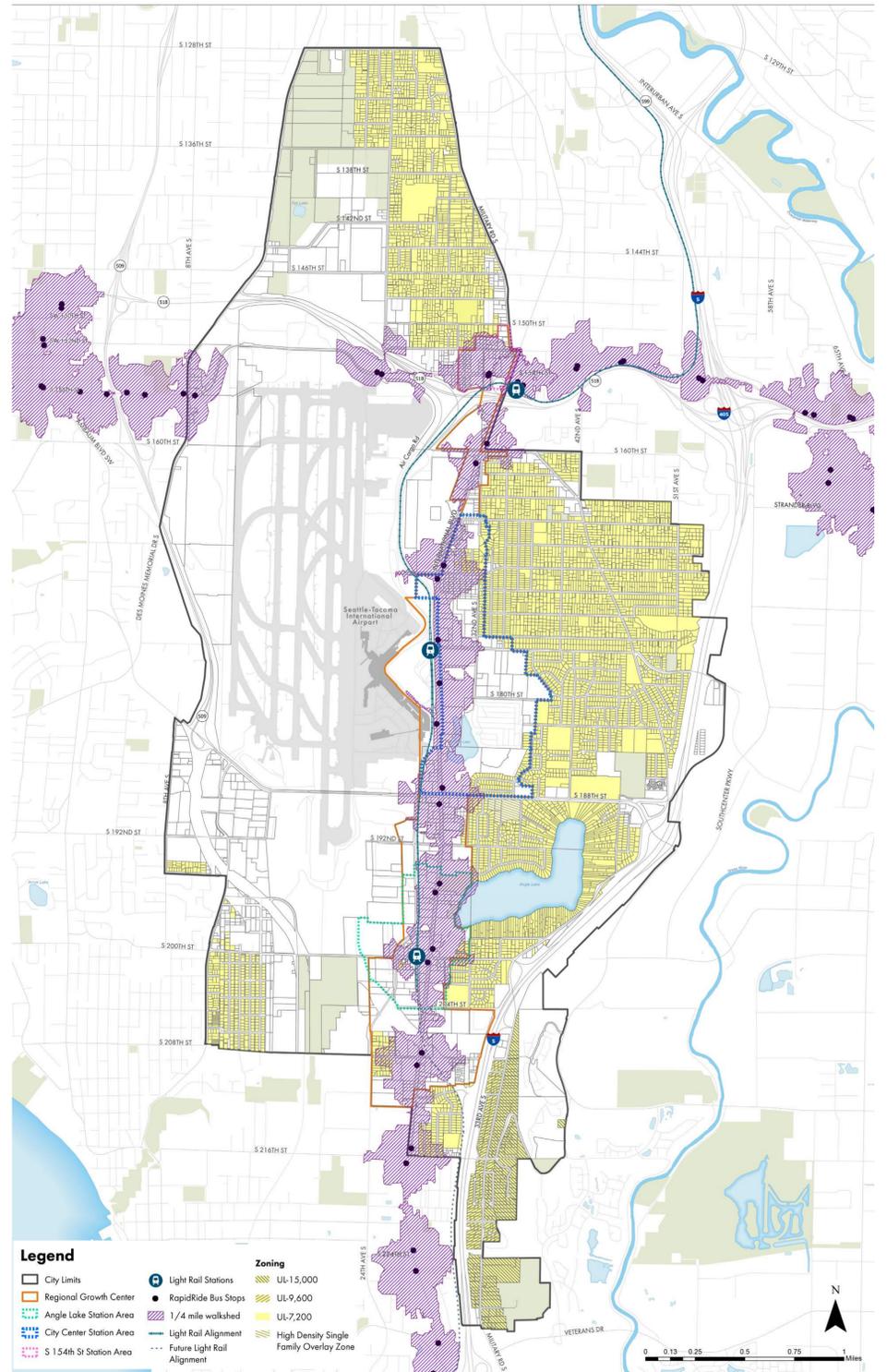


**Up to 4 units allowed on lots near frequent transit.**

(Areas shown in purple on map.)

**4 units allowed when certain affordability levels are met:**

- **Units that are rented:** Renter households with income that is 60% of the Area Median Income.
- **Units that are owned:** Owner households with income that is 80% of the Area Median Income.



**Up to 4 units allowed on lots when 1 of 4 units is affordable.**

(Areas shown in yellow on map)

**4 units allowed when certain affordability levels are met:**

- **Units that are rented:** Renter households with income that is 60% of the Area Median Income.
- **Units that are owned:** Owner households with income that is 80% of the Area Median Income.

# HB 1337 Accessory Dwelling Unit Law: What Will Change in SeaTac?

## Key Changes for Single-Family Areas

**Up to 2 Accessory Dwelling Units (ADUs) will be allowed on single-family lots.**

One unit can be attached to the house, and one unit can be "detached" or separate from the house.

- **Currently:** Only 1 ADU is allowed per lot, either attached or detached.

**Property owner does not have to live on site.**

- **Currently:** Property owner must live on site.

**Maximum size of ADU can be up to 1,000 square feet.**

- **Currently:** ADUs can be up to 800 square feet.

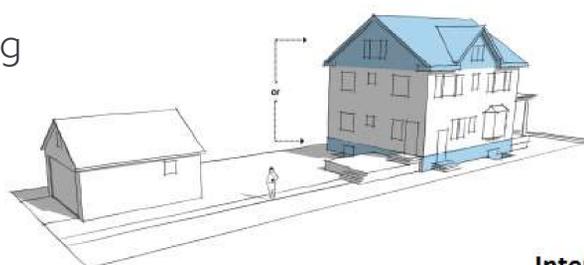
**ADUs can be sold separately from the main house.**

- **Currently:** ADUs cannot be sold separately from the main house.

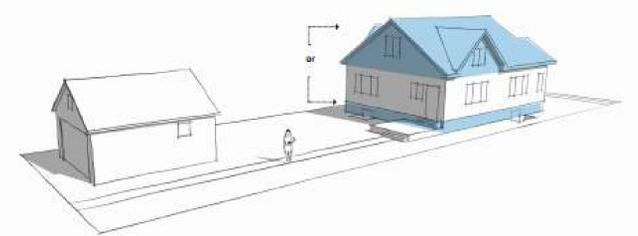
*There are two basic types of accessory dwelling units:*

### Attached ADU (AADU)

A self-contained unit located within an existing primary residential structure (for example, conversion of an existing basement, attic, or attached garage); or a new structural addition to an existing residence.



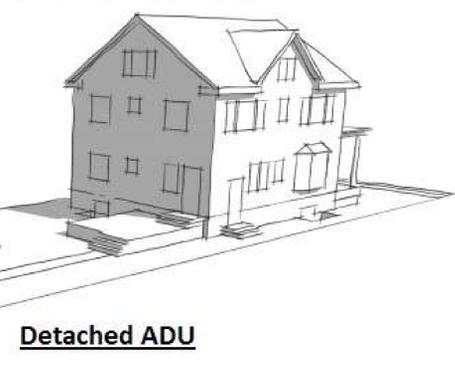
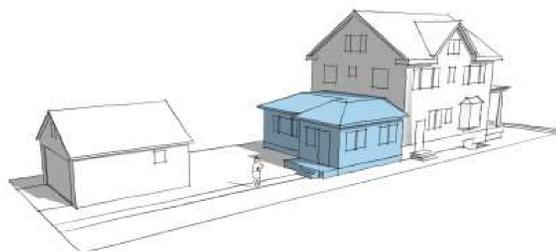
**Interior Attached ADUs**



**Attached ADU (via Addition)**

### Detached ADU (DADU)

An existing detached structure that has been converted to a residential unit (such as the conversion of a detached garage); or a newly constructed detached housing unit on the same lot that is smaller than the primary residence.



**Detached ADU**

*An ADU has all the basic facilities needed for day-to-day living independent of the primary residence, such as a kitchen, bathroom, and sleeping area.*