

Frequently Asked Questions

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. Fircrest is only required to implement two units per lot, which could be achieved through one attached SFR and one ADU, one detached SFR and 2 ADUs, or 1 duplex.

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.

What does HB 1110 require?

Middle housing requirements apply to cities in each of the three population tiers established by HB 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. The City of Fircrest is required to update its Comprehensive Plan and Development Regulations to address middle housing by June 30, 2025. If the City chooses not to implement any new updates to its regulations, the Department of Commerce’s Middle Housing Model Ordinance will automatically take effect. Therefore, to maintain local control and encourage public participation in the process, the City was awarded a \$50,000 grant to hire a consultant to create its own middle housing ordinance. Put another way, the City is customizing its approach rather than relying on Commerce’s blanket model ordinance. The consultant’s work will be Fircrest-specific and customized to recognize the City’s charm and small town feel with a focus on gentle density, such as the promotion of Accessory Dwelling Units.

What does HB 1110 NOT do?

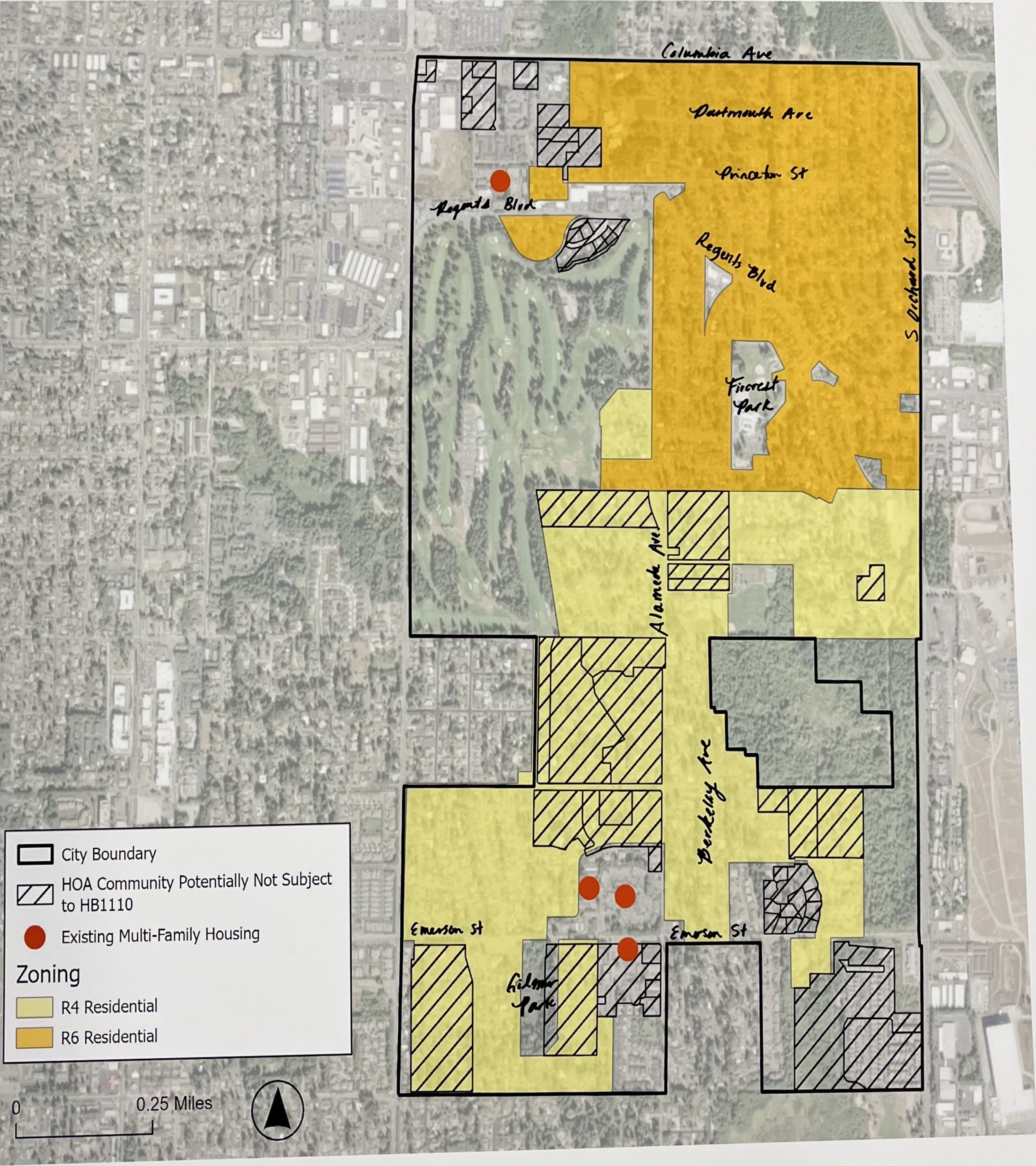
As a Tier 3 City, Fircrest is NOT required to implement middle housing within a 1/4 mile of a transit stop, nor is it required that the new middle housing be sold as affordable housing. The law does NOT require a property owner to build a second unit. It makes the option available for those who wish to do so. The law does NOT require a property owner to build more than two units, such as an apartment building, on a lot that has originally been zoned for a single-family home.



HB 1110 Applicable Areas

Where does this apply?

The map below demonstrates where new regulations will apply and where new middle housing may be permitted if it meets all City of Fircrest development standards. Critical area regulations still apply to all new development.



Overview of HB 1110/HB 2321 Requirements

New State Requirements

House Bill 1110 was passed by the Washington State legislature in 2023 and focuses on increasing middle housing in areas traditionally dedicated to single-family housing. In the City of Fircrest, this includes the R-4 and R-6 zones. In early 2024 House Bill 2321 was passed, which modified HB 1110 to only require 2 units per lot in a city with a population under 25,000 people.

The following are some of the requirements for the City of Fircrest based on applying the requirements of HB 1110 and HB 2321 for cities with a population under 25,000 people:

Topic	House Bill 1110/2321 Requirement
Increases Unit Density	Allow at least two units per lot. HOAs with CC&Rs in place prior to July 23, 2023 which prohibit multiple units on a single lot are not required to allow density increases.
Subdivision of new lots	Allow subdivision of new lots so they may be owned fee simple rather than in a condominium form of ownership.
Development standards	Requires development standards for new development to be no more restrictive than those for single-family detached development.
Design review	If a design review board process is required, it must be an administrative process (requiring no discretionary decision for approval).
Parking	<p>May not require more than one off street parking space for middle housing on lots less than 6,000 square feet before any zero lot line subdivisions or lot split.</p> <p>May not require more than two off street parking spaces for middle housing on lots greater than 6,000 square feet before any zero lot line subdivisions or lot split.</p> <p>May not require off-street parking as a condition of permitting development of middle housing within one-half mile walking distance of a major transit stop. Currently, Fircrest does not have a major transit stop so this requirement does not apply.</p>



Housing Availability

We want to better understand housing availability and variety in Fircrest. Place a sticker on the board to add your response.

Are your current housing needs being adequately met in Fircrest?

Yes

Add stickers here

No

Add stickers here

If there were options to live in other housing types such as duplexes or townhouses, would you be interested in them?

Yes

Add stickers here

No

Add stickers here

Generally, do you feel there are housing options available if family or friends want to move to Fircrest?

Yes

Add stickers here

No

Add stickers here



Share Your Ideas

Share your ideas!

Please grab a sticky note and place your thoughts or ideas on the board or speak to staff.

Michael Scornavacca
We don't have the infrastructure to support this. Parking to much traffic cutting through our town already.
I vote NO

INFRA STRUCTURE IS ALREADY AT THE LIMIT.
SO TO HANDLE THE INCREASE ON THESE ADDITIONS WHO PAYS FOR IT.

This IS a Taking!! People bought single family houses in good faith

THIS IS A TAKING

LAW SUIT TIME

THE SET-UP STYLE OF THIS COMMUNITY MEETING DEMONSTRATES YOUR UNWILLINGNESS TO ENGAGE WITH AND HEAR COMMUNITY MEMBERS.
UNCOMFORTABLE. STANDING TO HEAR ANY INFORMATION. READ THE ROOM

IN 1989 MY WATER PSI WAS 45 LBS.
NOW ITS 40 MORE UNITS WILL ONLY MAKE IT WORSE

Thanks for keeping residents informed! Keep it up!

Prices (it's been experienced in other cities) Go up Not Down with this h/c code. Self Defeating

I AM AGAINST OVERLAY ZONING IN FIRCREST

Make Middle Housing that is accessible to young families. There are no more starter homes when a starter home is 500k+! Fircrest is for families!

INCREASES THE TAX BASE, SEEMS LIKE A GOOD IDEA FOR FISCAL SECURITY

Hypothetical future should be compared to what's really happened in small cities who adopted similar law. I saw there are many examples of mistakes coming in for 8 not 10 min

Build housing for the poor & homeless on the Golf Course!!

more housing = affordable - Duplexes - good. Give families a chance!

ITS my property. If I want to build on it I should be allowed.

Why are building the main consideration re: density? My 1/4 mile street had 17 residents 28 yrs ago & now there are 25. Should count people, not buildings

ASK THE LEGISLATURE ABOUT A REQUIRED MINIMUM DENSITY SEEMS THERE SHOULD BE ONE - IF NOT, REQUEST IT.

I'm concerned about residents misunderstanding the facts. Yes - good idea to good accurate info to everyone - not biased.

HOA communities should also support these middle housing options.

Consider changing the code to allow for 2 ADUs rather than duplexes or multiplex units

Update tree protection ordinance

UPDATE OR ADD 'TREE' ORDINANCE TO ADD OR REPLACE TREES!

Add more trees! No more lost trees!

No Apartments And More Palm trees

ENSURE NEW HOUSING FITS THE SCALE OF EXISTING SO THEY IMPACT AESTHETICS LESS

Keep existing design standards

I live next to corner lot hope not to have a townhouse looking into my backyard

Don't change FAR limits (or only change minimally)

Keep any new living units at the goat farm - do not destroy our neighborhoods

Take a hard look at demolition regulations (incentivize retention of housing stock)

CAN WE MAKE SURE DEVELOPERS AREN'T ABLE TO BUY HOMES TO TURN INTO MID. HOUSING? KEEP OWNER OCCUPIED

This favors \$ developers \$ not families

More middle housing in all of Fircrest, please!

Infrastructure already not adequate. Must update first to accommodate any increased density

PLEASE ADDRESS OUR INFRASTRUCTURE -

no density Fircrest acreage is not large enough for more density. Infrastructure is not in place.

Can we get a delay, a pause, while we address infrastructure?

We need to look into Option 3 - let us help design our future

The city jumped into this way too soon!

FILE SUIT AGAINST HB 1110 + HB 2321

Other cities have been sued on land use issues one in King County lost a 20M lawsuit of which only 10M was insured. Over

It's not the city that is the problem. It's the legislature!

no more Apartments

No old-growth trees cut down!

CODE ENFORCEMENT NEEDS TO IMPROVE IF THIS IS GOING TO WORK.

Their insurance WAS cancelled.

MUST HAVE INPUT FROM ALL FIRCREST RESIDENTS SO NOTICE TO ALL IS VERY IMPORTANT

Hunter George Needs to Recuse Himself as he has a conflict of interest in his position w/p

Please don't allow 5 wheel trailers as permanent houses in front/side yards.

KEEP THE TREE CANOPY IN MIND



Sprinkled in rather than dense

Creative lot arrangements could keep things looking less matchy and snug.

REMEMBER YOU WORK FOR US. DO WHAT IS BEST FOR RESIDENTS AND BE PROACTIVE, NOT PASSIVE.

Lets join other cities in lawsuits against this law. Build only where there is room for new construction