



To: City Council
From: Elisa Rodriguez, Senior Planner
TOPIC: Periodic Update: MLMC amendments regarding Affordable Housing

Requested Action:

Provide feedback and guidance on potential amendments regarding affordable housing to the Medical Lake Municipal Code (MLMC).

Key Points:

House Bill 1042 was enacted in 2023 to encourage the creation of new housing units by making it easier to convert existing commercial or mixed-use buildings into residential units. Medical Lake has few, if any buildings that would be considered for conversion, however, this provision must be added to the Municipal Code. Because this item is small, it has been added to the Zoning amendment group. It can be found in footnote 7 of the Use Table.

House Bill 1998 was enacted in 2024 to expand affordable housing options by legalizing and standardizing co-living housing. Co-living housing refers to buildings where residents have private sleeping rooms but share communal spaces such as kitchens, bathrooms, or common areas. Examples are dormitories and rooming houses. Provisions for co-housing must be added to the Municipal Code. Because this item is small, it has been added to the Zoning amendment group. Co-Living is considered "Group Living" in the proposed language. Group living is defined and allowed in all zones except Low Density Residential where it requires a conditional use review.

House Bill 1337 was enacted in 2023 and requires all jurisdictions to allow accessory dwelling units (ADU's) where single-family houses are permitted. There are several very specific regulations that must be adopted into the Municipal Code. An overview of these was presented to City Council at the [August 5, 2026 meeting](#). The presentation starts at the one hour, eleven-minute mark.

In addition to the above mandates, there is always the goal of amending the code in a manner to create clear and concise language that can be understood by the public and implemented by staff.

Background Discussion:

These housing types are not addressed in the current municipal code. However, the proposed language for the new zoning districts includes these uses and housing types in the Use Table and Housing Type Table.

All of these State mandates are the legislatures response to an ongoing housing crisis in Washington State.

Public Involvement:

There will be public hearings with both the Planning Commission and City Council. In addition, language is provided on the City website for review and comment by the public.

Next Steps:

The Planning Commission will hold a public hearing at the March 26, 2026 meeting where they are expected to make a recommendation. The City Council will have a language workshop on April 14, 2026.