

From: [Susan Ellinger](#)
To: [Ruvim Cheptea \(Reuben\)](#)
Subject: RE: Density example under proposed housing code
Date: Wednesday, October 11, 2023 12:27:00 PM
Attachments: [image001.png](#)
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[image003.png](#)
[image004.png](#)

Hi Reuben –

The phase 1 (middle housing/single-family) batch of code and comprehensive plan amendments were presented to the County Council on July 25. At the hearing, council requested staff and our consultants to complete additional work on the phase 1 proposal with review and consideration by the Technical Housing Code Forum.

The first forum meeting was held October 5, 2023. Please see this webpage for materials from the meeting: <https://clark.wa.gov/community-planning/housing-options-study-and-action-plan>. Staff will meet next week to debrief the discussion with the forum members and determine next steps.

There is a second phase of the work regarding multi-family and regulated affordable housing strategies. To allow time to accomplish the work on the phase 1 portion of the project, we are pausing work on phase 2 for the moment. We plan to schedule the next phase 2 meeting of the Technical Housing Code Forum later this year.

Unfortunately, I don't have any additional information at this time. Please let me know if you have any questions. Thanks!



Susan Ellinger
She/her/hers
Planner III
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From: Ruvim Cheptea (Reuben) <ruvimc1@gmail.com>
Sent: Tuesday, October 10, 2023 1:22 PM
To: Susan Ellinger <Susan.Ellinger@clark.wa.gov>
Subject: Re: Density example under proposed housing code

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Hello Susan,

Checking in to see if there is any further guidance on the adoption of House Bill 1110, specifically the 2-4 units on SFR lots rule.

Please advise.

Thank you
Reuben.

On Jul 20, 2023, at 11:37 AM, Susan Ellinger <Susan.Ellinger@clark.wa.gov> wrote:

Hello –

In testimony each of you provided on the proposed code and comprehensive plan amendments to implement the Housing Options Study and Action Plan (HOSAP) going to County Council on July 25, you included questions/comment on how density would be determined under the proposed code provisions.

Please find below an example provided by our consultant on the project. It is expected that this type of information would be included in a handout.

Density Calculation Example

5-acre lot in the R1-6 zone, excluding any public rights of way, private road easements, or street tracts (adjusted gross acres).

1. The maximum density permitted for single family is 7.9 units per acre, so the first portion of the calculation is:
5 acres x 7.9 units per acre = 39.5 units

2. The allowed minimum lot size for single-family detached homes in R1-6 is 5,500 SF so the second portion of the calculation is:
39.5 units x 5,500 SF = 217,250 SF of allowed lot area for middle housing in total.

The 217,250 SF could be divided up in any mix of middle housing lots meeting the minimum lot sizes, such as:

- a. 39 duplex lots (same as single-family)
- b. 36 triplex lots
- c. 27 quadplex lots

- d. Some combination like 4 quads (4 x 8,000 SF = 32,000 SF), 10 triplexes (10 x 6,000 SF = 60,000 SF) and 22 duplex or single-family detached lots (22 x 5,500 SF = 121,000 SF), for a total of 213,000 SF allowed lot area, less than the maximum 217,250 SF permitted.
- e. Townhouses are regulated separately in Table 40.220.010-4, but a portion of the site could also be designated for townhouses and density for that portion calculated according to that table, up to 21.8 units/acre for the R1-6 zone.

Please let us know if you have any questions. Thanks!

[<image001.png>](#)

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[<image002.png>](#) [<image003.png>](#) [<image004.png>](#)