

A vibrant, diverse residential neighborhood is shown from an elevated perspective. The scene features a mix of housing styles: a large, light blue two-story house with a prominent front porch on the left; a row of colorful, two-story houses in shades of yellow, green, and red in the center; and a modern, multi-story apartment building with balconies in the background. A white water tower stands on a hill to the left. In the foreground, a paved road curves around a green lawn where a group of people is playing. A person is riding a bicycle on the road, and a silver SUV is parked nearby. The background is filled with lush green trees and snow-capped mountains under a clear blue sky.

Blowing up your zoning code to encourage housing



Elizabeth Chamberlain
City of Walla Walla



Rob Dumouchel
City of Juneau



Abigail Elder
City of Hood River

CITY OF WALLA WALLA HOUSING APPROACH

Elizabeth F. Chamberlain, AICP
City Manager

James Lambert



PRESENTATION OVERVIEW

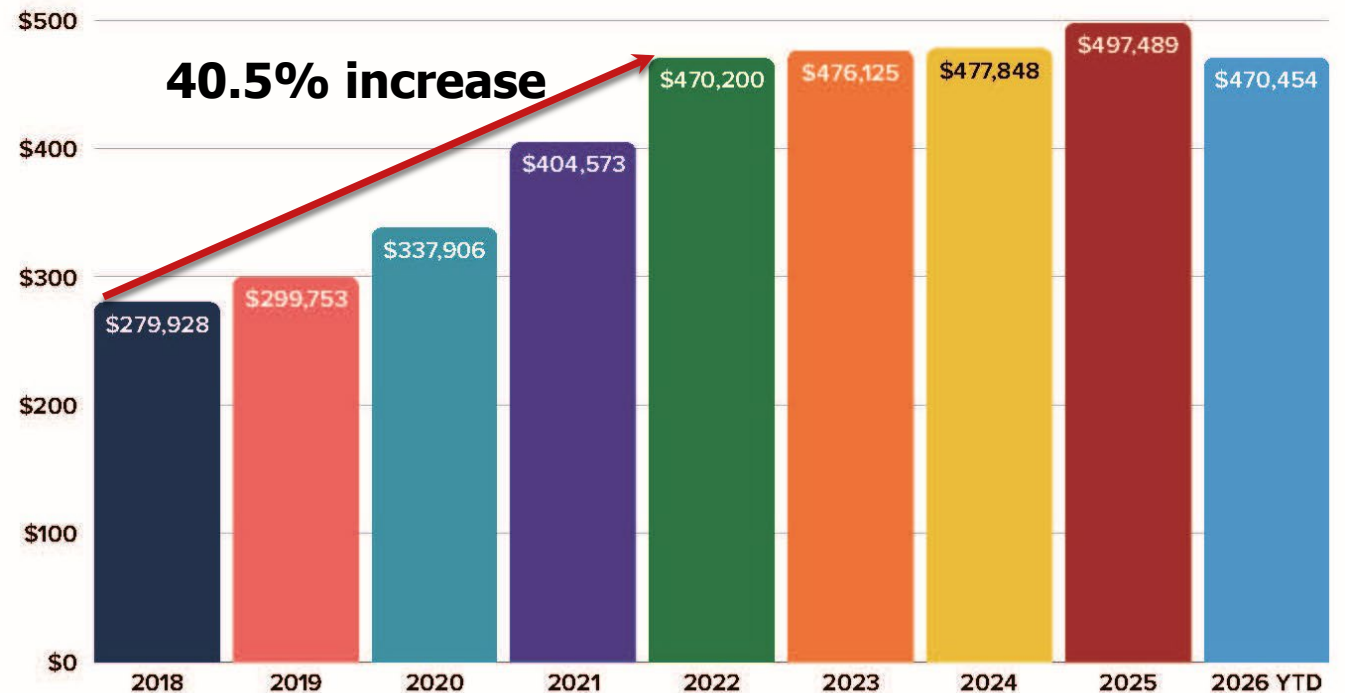
- Why address housing
- Walla Walla's Housing Approach
- Results
- What's next

A WONDERFUL PLACE TO **LIVE WORK PLAY**



- In 2016, began seeing an increase in short term rentals
- Median sales price of homes began to increase
- Supply and demand pressures

Walla Walla Valley Single Family Residential Homes Average Sales Price





WALLA WALLA'S HOUSING APPROACH

- First City in Washington State to eliminate Single Family Zoning – December 2018 (effective January 1, 2019)
 - ✓ Developed Neighborhood Residential zone with a minimum density of 4 du/acre, eliminate min. lot size, and allow diversity of housing types – up to fourplexes, townhomes, cottages
- Adopted Regional Housing Action Plan
 - ✓ Housing Ad-hoc Committee formed
- Continue to ease ADU regulations – no separate parking required
- Expanded Multifamily Property Tax Exemption
- Small adjustments to middle housing comply with HB 1110

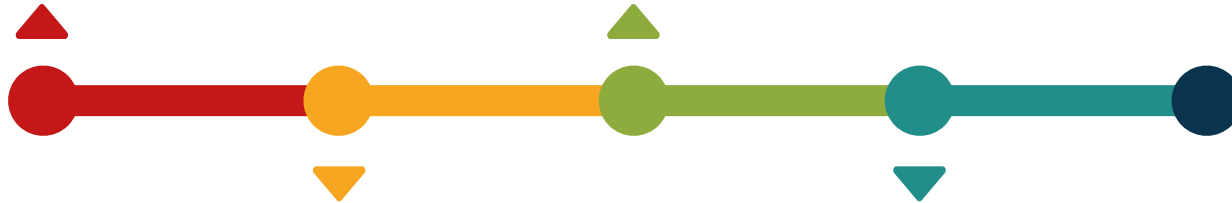
RESULTS

2018

- New SFR: 121 units/lots
 - **ADU: 4**
 - Duplexes: 0
- Multi-family (4+ units): 0

2020

- New SFR: 31 units/lots
 - **ADU: 5**
 - **Duplexes: 2**
- Multi-family (4+ units): **1 four plex**



2019

- New SFR: 31 units/lots
 - **ADU: 5**
 - **Duplexes: 3**
- Multi-family (4+ units): 121 (the lodge)

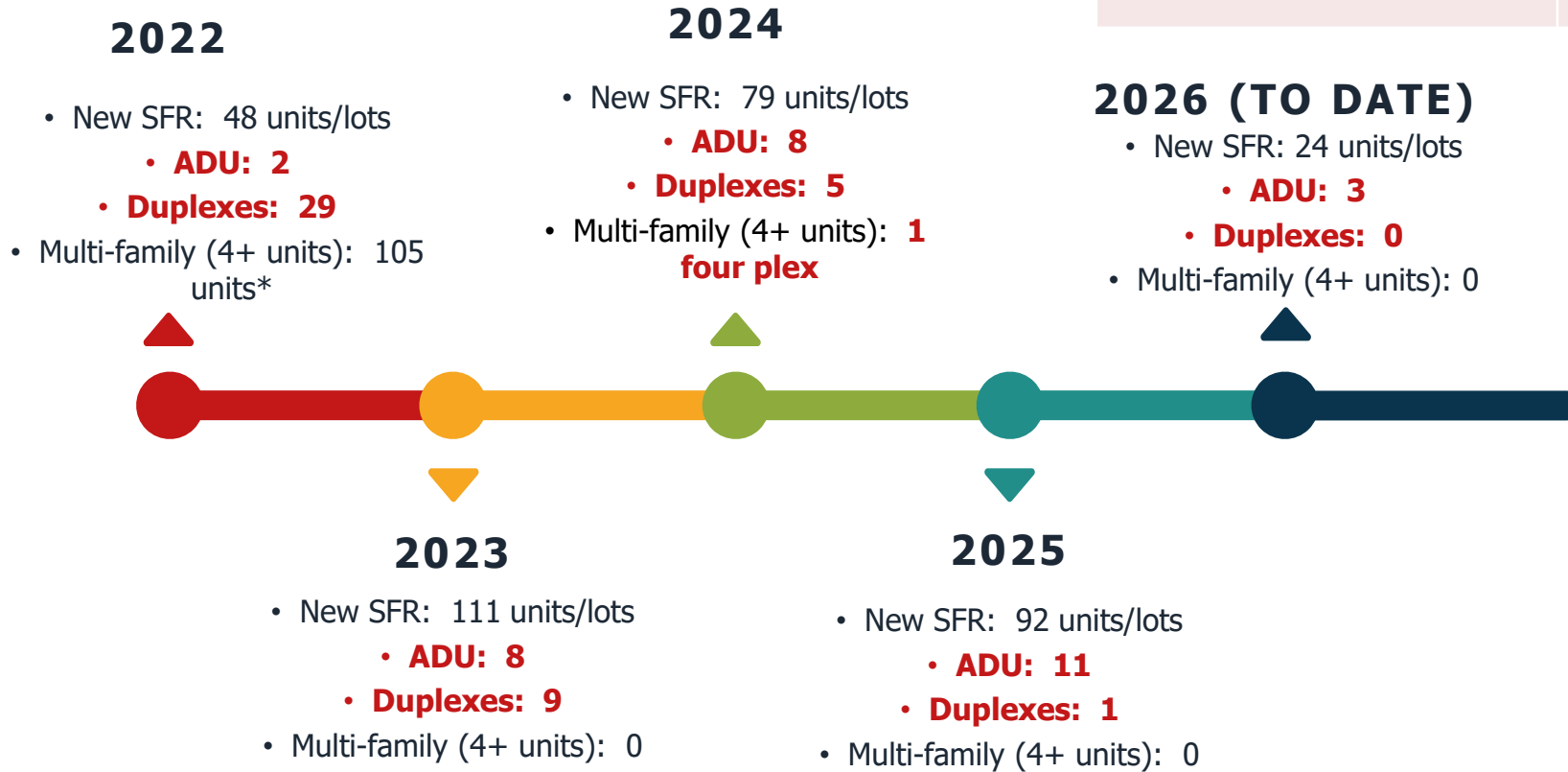
2021

- New SFR: 39 units/lots
 - **ADU: 11**
 - **Duplexes: 8**
- Multi-family (4+ units): 125 (Evergreen/Mill Creek)



RESULTS

Unit Type	Total Units Constructed since January 1, 2019
Single Family Residential	455 units
Accessory Dwelling Units	53 units
Duplexes	57 duplexes or 114 units
Multifamily Units	359 units



RESULTS CONT.



Mill Creek Apartments Phase 1:
96 units
*2018 zoning changes:
eliminated CUP requirement for
stand alone MF in commercial
zone*



Avery Estates:
59-lot subdivision with 72
units; mixture of small lot
SFR and duplexes



RESULTS CONT.



Walla Walla Housing Authority

- 50 one and two bedroom units
- 60% AMI and below
- City partnered on project – CHIP grant funding for utilities

RESULTS CONT.

Stone Creek Cottages

- 8 units; 400 square feet each
- Demolished 2 dilapidated SFR (two lots)



- Washington State Legislature continues to have a top-down approach to zoning and adapting to this new normal
 - ✓ Parking regulations (2025 leg session)
 - ✓ STEP Housing (2026 leg session)
 - ✓ Not prohibit residential first floor within commercial zones (2026 leg session)
- City RFP out to surplus city property for an affordable housing development
- Develop stock plans for ADU development

The Middle: Juneau's Zoning Code Progress

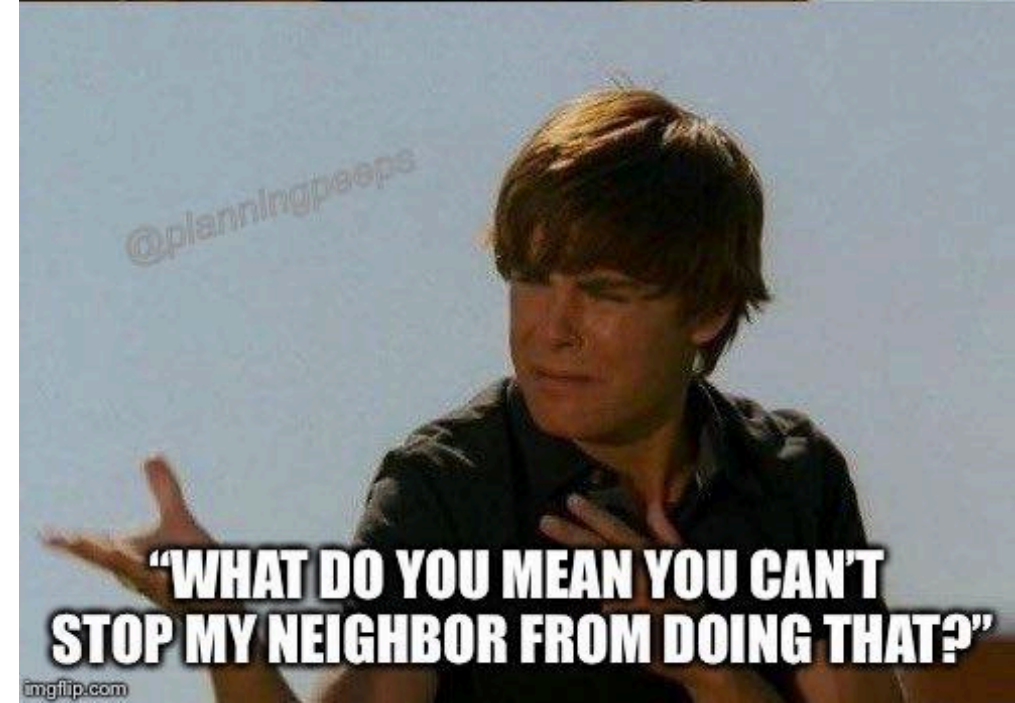
Rob Dumouchel - City and Borough of Juneau

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Agenda

- Juneau's housing and code context
- Juneau's Zoning Code Rewrite Project Overview
- Early results
- Zoning Rewrite Takeaways



Juneau's Housing Context

- Housing is tough in Juneau, we have limited housing stock and pressure from two transient seasons: tourists in summer; politicians, staff, lobbyists, etc. in winter
- Rentals are often very expensive and of poor quality – and – the competition for them is fierce!
 - USCG estimates 32.6% of non-mobile home rental housing stock in Juneau to be inadequate for personnel based on poor condition
 - There is an estimated \$140k per unit financial feasibility gap for multifamily rental housing development
- There is no neighboring community to commute from... unless you want to fly or take a boat every day
- Redevelopment project proposals have been extremely controversial
- Lack of acceptable housing options is a threat to growth and stability of the community and its economy

Juneau's Assembly is Serious About Housing

- Housing is the number one Assembly Goal
- Assembly has an affordable housing fund that offers:
 - \$13,500 grants for new ADUs
 - Up to \$50,000 per unit for other housing developments
 - Low interest loans for manufactured homes
- Property tax abatement is available for up to 12 years for desired housing projects
- Millions of dollars (and lots of political capital) have been invested in a redevelopment project downtown that would take city-owned property holding 14 units and expand that to a target of 100-155 units
- Invested in a zoning code rewrite and supported a new approach to amending the code

Juneau Zoning Code Context

- The zoning code has been identified/perceived as a barrier to development and Assembly goals for many years
- Attempts at zoning code amendments often took multiple years to move through subcommittees, Planning Commission, legal review, and the Assembly
 - Many drafts never made it all the way to the Assembly for a vote
 - Everyone was frustrated with the code and the process
- The zoning code has been amended almost 200 times since the last major rewrite (1987) and a large-scale overhaul/rewrite has become necessary
- The project was desired for a long time, the Chamber of Commerce advocated for it for years, but was too big to be absorbed by existing community development staff

Zoning Rewrite Project Vision & Goals

The updated Zoning Code (Title 49) will be **streamlined and easy to understand**, improving the experiences of the public, the development community, and CBJ staff. Title 49 will be **modernized** to better meet current needs and set CBJ up for success in the future.

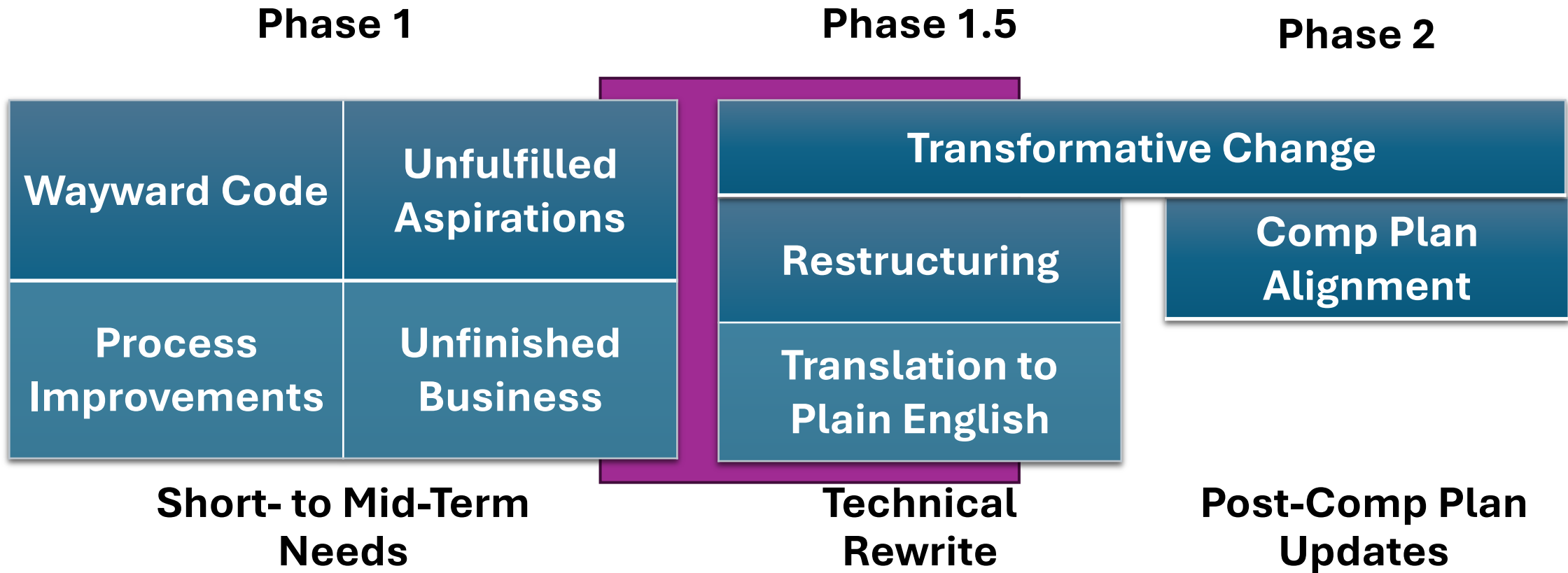
Goals

Reduce
Uncertainty for
Applicants

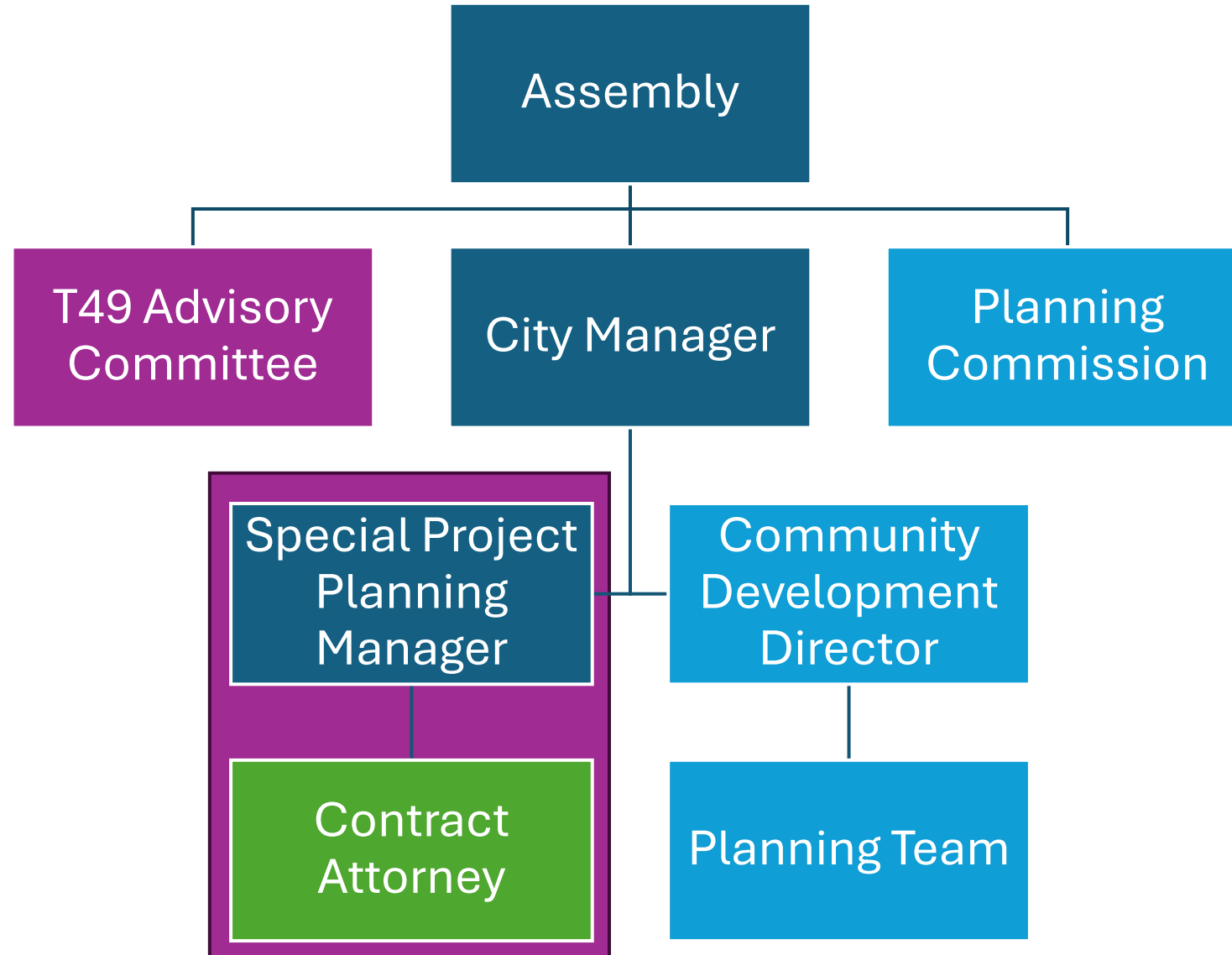
Remove
Unnecessary
Barriers to
Development

Reduce Time to
Acquire Permits

CBJ Zoning Project Phases

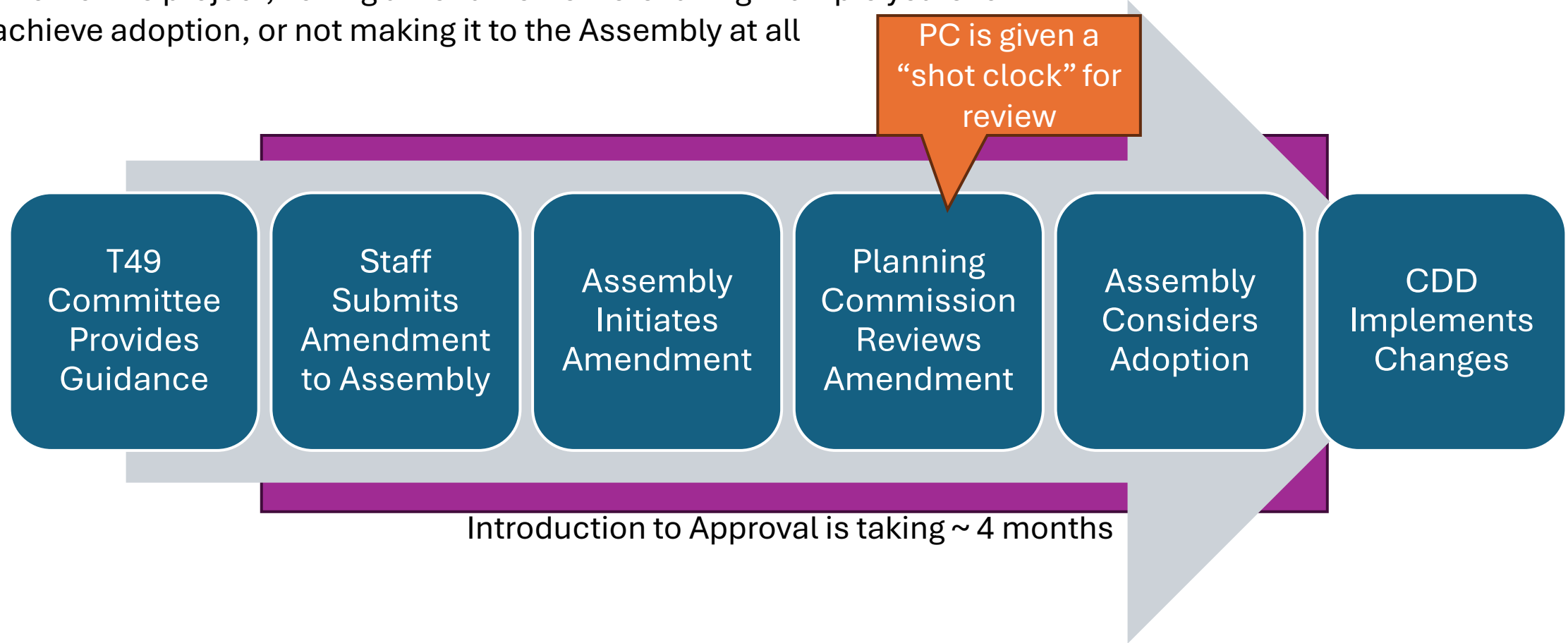


CBJ Zoning Project Org Chart



CBJ Zoning Amendment Public Process

Prior to this project, zoning amendments were taking multiple years to achieve adoption, or not making it to the Assembly at all



Phase 1 Amendments

Use Not Listed

Transition Zones

Adjustments to
Approved
Permits

Rules of
Construction

Accessory
Dwelling Units

Caretaker Units

Major v. Minor
Developments

Reasonable
Accommodation

Zoning Map

Subdivisions on
Arterials

2025 Multifamily Update

- If a multifamily project meets all existing standards in Title 49 (i.e., height, setback, density, parking, etc.), no conditional use permit is required
 - CUPs used to be required for 8-12 units or more, depending on zone
- This is extremely aggressive

ADUs in Juneau

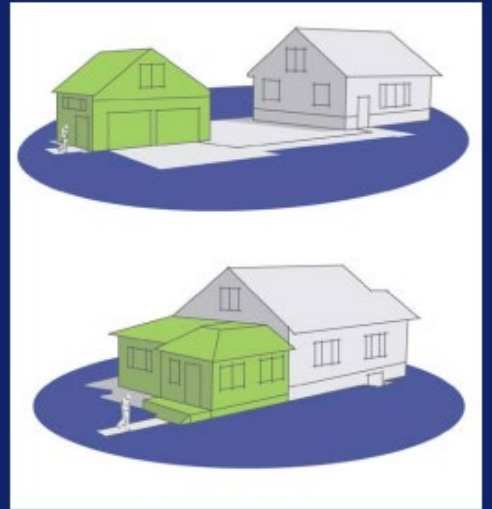
- ADUs have accounted for approximately 13% of new housing units added in Juneau for the last decade
- Many ADUs triggered Conditional Use Permits
 - 11 ADU CUPs from 2021 to 2024
- Since 2021, no ADU CUP has been denied* and only one has had a condition applied that was not a restatement of existing code

* One ADU failed to get a separate parking waiver that killed the project

Juneau ADU Amendment

- Exempts ADUs from density calculations
- Exempts ADUs from minimum lot size and width
- Maximum detached ADU size of 1000 square feet
- Maximum attached ADU size of 1000 square feet or 40% of the principal residential structure, whichever is greater
- 5-foot rear setback for ADUs, unless zone allows less
- Removes parking requirements within 1 mile of transit
- Garage conversions don't require parking replacement
- Principally permits ADUs in all residential districts
- Clarifies that all ADUs are a minor development (no CUP needed)
- Allows attached ADUs within the footprint of a bungalow

AKDU'S AND DON'TS

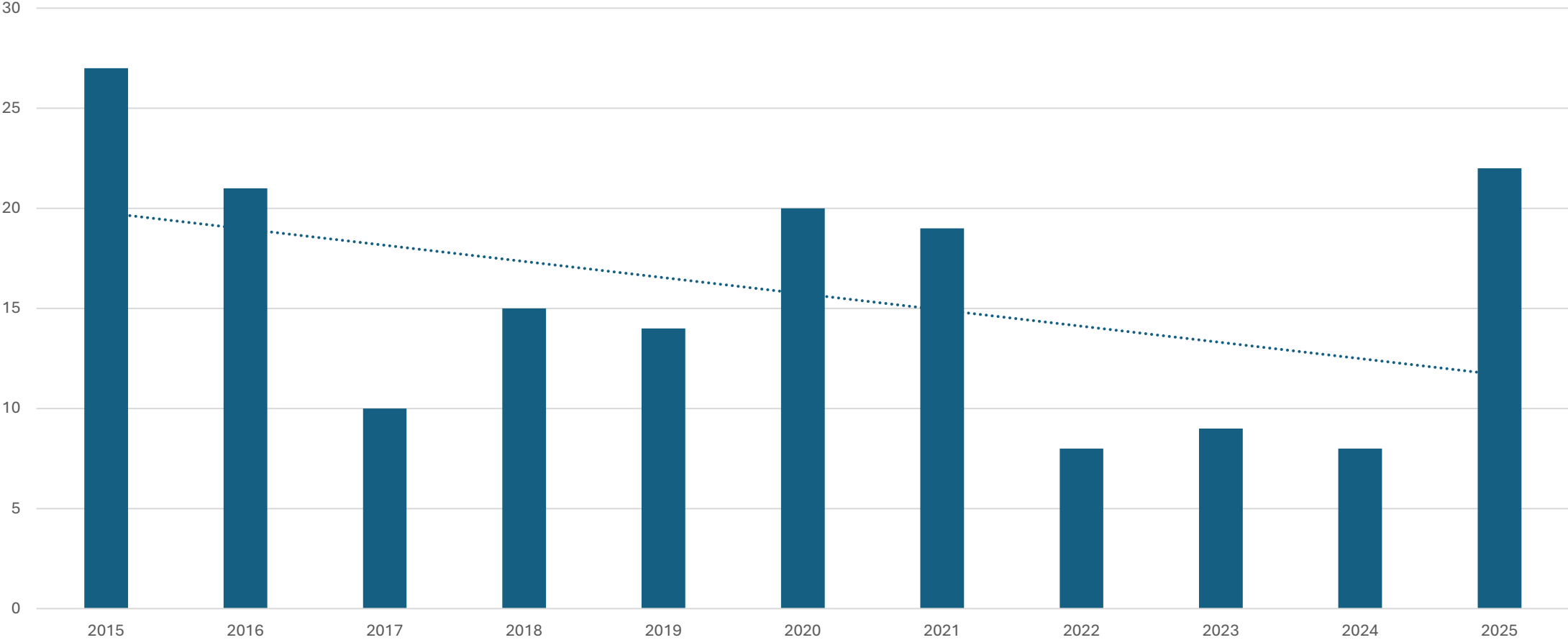


A Practical Approach to Bringing Additional Dwelling Units to Alaska Communities



ADU Development 2015-2025

of ADU Permits by year



General Zoning Takeaways

- Get out of your own way!
- Figure out what you actually care about, delete the rest
- If illegal housing is being created and you're not mad about it, change the rules so it can be done legally
- Let existing rules do the work
- Avoid discretionary permits where you can

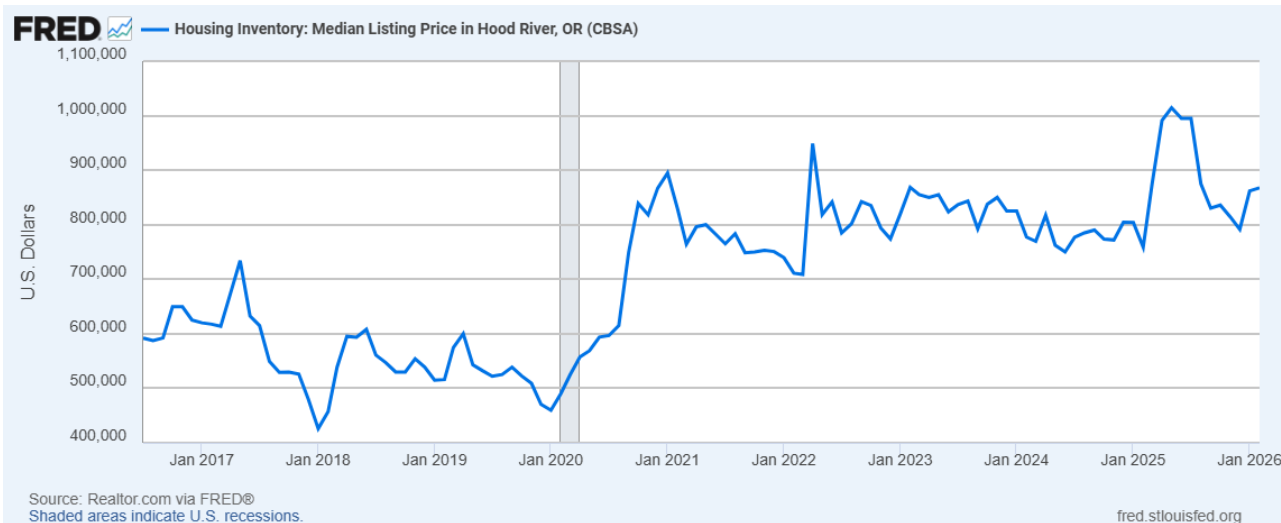




City of Hood River Housing Efforts

Hood River Housing Context

- National Scenic Area
- Exclusive Farm Use Zone
- Short-term Rentals
- Zoom Boom and Second Homes
- Median home prices increased from \$426,000 in 2018 to \$800,000 in 2026



Production: Increase the efficiency of use of land within the Hood River UGB

Preservation: Regulate and manage secondary and short-term rental housing

Partnership: Develop affordable housing

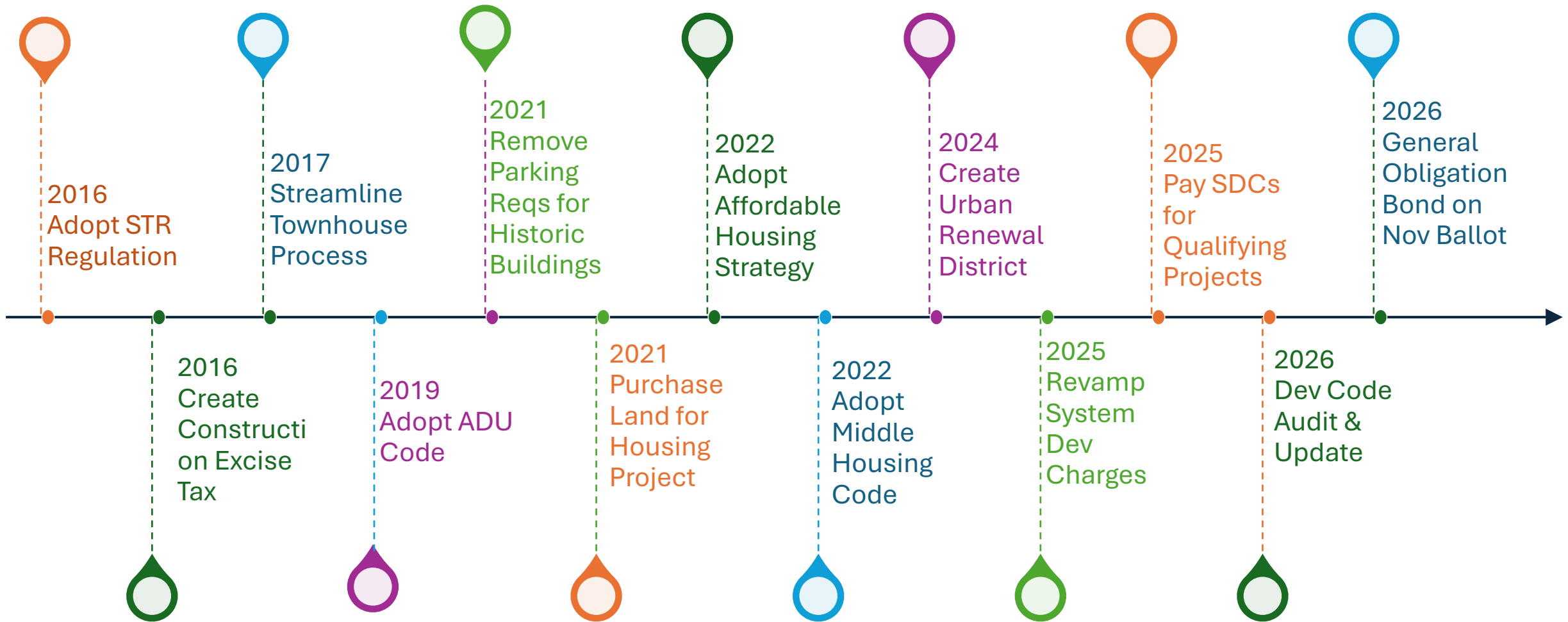


Hood River Housing Needs Analysis

Summary Report

September 2015

Actions Taken 2016-2026



Development Code Update Goals

1

Make the code easier to use, understand and administer

2

Ensure that housing standards are clear and objective

3

Address local and statewide housing needs and regulations

4

Ensure an equitable and inclusive process and code

Development Code Update Tasks and Timeline

Feb-May 2025

May – Dec 2025

April-Dec 2026

Identify problems

Identify preferred Options

Hearings to consider new code

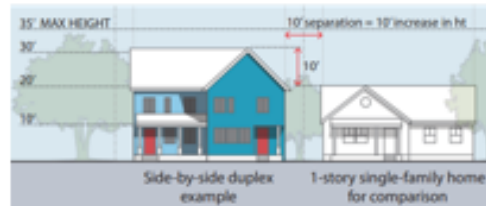
Community engagement and education

Development Code Update Process and Engagement

- Planning Commission Review
- Council Review and Direction

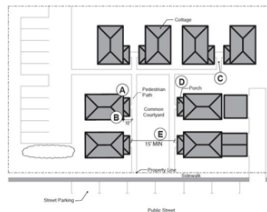
5. Building Height Transition

The PC does not recommend adopting building height transition standards at this time.



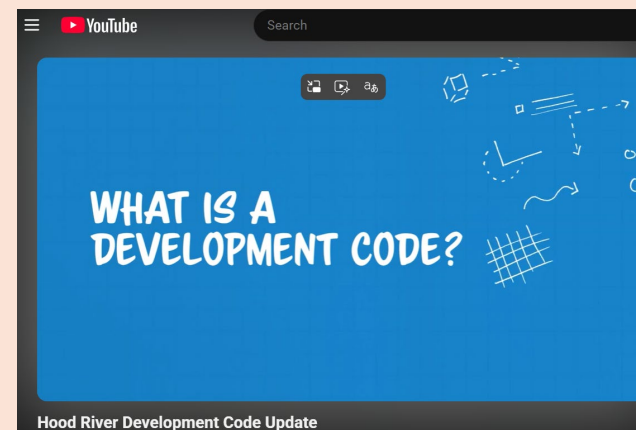
12-13. Cottage Cluster Housing Regulations and Parking

To expand the number of options for residential uses, the PC supports adding tailored standards for Cottage Cluster development.



- Stakeholder Work Group
- Explanatory Videos
- One-question Surveys

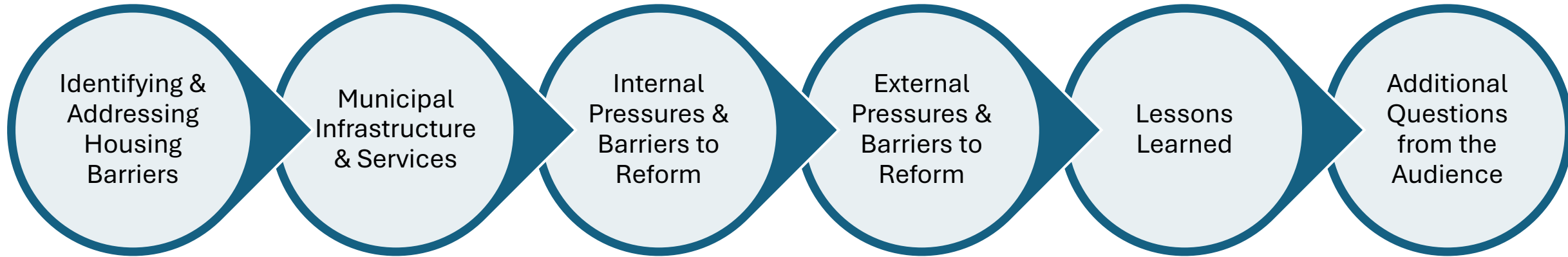
TOPIC OF THE WEEK
#5
TEMA DE LA SEMANA
Outdoor Lighting and Trees
Iluminación exterior y árboles





- Code Update Project
 - Draft code amendments
 - Equity and inclusion analysis and findings
 - Planning Commission and City Council hearings to adopt code
 - Outreach and education
- Other Actions
 - July 2026 Defend STR regulations at 9th Circuit Court of Appeals
 - Nov 2026 Housing bond on ballot
 - August 2026 Affordable housing units open
 - Code to preserve mobile home parks



DISCUSSION



**How to
participate** →

HAND UP	HAND OUT
	
I have a follow-up question!	I have an answer or example to give!

Thank you!

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