



COMPREHENSIVE + SCALABLE STARTER HOME PRODUCTION PLAN

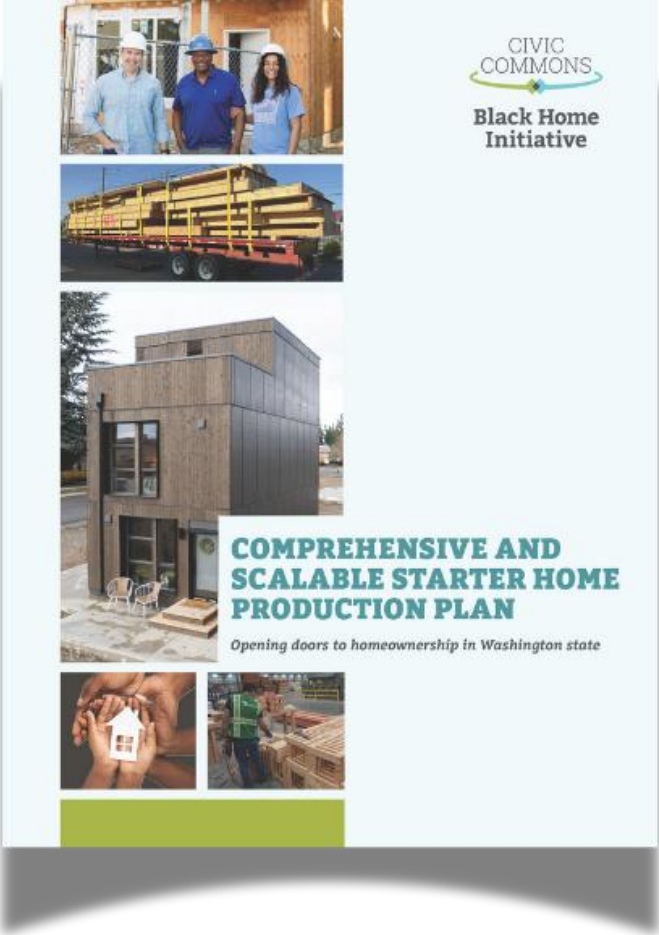
Planning Association of WA
Annual Conference

*Streamline, Standardize, Scale:
Putting The WA Starter Home
Production Plan into Action*

April 23, 2026

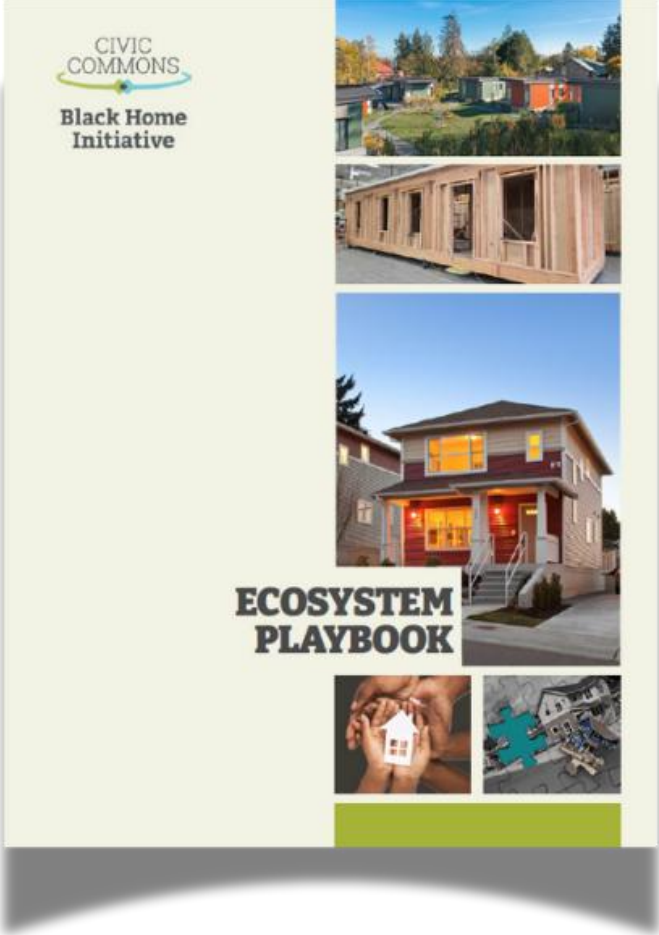


Comprehensive Starter Home Plan and Playbooks



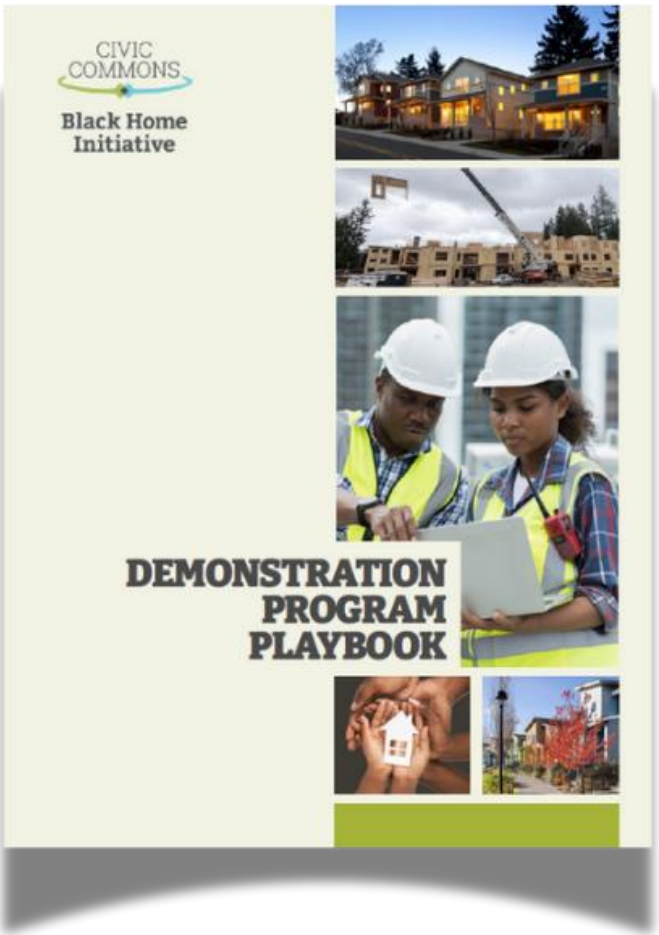
CIVIC COMMONS
Black Home Initiative

COMPREHENSIVE AND SCALABLE STARTER HOME PRODUCTION PLAN
Opening doors to homeownership in Washington state



CIVIC COMMONS
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ECOSYSTEM PLAYBOOK



CIVIC COMMONS
Black Home Initiative

DEMONSTRATION PROGRAM PLAYBOOK

Built on What Black Home Initiative Proved



BHI Demonstrated

- Create network
- Align resources
- Remove barriers
- Reduce fragmentation
- Move the needle
- There is demand



Now Scaling Statewide

- Takes BHI's insights
 - Applies statewide
 - For all low- and moderate-income first-time homeowners across Washington.

Led by BHI network partners with 30+ years of combined experience in cross-sector housing and coalition work

The Plan: Comprehensive, Collaborative, Different



**Legislatively
Mandated**

Through the WA
State Housing
Finance
Commission



50+

Research
reports and
studies
reviewed
and integrated



80+

Stakeholders
across
3 statewide work
sessions
+ public survey

The Plan: What is Different

1. Takes a boldly comprehensive approach.
2. Delivers an actionable roadmap.
3. Prioritizes evaluation and transparency.
4. Collaborates deeply and assertively engages private sector.
5. Centers offsite methods and systems-based development.
6. Thinks and acts like a network.
7. Confronts production disconnects.
8. Recognizes adaptive challenges.
9. Embraces discovery.
10. Compels ownership.

Technical Work



- *Applying Rules and Procedures*
- *Executing Defined Tasks*
- *Solving Clear, Specific Problems*

Requires: Expertise & Established Skills

Adaptive Work



- *Shifts in Culture and Mindset*
- *Changing Expectations & Behavior*
- *Solving Complex, Uncertain Problems*

Requires: New Thinking & Mindset Change



Hard to See, Emotional & Systemic

The Approach: Four Levers, Not One

The Starter Home Plan addresses four interconnected areas — because the system only works when all parts move together.



**Land &
Development**

Unlocking sites
and streamlining
pathways for
production



**Policy &
Regulation**

Removing barriers
and aligning codes
for off-site and
missing middle



Financing

Tailored financial
tools for off-site
construction and
first-time buyers



Workforce

Building the skilled
labor pipeline for
systems-based
production

Progress: Implementing, Not Just Planning

- ✓ Secured \$900K in private sector investments from JPMorgan Chase, US Bank, Columbia Bank
 - ✓ Partnering with UW Housing Futures Center:
 - Small lot developer poll
 - Offsite factory survey
 - Data dashboard
 - ✓ Launched townhouse design competition
- ✓ Connecting to broad network in real time here and around the world:
 - ICC + LNI + WA Building Code Council
 - ModX (Design Housing Innovation Hub)
 - California, Massachusetts, Oregon, Utah
 - Canada, Scotland, Sweden
 - ✓ Developing fully functioning AI Analyst environment tailored to implementation structure and operational needs across the PMC, its workgroups and the four sub-networks.

Progress: Implementing, Not Just Planning

- ✓ Creating PMC infrastructure in early 2026, facilitated by Civic Commons
- ✓ Building comprehensive education and learning platform for developers, suppliers, manufacturers, and consumers
- ✓ Supported 8 aligned priority bills in the 2026 legislative session
- ✓ Engaging Offices of Gov. + Lt. Gov plus Senate Housing Committee, Commerce, and WSHFC on task force dedicated to the creation of cabinet-level housing agency.

2026 - 2027 Priorities

- Financing**
- Establish state-backed guarantee programs to reduce lender risk for off-site construction projects for small lot developers (including private developers).
 - Seed or incentivize private lenders to create specialized loan products adapted to off-site construction.
 - Dedicate state funding for modular manufacturer expansion and capacity (CO and OR) and starter home construction (OK, UT, WI).



PANEL



2026 – 2027 Priorities

Policies and Regulations

★ Successfully passed in 2026 ★

- HB 1974 – Coordinated Land Bank
- HB 2151 – Factory Built Housing Standards
- HB 2304 – Condo Liability Reform
- SB 6026 – Commercial to Residential Zoning
- SB 6001 – Scissor Stair Regulation

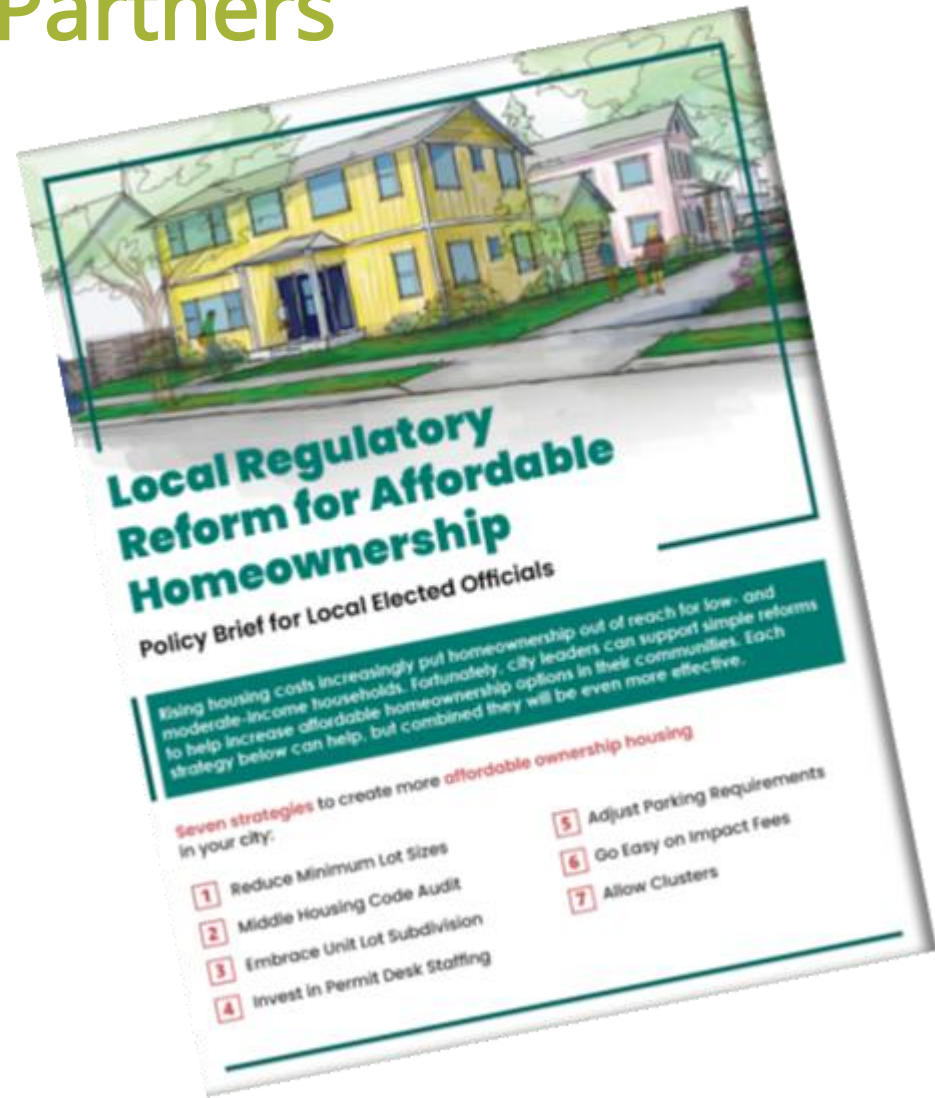
To be reintroduced in 2027

SB 6015 – Permit-Ready Residential Building Plan

HB 2381 – Performance-Based Building Codes for Middle Housing

Needs from Local Jurisdiction Partners

- Policies
- Practices
- Land
- Resources
(Welcome mat)





Kitsap Regional Coordinating Council



- **Pre-Approved ADU Program**
 - Led by Kitsap Regional Coordinating Council
- **Qualifications Based Selection**
 - RCW 39.80
- **Artisans Group**
 - KRCC licensed plans for use in Kitsap County jurisdictions



Other Programs

- Seattle ADUniverse 2019 (2026 update)
- Thurston County 2021
- Renton 2021
- Leavenworth 2021
- Whatcom County 2023
- Jefferson County/
Port Townsend 2024

ARTISANS GROUP
ARCHITECTURE + PLANNING



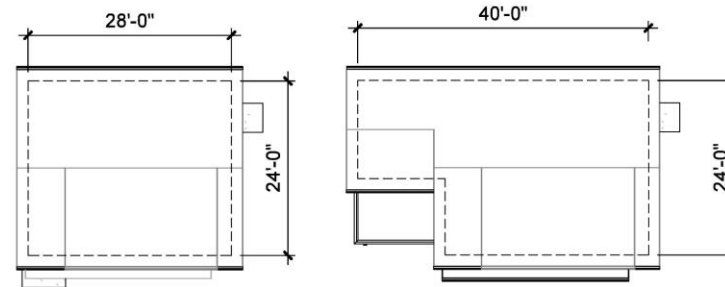
THE KITSAP - 672-834 SF ADU

- Best suited for 2-3 people
- Size can be customized
- Plentiful Storage
- Roof pitch & window styles can be customized

Looking for more space without sacrificing design? This ADU provides a multi-car garage below a thoughtfully organized 1-2 bedroom home. A private haven for living, creating, working, and entertaining, it shines on small and large sites alike. The Kitsap is form and function realized.

* All overall dimensions are to exterior of framing

SITE PLANS @ 1:20



Different Approaches

- Hire an architect and *own the license* to use plans
 - RCW 39.80 Architectural and Engineering Services
 - Qualifications based selection
- Solicit designs and *create library* so that residents can hire architects directly
 - MOU with architect
 - Set license fees per use (\$1,000)
 - Architect can help with foundation design, site plan, etc.



ADU Universe



CAST Architecture
Cedar Cottage

467 SQUARE FEET • 1-2 BED • 1 BATH

At only 467 square feet of interior floor area, the Cedar Cottage is an extremely efficient footprint that provides well daylight space for living, necessary storage, flexibility on many sites, including sloped ones, covered outdoor porch space plus easy expandability for families or roommates as a two-bedroom model.

[View](#)

[Contact Designer](#)



Fivedot Architects
Schooner

1,000 SQUARE FEET • 2 BED • 2 BATH

This family-friendly, 1,000-square-foot, two-bedroom, low-cost DADU can provide housing for a family of four or more. This design can easily be mirrored or rotated to work on a variety of sites and is easily adaptable to sloping sites as well.

[View](#)

[Contact Designer](#)



Ahouse Studio
The Family

808-964 SQUARE FEET • 2-3 BED • 2 BATH

"The Family" has a flexible plan layout that fits up to three bedrooms, serving a variety of family sizes and needs. This two-story design is just under the maximum allowable square footage for a backyard cottage in Seattle, and may be built on lots starting at 30'-0" wide.

[View](#)

[Contact Designer](#)



Next Steps

Update ADU Plans for 2024 Cycle
Pre-Approved Duplex/Fourplex



Questions: <https://www.kitsapregionalcouncil.org/adu>



GetHousingBuilt.org

Manufacturing Scale Is How We Fix Housing

How offsite construction compresses time, reduces cost,
and scales starter home production at the pace the market demands.

6–9

MONTHS TO OCCUPANCY
vs. 12–18 months traditional

50%

REDUCTION IN FRAMING SCHEDULE
with complete prefabricated systems

5 BLDGS/WK

INSTALLED, DRIED-IN

THE ONE THING WE HAVEN'T FIGURED OUT

Manufacturing at scale works because:



Housing is the only major product still built one at a time — on a muddy lot, with weather delays, labor shortages, theft risk, and a loan clock running from day one.

That is not a supply problem. It is a manufacturing problem.

SCALE IS HOW WE DRIVE THE PRICE DOWN



Manufacturing economics are simple: the more you build, the less each unit costs. That only works if the process is standardized and the volume is real.

CRAFT VOLUME PRICING



Standard pricing



Multiple sites — reduced design & overhead costs



Coalition / developer group | $-\$10/\text{SF}$ on turnkey packages

WHAT STANDARDIZATION UNLOCKS

Fewer change orders

Errors and omissions drop significantly with repeated, refined plan sets

Faster permits

Jurisdictions move faster when they recognize the same plans across projects

Less coordination time

Pre-construction planning and trade scheduling become streamlined at volume

Predictable schedules

Standardized components eliminate the unknowns that extend timelines

This is what the WA Starter Home Plan requires: committed volume from aligned developers, planners, and manufacturers.

FOUR THINGS A PLANNER CAN DO RIGHT NOW TO HELP



Factories run on volume. Volume requires consistency.

Consistency starts with a permit process that treats the same panel the same way every time.

1 Accept factory-stamped engineering packages

When a jurisdiction requires a local engineer to re-stamp work that already carries a factory engineering package and third-party inspection record, it adds cost and time with no safety benefit. Establish a clear policy — even informally — and your jurisdiction becomes immediately more attractive to offsite manufacturers.

Saves 4–8 weeks per project

2 Adopt pre-approved plan programs

A jurisdiction that aligns with WA's Starter Home Plan catalog removes the design and permit review phase almost entirely for qualifying projects. The factory can begin fabrication as soon as the site permit issues — sometimes before. That single change cuts 8–16 weeks.

Saves 8–16 weeks per project

3 Minimize local energy code amendments

Local amendments to the WA State Energy Code are one of the most common reasons panel designs have to be changed between jurisdictions. A jurisdiction that stays close to the state base code lets a factory run the same panel design across dozens of projects — that is where cost savings compound.

Enables volume pricing across projects

4 Designate one point of contact for offsite submittals

This costs nothing. One named person in your building department who understands offsite construction eliminates weeks of confusion on first submittals. Manufacturers track which jurisdictions are easy to work with — and they bring volume back to those communities.

Zero cost — immediate impact

Jurisdictions that are predictable attract manufacturers. Manufacturers bring volume. Volume drives the price of a starter home down.

WHERE THE CLOCK STOPS — AND WHAT IT COSTS



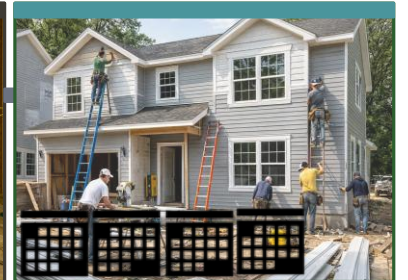
In traditional construction, time is lost at every handoff — each delay extends your loan, pushes your revenue, and compounds.



**Permit uncertainty, AHJ/L&I conflicts*

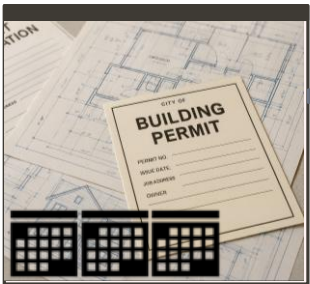


**Labor gaps, weather, re-work* **Trade sequencing conflicts*



TRADITIONAL TOTAL: 12–18 MONTHS

CRAFT OFFSITE APPROACH



**Climate-controlled, inspected, staged before site is ready*

CRAFT TOTAL: 6–9 MONTHS

The PMC Needs This Room

The Project Management Collaborative is building four subnetworks — and they need exactly the expertise in this room to shape implementation.



Questions and More Information

Visit

GetHousingBuilt.org

Reach out

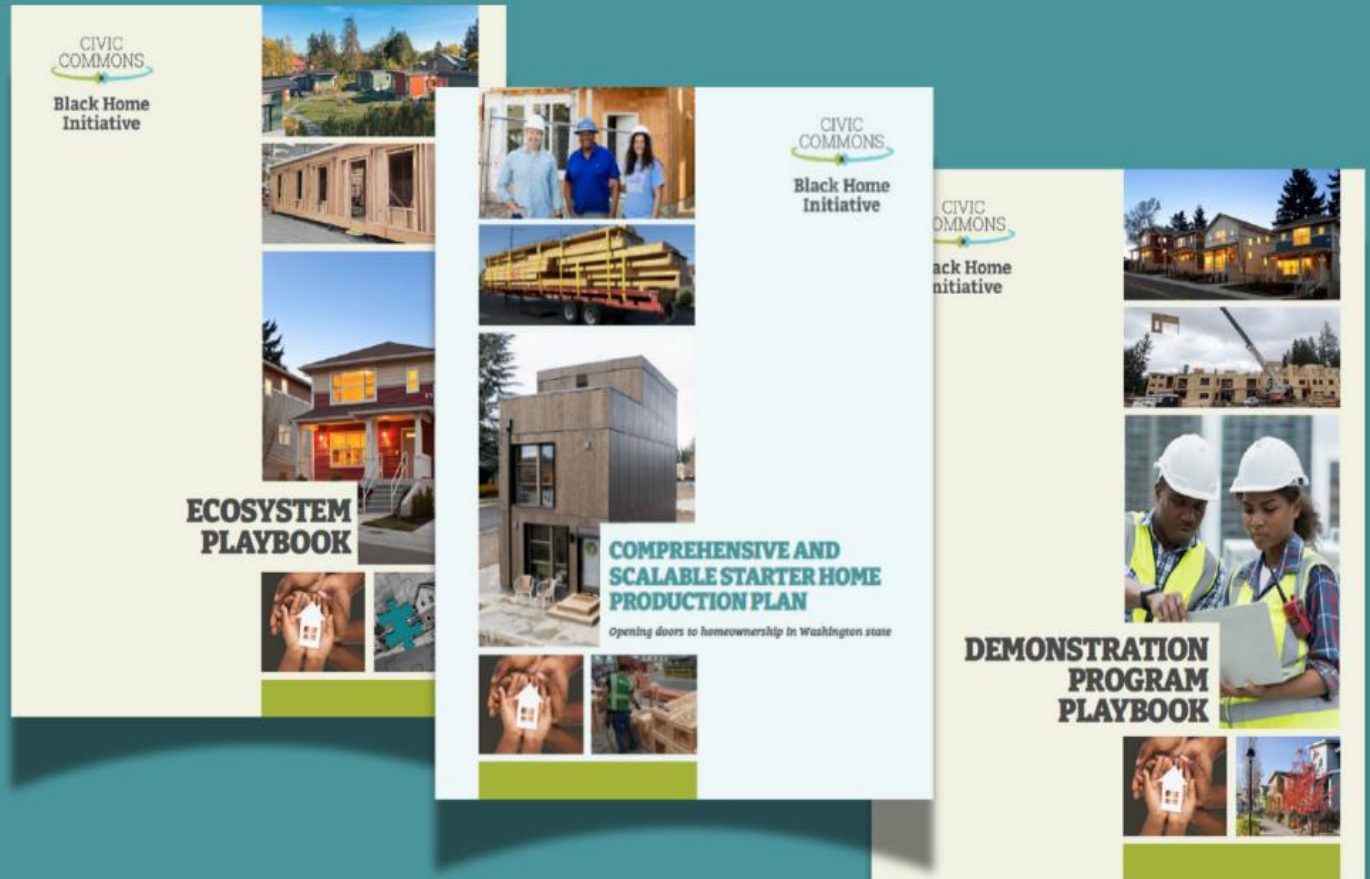
Kris Hermanns, Project Lead

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“

It's time to be
IMPATIENT.

We know where we need to go.



”

- Washington State Lieutenant Governor Denny Heck