

CO-LIVING HOUSING



House Bill 1998

In 2024, the Washington State legislature passed House Bill (HB) 1998, which requires cities and counties to allow co-living housing to be built on lots where at least six units are allowed. The bill also includes requirements regarding parking, density, and other development regulations. Cities and counties must implement the requirements of HB 1998 by December 31, 2025.



What is co-living housing?

Co-living is a low-cost housing option in which each resident has a small, private, lockable unit and residents share kitchen spaces and other common amenities.¹ Individual units usually include kitchenettes and private bathrooms.



Who lives in co-living housing?

All kinds of people live in co-living housing! Some common residents include:

- People in the workforce who want to live close to their job in a neighborhood they otherwise couldn't afford
- Single seniors who want to downsize and live close to public transit
- People who want a private but affordable alternative to living with roommates
- People experiencing a life transition, such as the end of a relationship or their children moving out



What are the benefits to residents?

- **Affordability** – Co-living units are rented for less than the cost of a studio apartment in the same area. They are often affordable to one-person households earning as low as 50% of the area median income (about \$40,500 in Pierce County). Residents also see lower utility costs.
- **Location** – Co-living units are close to residents' work, transit, and community amenities.
- **Privacy** – Co-living housing is an alternative to living with roommates that offers more privacy.
- **Community** – Residents of co-living housing experience opportunities for social connection.



What are the benefits to the community?

Co-living housing provides an affordable housing option for community members and people in the workforce. The development of co-living housing may reduce car traffic and pollution by creating more housing options for people who want to live near transit hubs, job centers, shops, and schools, rather than in car-dependent homes on the urban fringe.



The Forge, a remodeled 8-bedroom home and co-living community in Portland developed by Open Door



A unit at Spring Park Flats, acquired and renovated by Great Expectations



Tudor Apartments, a 61-unit co-living development in Redmond developed by Natural and Built Environments



Shared kitchen space at Yobi Apartments in Seattle, designed by Neiman Taber Architects

¹ Other names for co-living housing include single-room occupancy, congregate housing, rooming houses, boarding houses, residential suites, micro-units, eco-flats, and eco-units.