



Fircrest FUN DAYS Overview

Fircrest FUN DAYS is an annual community event hosted by Fircrest Parks and Recreation that includes entertainment, food trucks, and vendors. As a part of the public engagement process for the Fircrest Middle Housing Code Update, the Project Team hosted a booth at the event on July 20th, 2024. The purpose of this community engagement was to provide information to the public on new zoning code requirements included as part of House Bills 1110 and 2321 as well as answer questions and collect feedback relating to future housing opportunity in Fircrest. Materials available at the booth included information on the two House Bills, frequently asked questions, a Project map, and an interactive board to collect community feedback.



Engagement Themes

Throughout the day, the Project Team spoke with FUN DAYS attendees to share information about HB 1110 and HB 2321, ask questions and gather input. Common themes expressed by attendees included increasing housing affordability through middle housing options, being mindful of existing old-growth trees and the impact removing trees have on the urban canopy, supporting middle housing types, and aesthetic variation and appropriate lines of site between parcels.

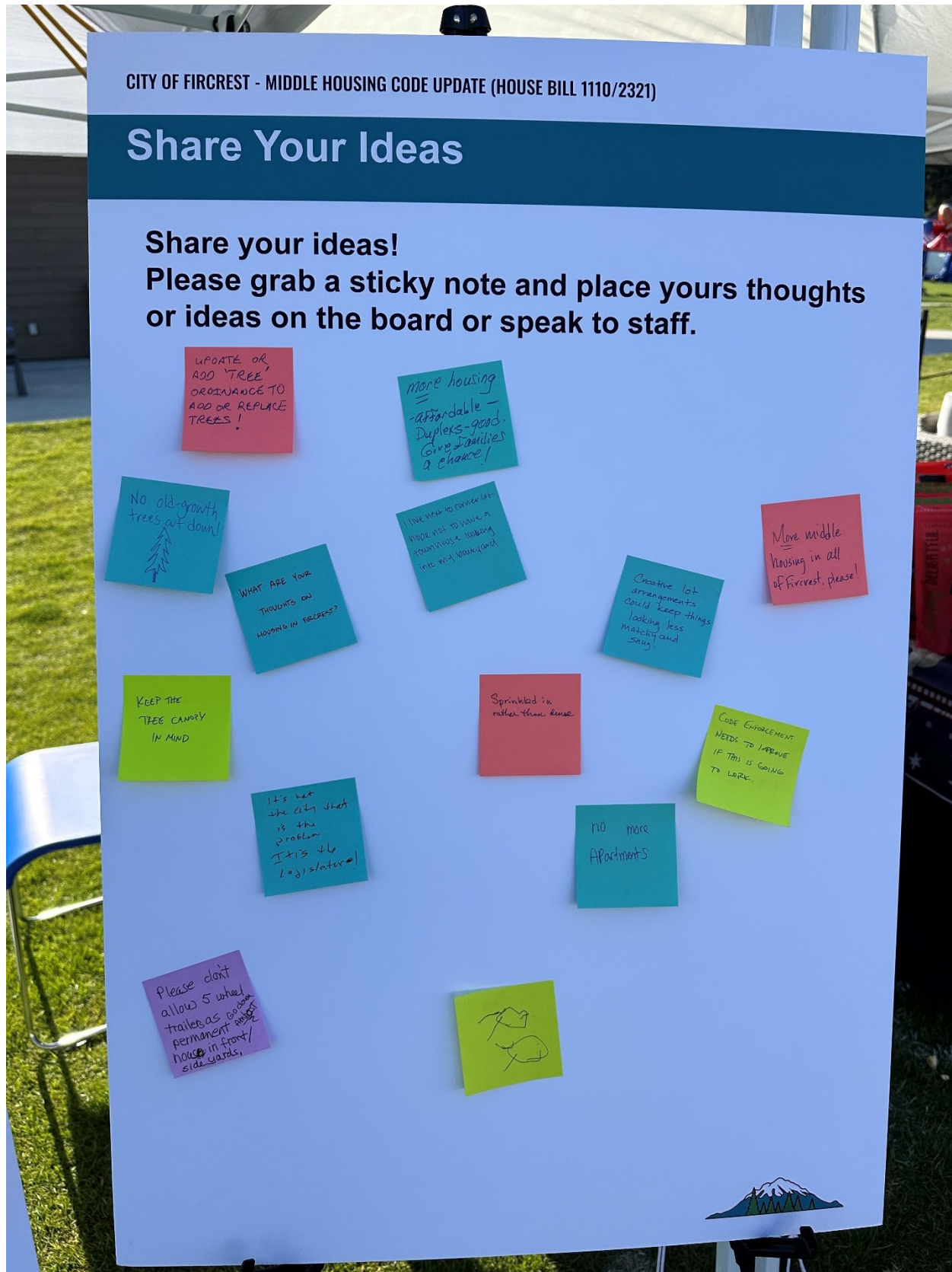
For record purposes, comments submitted in their entirety included:

- “Update or add ‘tree’ ordinance to add or replace trees!”
- “No old-growth trees cut down!”
- “More housing (and) affordable duplexes (are) good. Give families a chance!”
- “I live next to (a) corner lot (and) hope not to have a townhouse looking into my backyard.”
- “Creative lot arrangements could keep things looking less matchy and snug!”
- “More middle housing in all of Fircrest, please!”
- “Keep the tree canopy in mind.”
- “Sprinkled in rather than dense.”
- “Code enforcement needs to improve if this is going to work.”
- “No more apartments.”
- “It’s not the City that is the problem. It is the legislature!”



- “Please don’t allow 5-wheel trailers as permanent houses in front/side yards. Go down Amherst.”

Fircrest Middle Housing Open House



Fircrest Middle Housing Code Update (HB 1110 and HB 2321)

Fircrest Engagement Summary



Fircrest Middle Housing Open House Overview

As a part of the community engagement process, the Project Team held an open house at the Roy H Murphy Community Center in Fircrest on July 30th, 2024 from 6:00-7:30 pm. The purpose of this community engagement was to provide information to the public on new zoning code requirements included as part of HB 1110 and HB 2321, answer community questions, and gather feedback from the community through project visioning boards, a poll on housing availability and group discussion. Approximately 30 to 40 community members attended the event.

The project team delivered an introduction to the group and held a brief Q&A before attendees began interacting with the four stations. Four stations were staffed by project team members:

- Station 1: Sign in and handouts with information on HB 1110/HB2321
- Station 2: State requirements and a map showing areas where the two House Bills will apply
- Station 3: Frequently Asked Questions (FAQs) about the project
- Station 4: Three-question poll on housing availability
- Station 5: Visioning board (sticky note to share your ideas)

Stations one through three were informational and focused on setting the groundwork for community understanding of the new requirements based on HB 1110/2321, as well as where and how they may apply to different areas within Fircrest.

Stations four and five were interactive and focused on gathering input from the community on housing focused topics. Further descriptions, including photos and summary tables, are shown below for these two stations.



Figure 1: Middle Housing Project Informational Handout

CITY OF FIRCREST — MIDDLE HOUSING CODE UPDATE (HOUSE BILL 1110/2321)

What is Middle Housing?

Middle housing is a term for homes that are at a middle scale between detached single-family houses and large multifamily complexes. Examples include: duplexes, triplexes, fourplexes, fiveplexes, sixplexes, courtyard apartments, cottage clusters, and townhomes. These types are typically "house-scale"; that is, the buildings are about the same size and height as detached houses. As a Tier 3 city, Fircrest is only required to implement two middle housing units per lot per the updated requirements of HB 2321.



What is HB 1110 and HB 2321?

During the 2023-24 legislative session, HB 1110 (2023) was adopted to implement middle housing across the state. HB 1110 requires cities of certain sizes and locations to allow multiple dwelling units per lot in a middle housing type of form. HB 2321 was passed in 2024 and modified HB 1110 to only require 2 units per lot for a city with a population under 25,000 people.

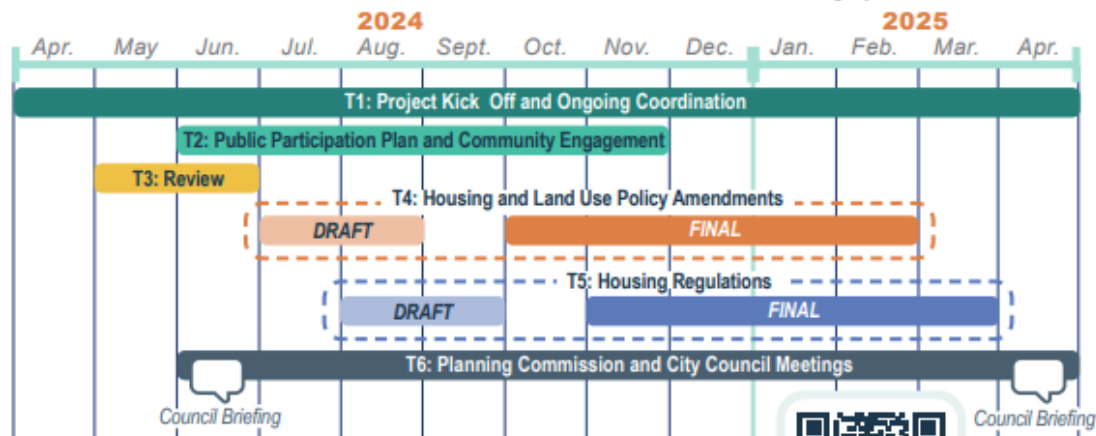
1110. Fircrest is classified as a Tier 3 city (a city with population under 25,000 that are contiguous with an urban growth area (UGA) that includes the largest city in a county with a population over 275,000.

This requires all residentially-zoned areas to allow 2 dwelling units per lot, unless zoning permits higher densities.

What Does HB 1110 Require?

Middle housing requirements apply to cities in each of the three population tiers established by HB

The City of Fircrest is required to update its Comprehensive Plan and Development Regulations to address middle housing by June 30, 2025.



How can I stay involved?

For more information, scan the QR code to the right or visit our website: www.cityoffircrest.net/middle-housing

There you can:

- ✓ Sign up to receive middle housing updates
- ✓ See dates for future outreach events
- ✓ See past and present City Council and Planning Commission agenda packet material
- ✓ Complete a community engagement survey (Coming soon!)



SCAN ME!

For questions, contact Mark Newman at mnewman@cityoffircrest.net



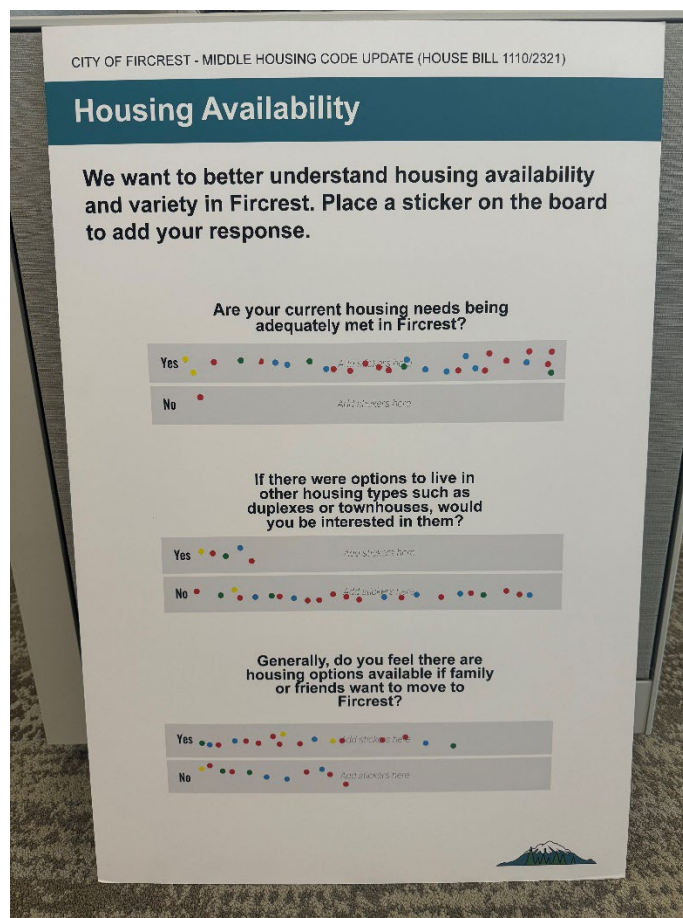
Engagement Themes

Housing Availability Poll

At station four, attendees were asked to place dots on a board in response to three questions. The following table displays the questions and the yes/no response breakdown:

Question	Yes	No
“Are your current housing needs being met adequately in Fircrest?”	29	1
“If there were options to live in other housing types such as duplexes or townhouses, would you be interested in them?”	5	23
“Generally, do you feel there are housing options available if family or friends want to move to Fircrest?”	17	11

Figure 2: Question Board from Station 3





Visioning Board

The visioning board at the fifth station was a general response board where community members placed sticky notes sharing their ideas about middle housing in Fircrest. Based on the responses received, the following themes were gathered. For the purposes of this outreach summary, themes are considered to be two or more responses which share a common concern, hope, or action.

- Concern around evaluating and potentially improving existing infrastructure in Fircrest to accommodate housing growth.
- Concern about the potential to increase the role of developers in Fircrest's housing market
- Protecting the existing tree canopy
- Desire to improve affordability of housing options in the community
- Taking legal action against the state for imposing these housing requirements
- Retaining design standards for homes of all types
- Ensuring code changes are as minimal as possible

All comments were photographed for use in the project's analysis as shown in Figure 3.

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Next Steps through Fall 2024

- Work with City staff, officials, and stakeholders to design a Middle Housing survey that the City will mail out to all Fircrest households.
- Provide a summary report of findings
- Summary of HB 1110 Implementation Options