Future-Ready Secondary Design:

Middle Housing Impacts and EPRI's ReSeT Tool

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What is Middle Housing?

Middle housing refers to ground-oriented, multi-unit housing types—such as duplexes, triplexes, fourplexes, townhouses, ADUs, DADUs

- **Duplexes/Triplexes/Fourplexes**: Two, three, or four units in one building.
- **Townhouses/Rowhouses**: Attached, side-by-side units.
- **Accessory Dwelling Units (ADUs)**: Smaller, independent units located on the same lot as a primary, single-family home. Can be attached or detached.

Middle Housing Policy and Utility Impacts

Policy Drivers

HB 1110 Requirements
City of Seattle **One Seattle Plan**
Allows 4-6 units per lot
Implement by 2025

What This Means

Increased housing density
Higher electrical loads
Larger service wires
Secondary system constrains

More homes per lot = higher electrical demand on existing secondary systems

Source: Washington HB 1110,
https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/OneSeattlePlanCitywidePoliciesUpdate.pdf

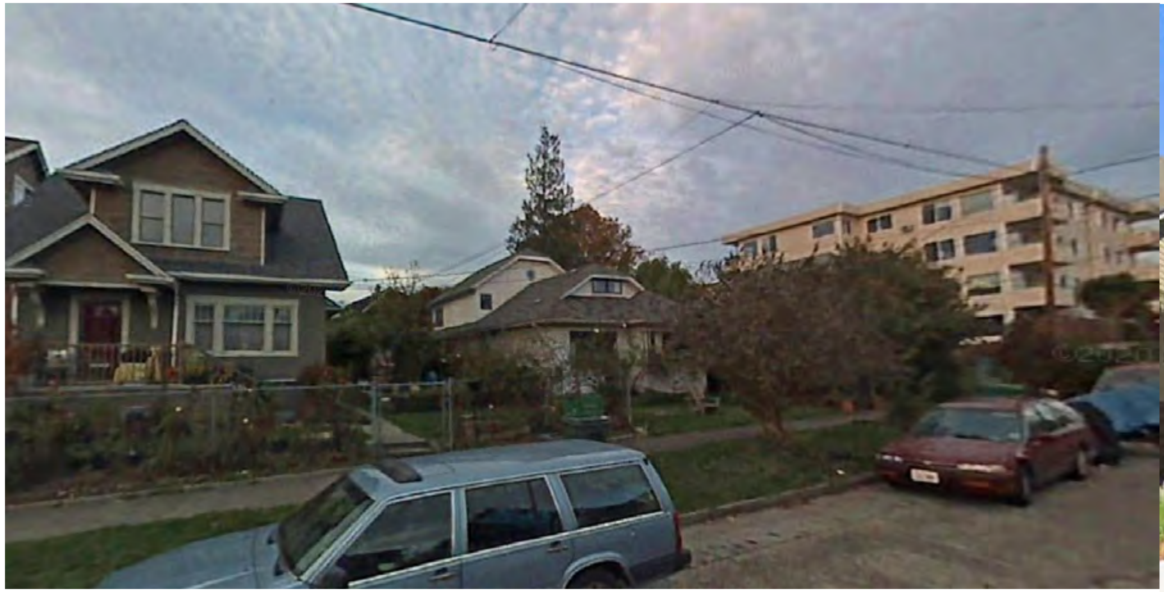
Updating Seattle’s Neighborhood Residential Zoning

- **More Homes per Lot** to expand housing choices and meet new state requirements
- **Building Height Maintained** – generally keeps the same number of stories allowed today
- **Higher Development Capacity** – Floor Area Ratio (FAR) increases from ~1.0 to 1.2
- **Greater Site Utilization** – Lot coverage increases to **50%** (from ~35–40%)
- **More Flexible Site Design** – Reduced front and rear setbacks; porches allowed in front setback

https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/UpdatingNeighborhoodResidentialZoning.pdf

Neighborhood Evolution: Increasing Housing Density in Seattle

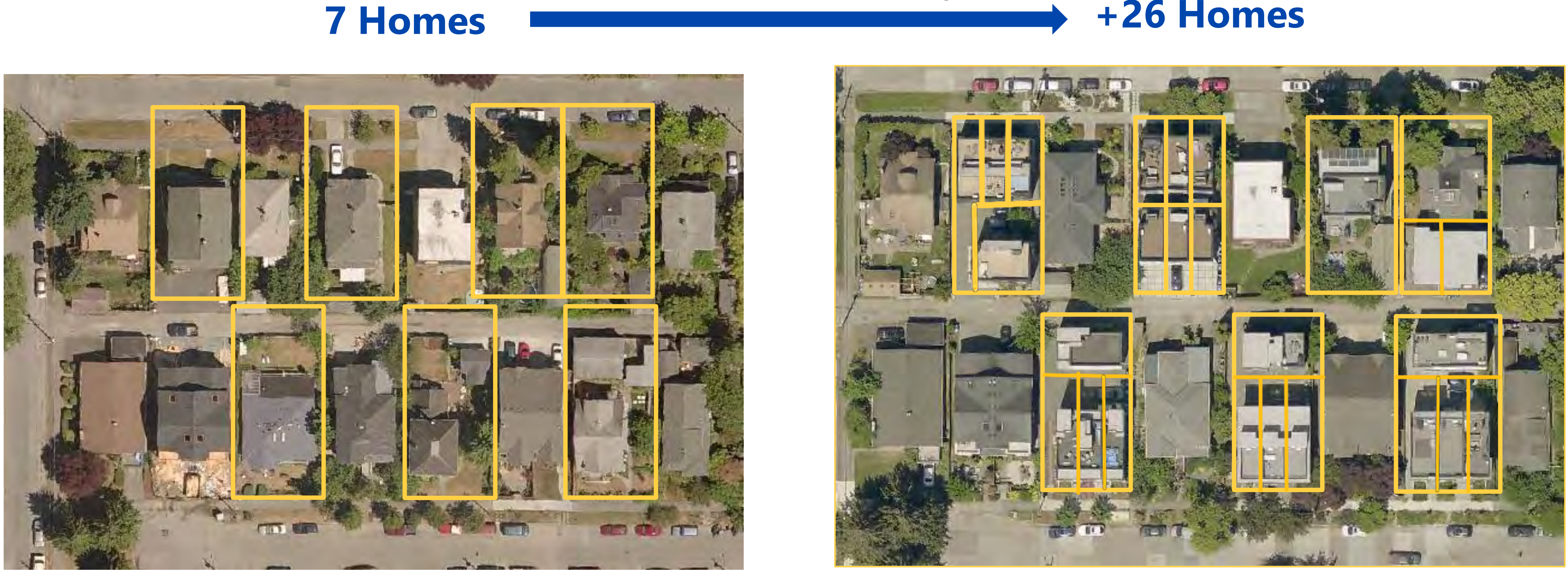
2007: Single-Family Lot



2023: Middle Housing Development

One lot → Multiple homes → Increased electrical demand

Rapid Increase in Residential Density

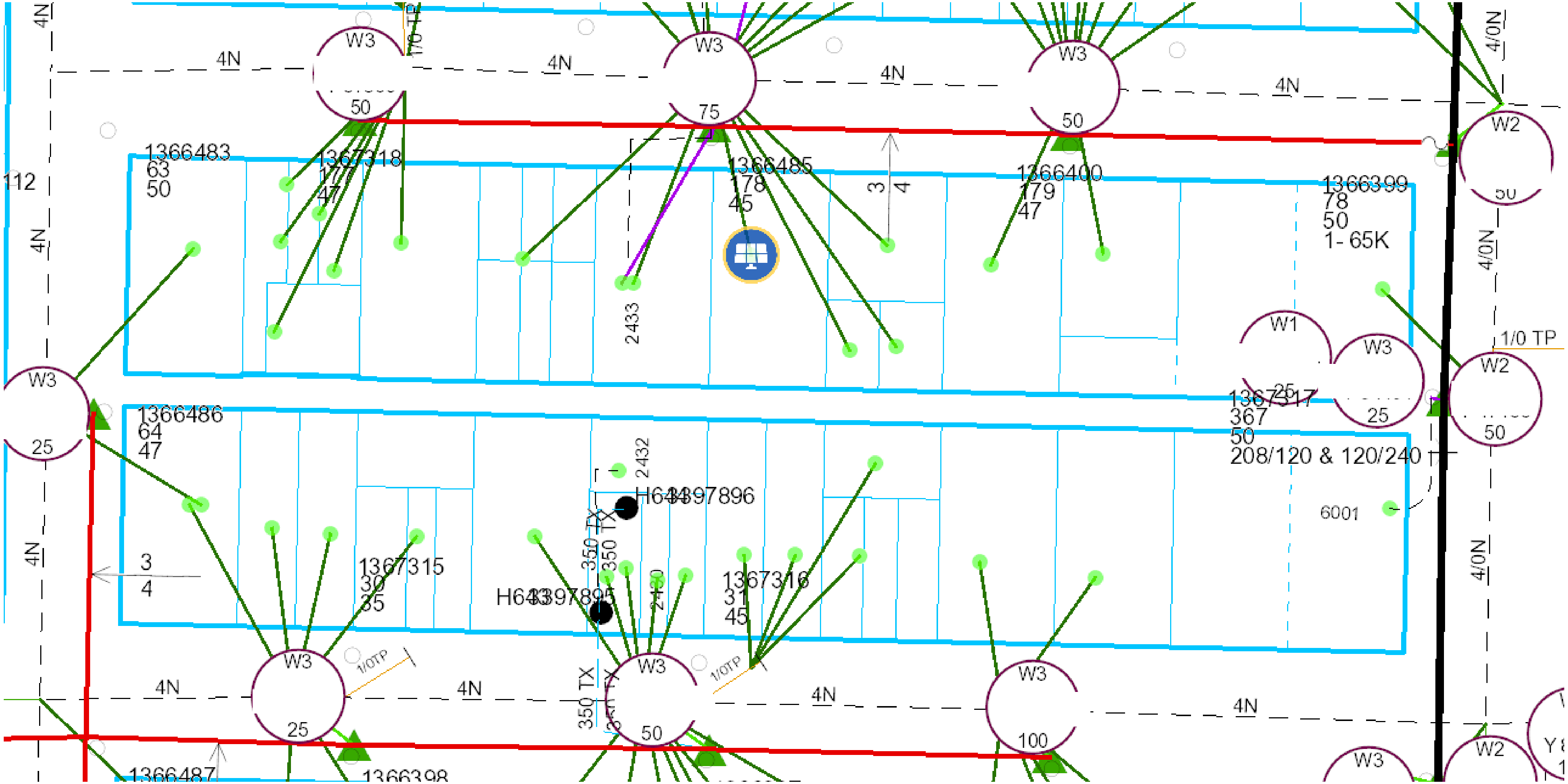


2007
7 Homes

~4x Increase in Density

2023
+26 Homes

Existing Secondary Distribution System



Implications for Utility & Distribution Design

Increased Service Density – More homes per lot will increase electrical service demand within existing neighborhoods

Secondary System Impacts – Higher density may require upgrades to secondary conductors, transformers, and service configurations

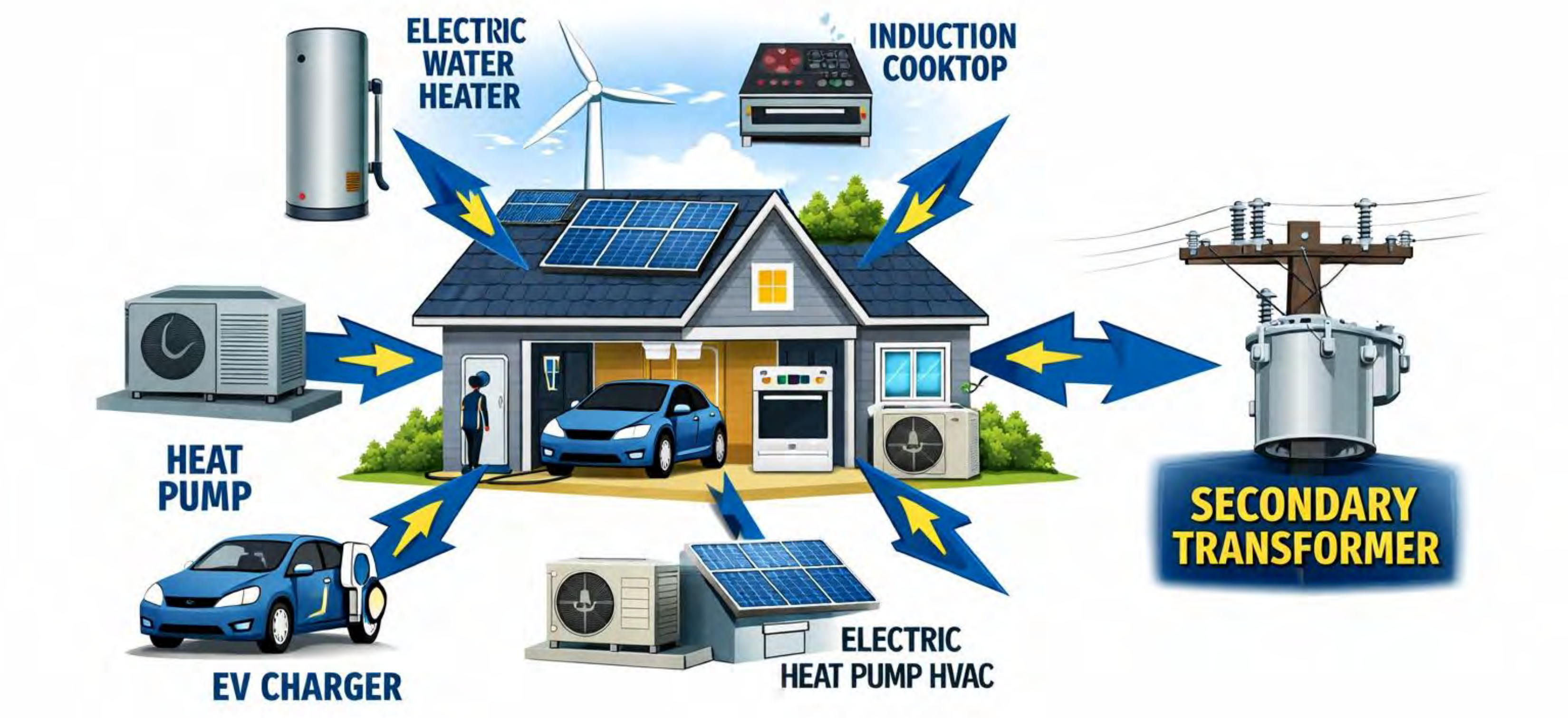
Limited Construction Space – Reduced setbacks and increased lot coverage may constrain utility access and equipment placement

Service Coordination – Unit lot subdivisions may result in more individual services and meters per site

Design Complexity – Flexible site layouts require early coordination between developers and utilities

Planning Tools – Tools such as EPRI's ReSet (Residential Secondary Design Tool) can help utilities evaluate and plan for these new development patterns

Electrification is Changing Residential Load Profiles



Electrification + increased housing density requires a more data-driven approach to secondary system design.

ReSeT by EPRI

Residential Secondary Design Tool

Residential Secondary Design for Electrification

Task 1: Characterize Area-Specific EV Loads

1.1: Acquire Telematics-based EV Charging Data

1.2: Analyze Local EV Charging Data

1.3: Model and Project Future Local EV Loads

Task 2: Characterize Area-Specific Heat Pump and Other Electrification Loads

2.1: Characterize Individual Heat Pump and Other Electrification Loads

2.2: Characterize Aggregated Residential Loads

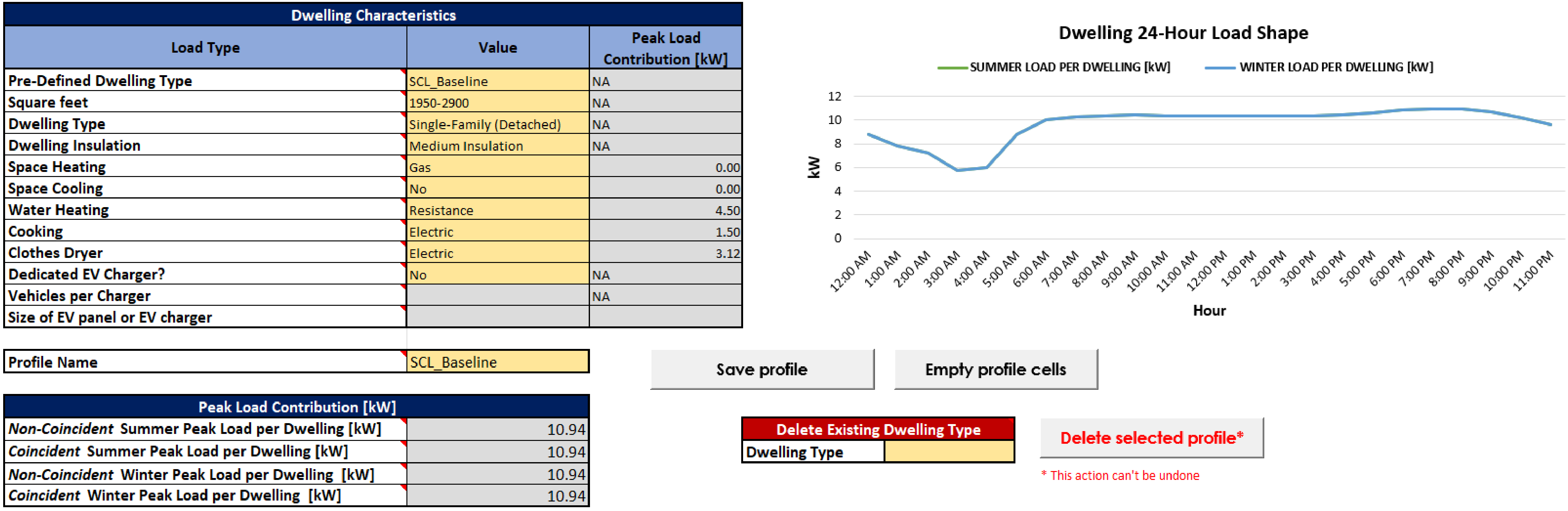
Task 3: Develop Area-Specific Guidance for Residential Secondary Design

3.1: Review Existing Residential Secondary Design Practices and Gaps

3.2: Develop a Proof-of Concept Tool for Service Transformer Sizing

3.3: Develop Guidance for Secondary Design

Residential Load Information



Dwelling Characteristics		
Load Type	**Value**	**Peak Load Contribution [kW]**
Pre-Defined Dwelling Type	SCL_Baseline	NA
Square feet	1950-2900	NA
Dwelling Type	Single-Family (Detached)	NA
Dwelling Insulation	Medium Insulation	NA
Space Heating	Gas	0.00
Space Cooling	No	0.00
Water Heating	Resistance	4.50
Cooking	Electric	1.50
Clothes Dryer	Electric	3.12
Dedicated EV Charger?	No	NA
Vehicles per Charger		NA
Size of EV panel or EV charger		

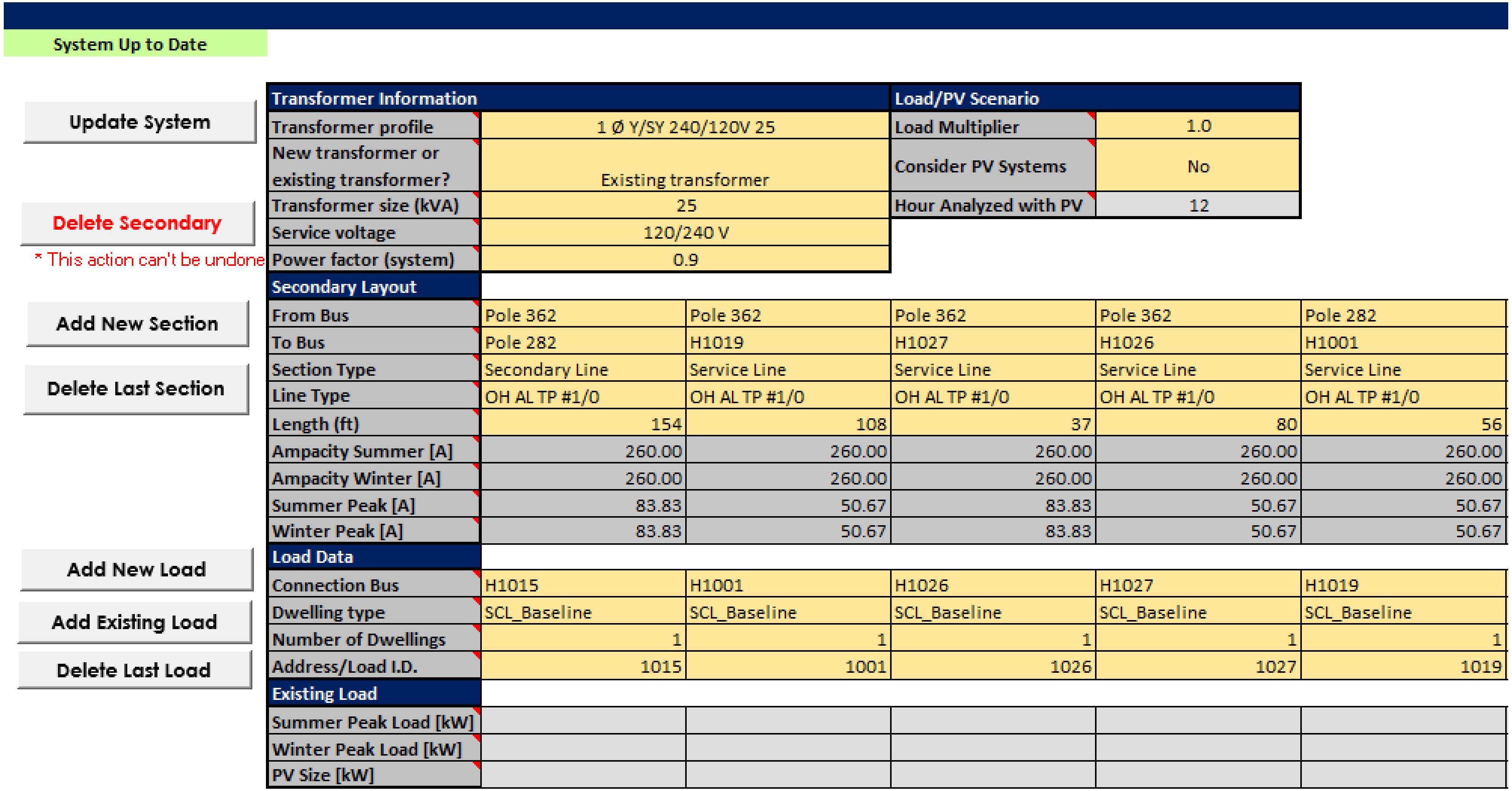
Profile Name	SCL_Baseline

Peak Load Contribution [kW]	
***Non-Coincident* Summer Peak Load per Dwelling [kW]**	10.94
***Coincident* Summer Peak Load per Dwelling [kW]**	10.94
***Non-Coincident* Winter Peak Load per Dwelling [kW]**	10.94
***Coincident* Winter Peak Load per Dwelling [kW]**	10.94

Delete Existing Dwelling Type	
Dwelling Type	

* This action can't be undone

Secondary Design



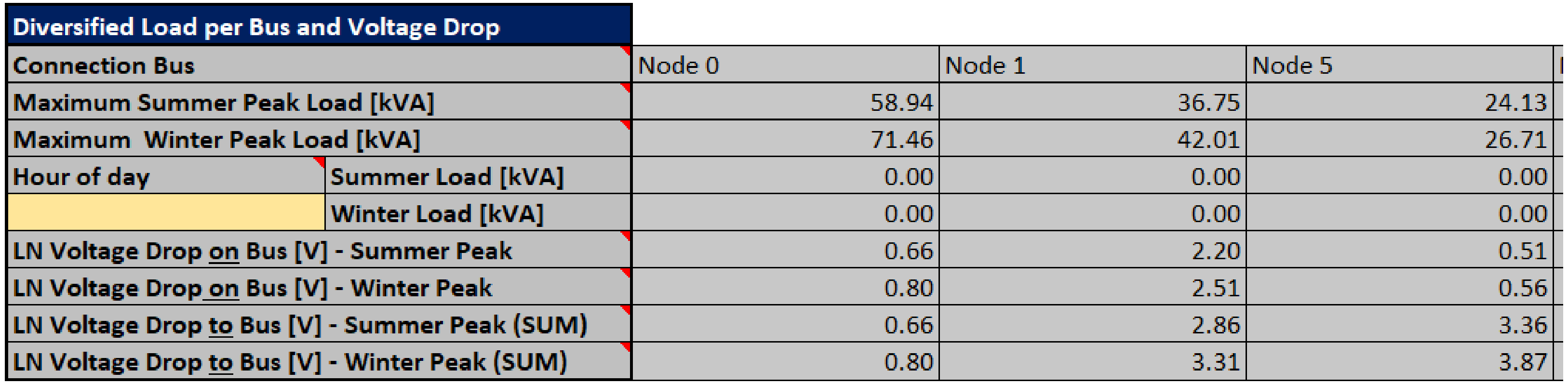
* This action can't be undone

Transformer Information	
Transformer profile	1 Ø Y/SY 240/120V 25
New transformer or existing transformer?	Existing transformer
Transformer size (kVA)	25
Service voltage	120/240 V
Power factor (system)	0.9

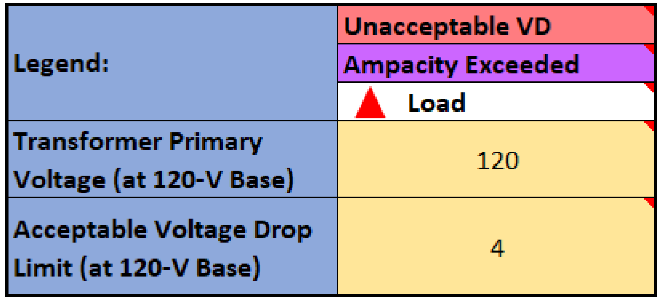
Load/PV Scenario	
Load Multiplier	1.0
Consider PV Systems	No
Hour Analyzed with PV	12

Secondary Layout					
From Bus	Pole 362	Pole 362	Pole 362	Pole 362	Pole 282
To Bus	Pole 282	H1019	H1027	H1026	H1001
Section Type	Secondary Line	Service Line	Service Line	Service Line	Service Line
Line Type	OH AL TP #1/0	OH AL TP #1/0	OH AL TP #1/0	OH AL TP #1/0	OH AL TP #1/0
Length (ft)	154	108	37	80	56
Ampacity Summer [A]	260.00	260.00	260.00	260.00	260.00
Ampacity Winter [A]	260.00	260.00	260.00	260.00	260.00
Summer Peak [A]	83.83	50.67	83.83	50.67	50.67
Winter Peak [A]	83.83	50.67	83.83	50.67	50.67
Load Data					
Connection Bus	H1015	H1001	H1026	H1027	H1019
Dwelling type	SCL_Baseline	SCL_Baseline	SCL_Baseline	SCL_Baseline	SCL_Baseline
Number of Dwellings	1	1	1	1	1
Address/Load I.D.	1015	1001	1026	1027	1019
Existing Load					
Summer Peak Load [kW]					
Winter Peak Load [kW]					
PV Size [kW]					

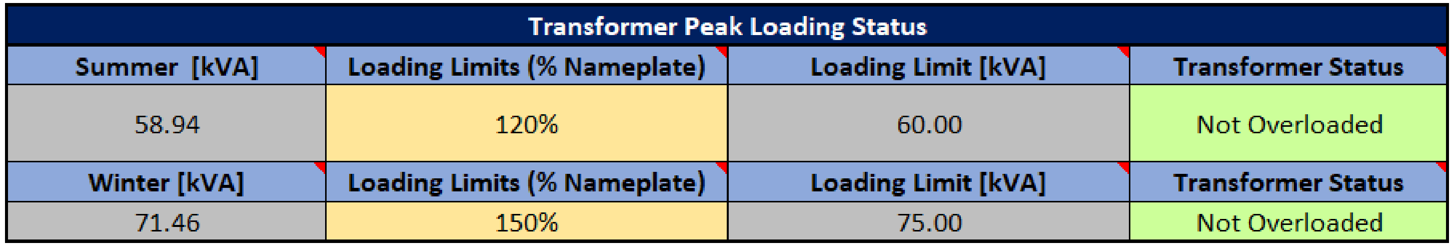
Secondary Design



Diversified Load per Bus and Voltage Drop				
Connection Bus		Node 0	Node 1	Node 5
Maximum Summer Peak Load [kVA]		58.94	36.75	24.13
Maximum Winter Peak Load [kVA]		71.46	42.01	26.71
Hour of day	Summer Load [kVA]	0.00	0.00	0.00
	Winter Load [kVA]	0.00	0.00	0.00
LN Voltage Drop on Bus [V] - Summer Peak		0.66	2.20	0.51
LN Voltage Drop on Bus [V] - Winter Peak		0.80	2.51	0.56
LN Voltage Drop to Bus [V] - Summer Peak (SUM)		0.66	2.86	3.36
LN Voltage Drop to Bus [V] - Winter Peak (SUM)		0.80	3.31	3.87



Legend:	**Unacceptable VD** **Ampacity Exceeded** ▲ **Load**
Transformer Primary Voltage (at 120-V Base)	120
Acceptable Voltage Drop Limit (at 120-V Base)	4



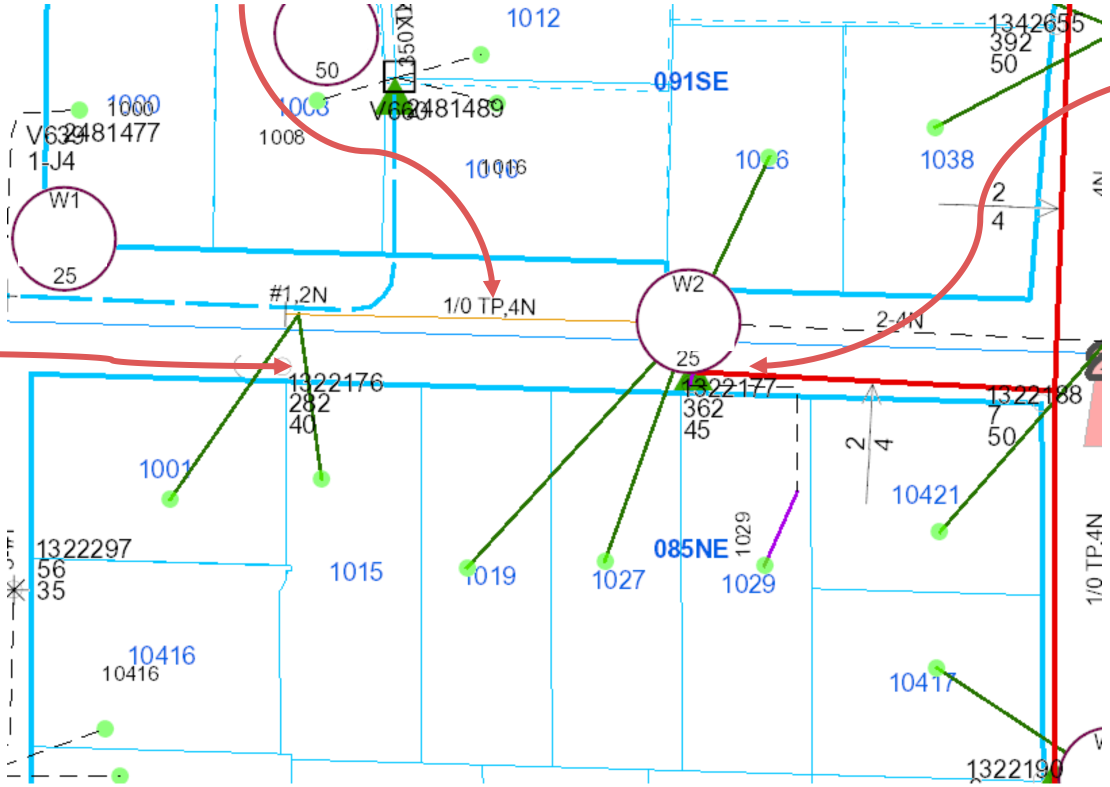
Transformer Peak Loading Status			
Summer [kVA]	**Loading Limits (% Nameplate)**	**Loading Limit [kVA]**	**Transformer Status**
58.94	120%	60.00	Not Overloaded
Winter [kVA]	**Loading Limits (% Nameplate)**	**Loading Limit [kVA]**	**Transformer Status**
71.46	150%	75.00	Not Overloaded

Process to Evaluate

- Select sample secondary system for the analysis
- Recreate baseline models in ReSeT based on the utility data
- Apply near-term and long-term electrification scenarios
- Evaluate violations on the system
- Assess cost-informed mitigation strategies

Example Secondary System

#1/0 AL TP from Pole 362 to Pole 282

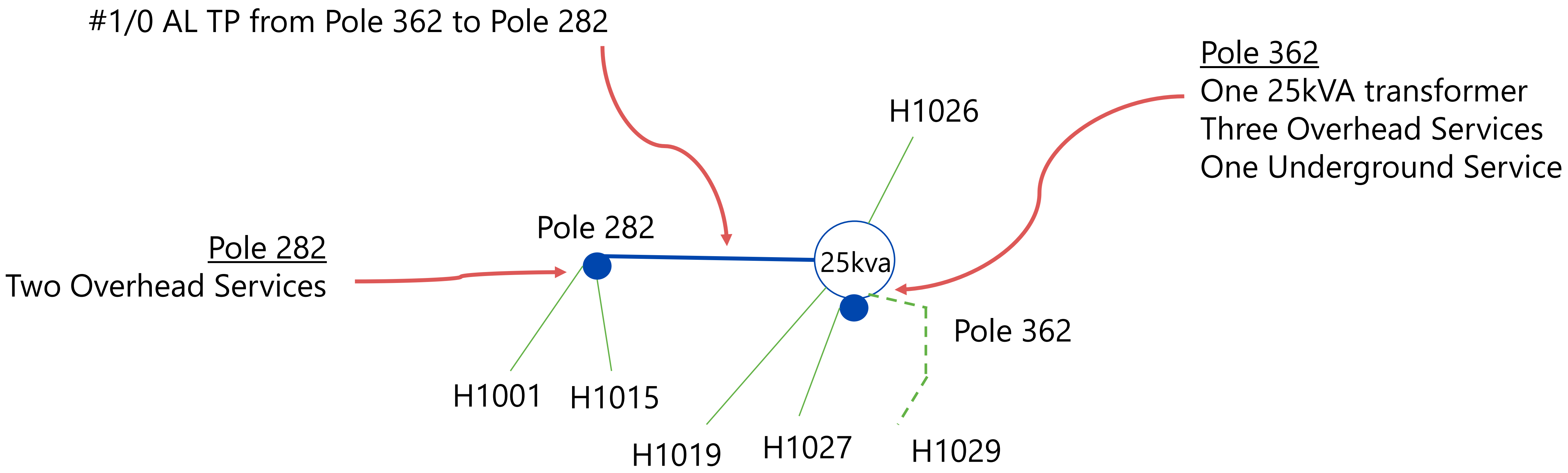


<u>Pole 362</u>
One 25kVA transformer
Three Overhead Services
One Underground Service

<u>Pole 282</u>
Two Overhead Services

Select sample secondary system for the analysis

Example Secondary System



#1/0 AL TP from Pole 362 to Pole 282

<u>Pole 362</u>
One 25kVA transformer
Three Overhead Services
One Underground Service

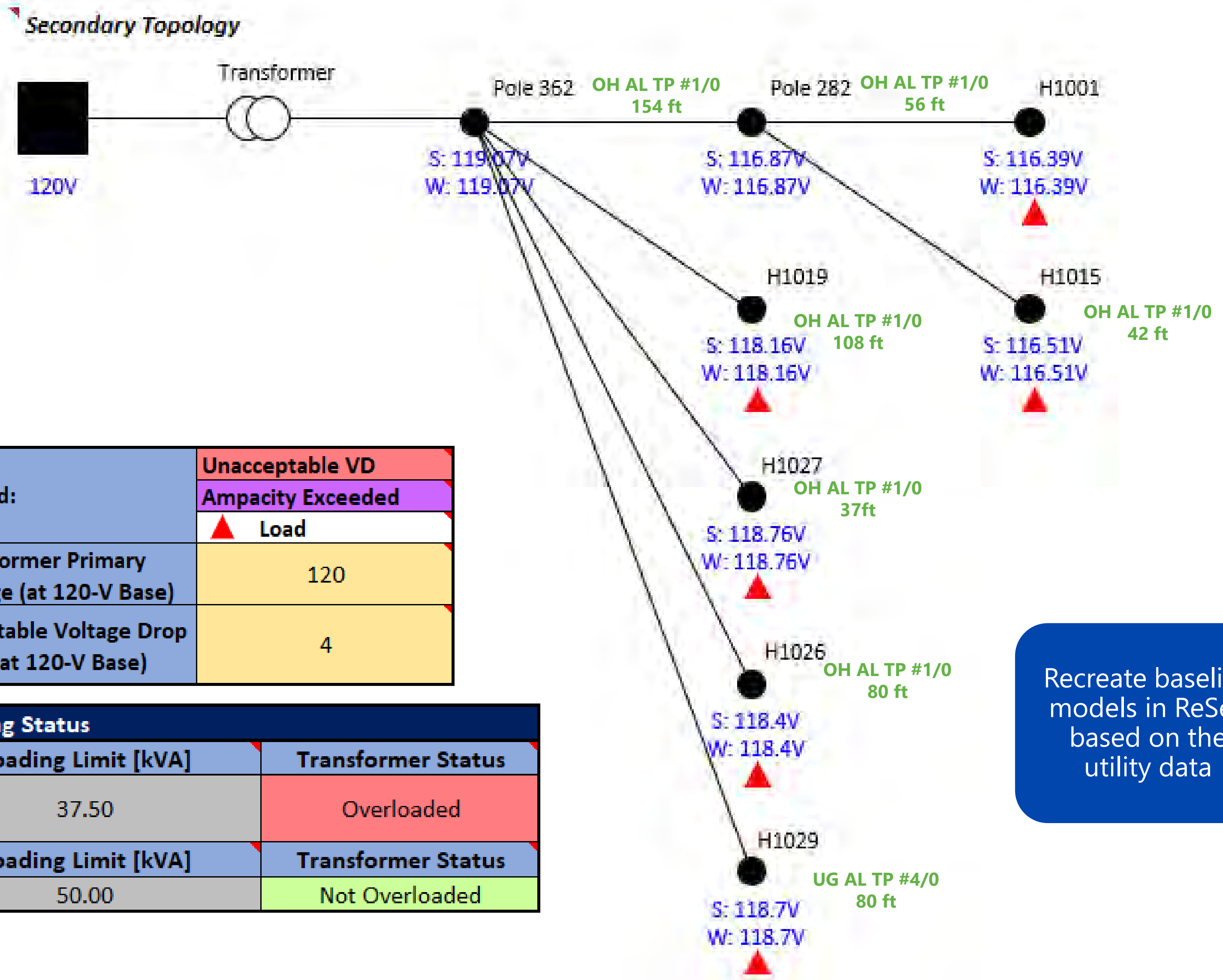
<u>Pole 282</u>
Two Overhead Services

Select sample secondary system for the analysis

Baseline – Today's Conditions

Load Type	Baseline
Square Feet	2000 sqft
House Type	Single-Family (Detached)
Insulation Level	Medium
Space Heating	Gas
Space Cooling	No
Water Heating	Electric
Cooking	Electric
Clothes Dryer	Electric
EV Charger	No

Secondary Topology



Legend:	Unacceptable VD Ampacity Exceeded ▲ Load
Transformer Primary Voltage (at 120-V Base)	120
Acceptable Voltage Drop Limit (at 120-V Base)	4

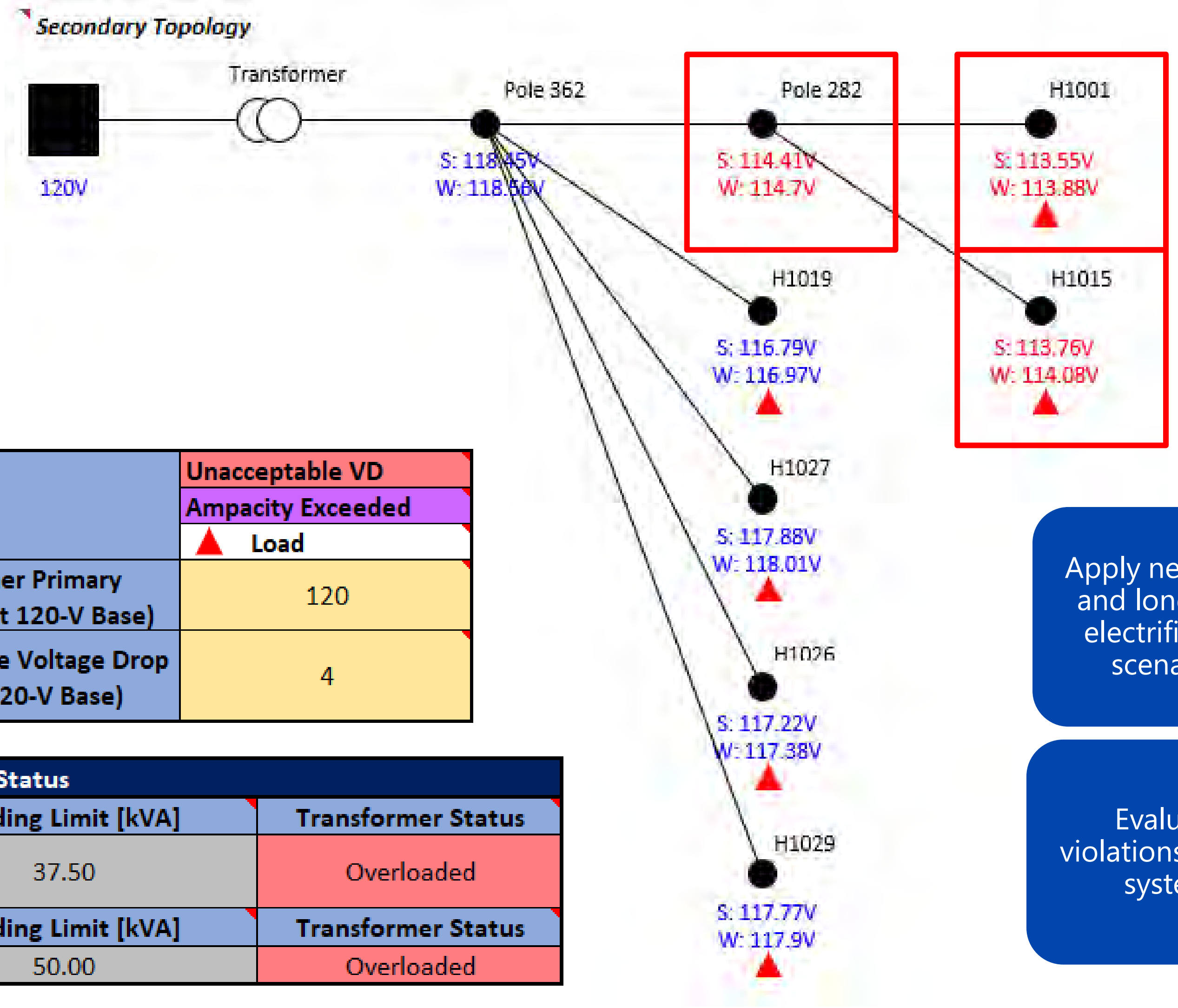
Transformer Peak Loading Status

Summer [kVA]	Loading Limits (% Nameplate)	Loading Limit [kVA]	Transformer Status
39.07	150%	37.50	Overloaded
Winter [kVA]	**Loading Limits (% Nameplate)**	**Loading Limit [kVA]**	**Transformer Status**
39.07	200%	50.00	Not Overloaded

Recreate baseline models in ReSeT based on the utility data

Future Interim - Near-Term Scenario

Load Type	Near-Term
Square Feet	2000 sqft
House Type	Single-Family (Detached)
Insulation Level	Medium
Space Heating	Gas
Space Cooling	**Air Conditioner**
Water Heating	**Heat Pump**
Cooking	Electric
Clothes Dryer	Electric
EV Charger	**Low L2**



Legend:	🟥 **Unacceptable VD** 🟪 **Ampacity Exceeded** ▲ **Load**
Transformer Primary Voltage (at 120-V Base)	120
Acceptable Voltage Drop Limit (at 120-V Base)	4

Transformer Peak Loading Status

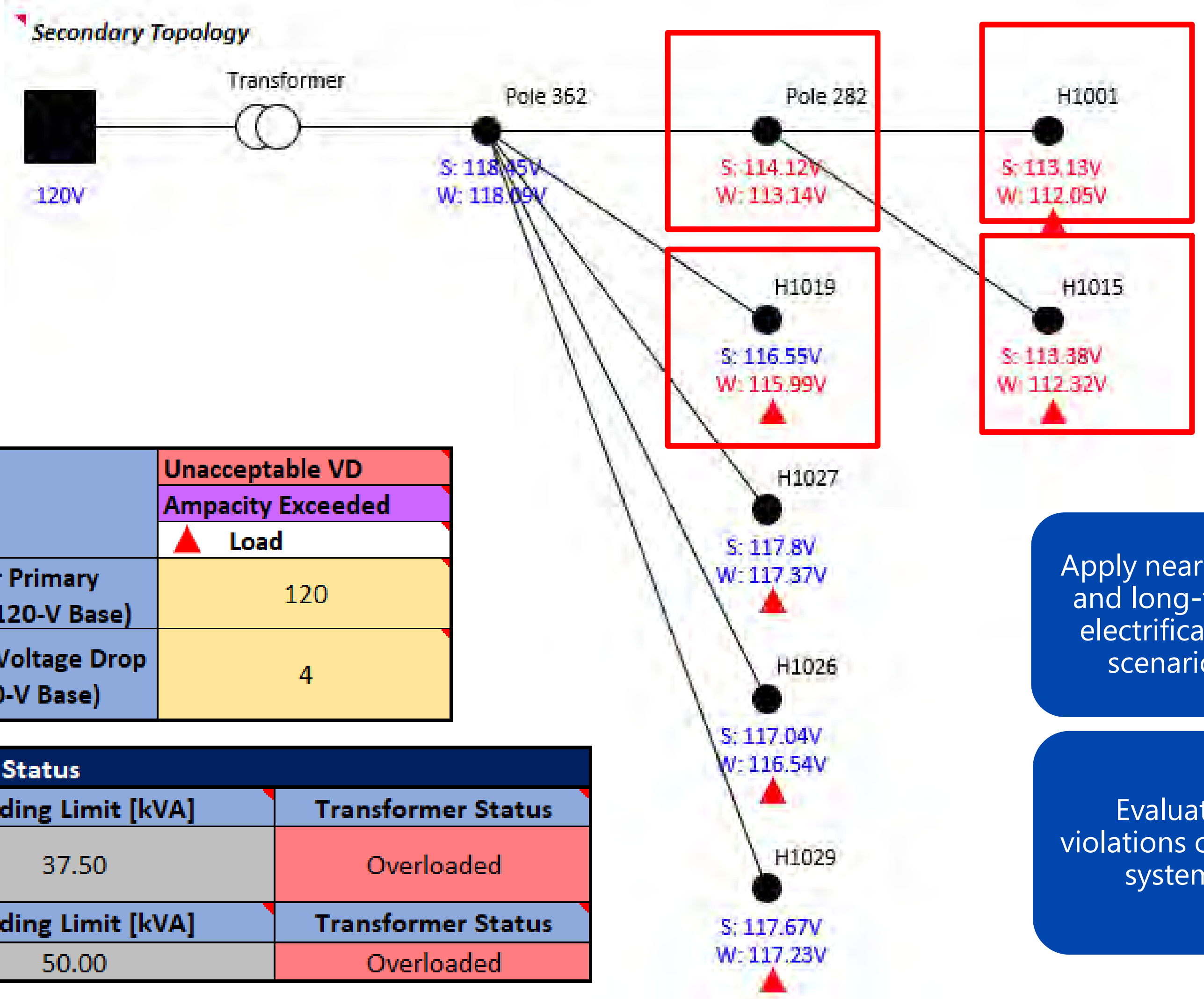
Summer [kVA]	Loading Limits (% Nameplate)	Loading Limit [kVA]	Transformer Status
65.32	150%	37.50	Overloaded
Winter [kVA]	**Loading Limits (% Nameplate)**	**Loading Limit [kVA]**	**Transformer Status**
60.81	200%	50.00	Overloaded

Apply near-term and long-term electrification scenarios

Evaluate violations on the system

Fully Electrified – Long Term Scenario

Load Type	Long-Term
Square Feet	2000 sqft
House Type	Single-Family (Detached)
Insulation Level	Medium
Space Heating	**Heat Pump (Electric Backup)**
Space Cooling	**Heat Pump**
Water Heating	**Heat Pump**
Cooking	Electric
Clothes Dryer	Electric
EV Charger	**High L2**



Legend:	Unacceptable VD Ampacity Exceeded ▲ Load
Transformer Primary Voltage (at 120-V Base)	120
Acceptable Voltage Drop Limit (at 120-V Base)	4

Transformer Peak Loading Status			
Summer [kVA]	**Loading Limits (% Nameplate)**	**Loading Limit [kVA]**	**Transformer Status**
65.41	150%	37.50	Overloaded
Winter [kVA]	**Loading Limits (% Nameplate)**	**Loading Limit [kVA]**	**Transformer Status**
80.26	200%	50.00	Overloaded

Apply near-term and long-term electrification scenarios

Evaluate violations on the system

Mitigation Strategy and Costs

	Mitigation Strategy	Violation Resolved?	Cost
Baseline	• Replace 25kV Transformer to 50kVA	Yes	$8,648.24 **Total Cost = $8,648.24**
Near-Term	• Replace 25kV Transformer to 75kVA • Change Pole 362 to 282 from 1/0TP to 4/0TP	Yes	$8,648.24 – transformer upgrade $2410.15 – reconductor secondary **Total Cost = $11,058.39**
Long-Term	• Replace 25kV Transformer to 100kVA (possible pole upgrade) • Change Pole 362 to 282 from 1/0TP to 4/0TP • Change Pole 362 to H1019 from 1/0TP to 4/0TP	Yes	$8,648.24 – transformer upgrade $2,410.15 – reconductor secondary $876.40 – reconductor service drop $3,290.96 – pole replacement **Total Cost = $11,934.79 (without pole replacement)** **Total Cost = $15,225.75 (with pole replacement)**

Other considerations to consider when implementing mitigation strategies:

- Pole replacements to accommodate a heavier transformer
- Space for guying #4/0 AL TP to balance the additional weight/tension on the pole

Assess cost-informed mitigation strategies

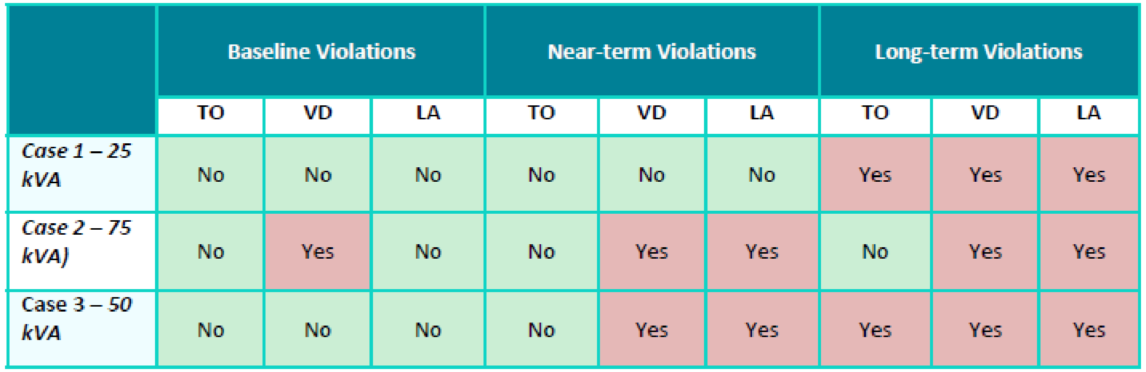
Key Takeaways

1. **Transition from reactive to more proactive planning**
2. Voltage performance is the first limiting factor
3. Transformer overloads occur later, driven by electrification density
4. Conductor gauge and design standards need updating
5. Circuit topology matters
6. Integrated mitigation strategies are most effective
7. Operational and economic considerations
8. Electrification readiness varies by layout
9. Planning criteria and broader considerations

- Traditional “size-for-today” practices fail under electrification growth
- Move from reactive upgrades to proactive planning
- Use localized electrification forecasts + rightsizing tools
- Combine with enhanced monitoring of transformer loading

- **Outcome:** Economical, future-ready upgrades aligned with demand, updated standards and procurement strategies

Example of the violations obtained for the three cases analyzed of a utility



	Baseline Violations			Near-term Violations			Long-term Violations		
	TO	VD	LA	TO	VD	LA	TO	VD	LA
Case 1 – 25 kVA	No	No	No	No	No	No	Yes	Yes	Yes
Case 2 – 75 kVA)	No	Yes	No	No	Yes	Yes	No	Yes	Yes
Case 3 – 50 kVA	No	No	No	No	Yes	Yes	Yes	Yes	Yes

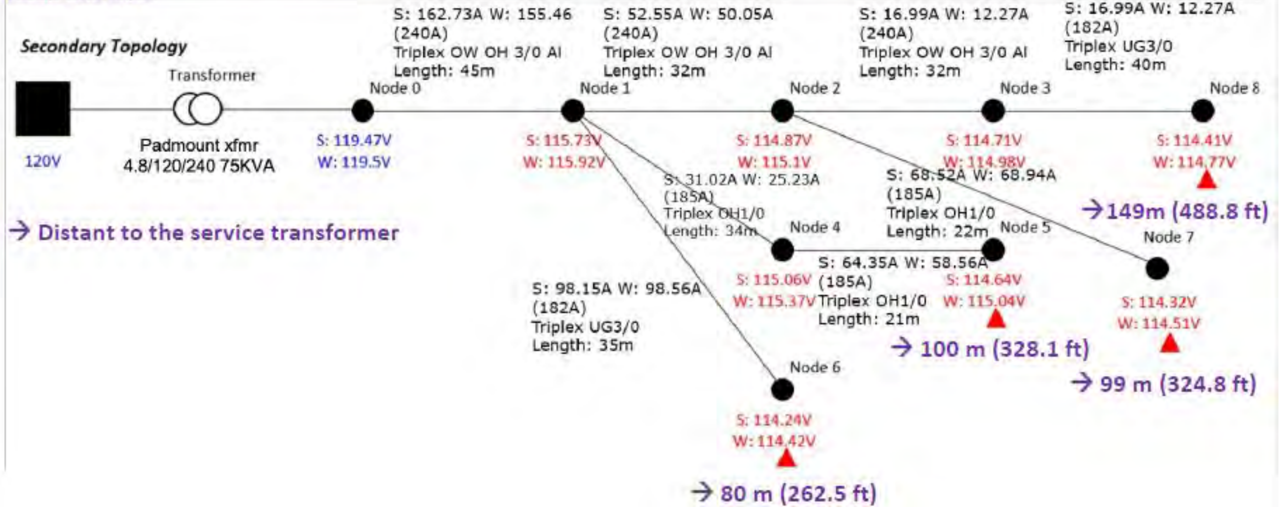
- TO: Transformer Overload Violation
- VD: Voltage Drop Violation
- LA: Line Ampacity Violation

Today’s systems often are inadequate under electrification growth

Key Takeaways

1. Transition from reactive to more proactive planning
2. **Voltage performance is the first limiting factor**
3. Transformer overloads occur later, driven by electrification density
4. Conductor gauge and design standards need updating
5. Circuit topology matters
6. Integrated mitigation strategies are most effective
7. Operational and economic considerations
8. Electrification readiness varies by layout
9. Planning criteria and broader considerations

- Voltage violations appear before transformer overloads
- Physical configuration (i.e., length, gauge, topology) drives performance
- Even circuits with few customers can fail under long spans
- Midpoint taps and uneven load allocation worsen voltage decline
- **Solution:** Targeted reconductoring or topology changes



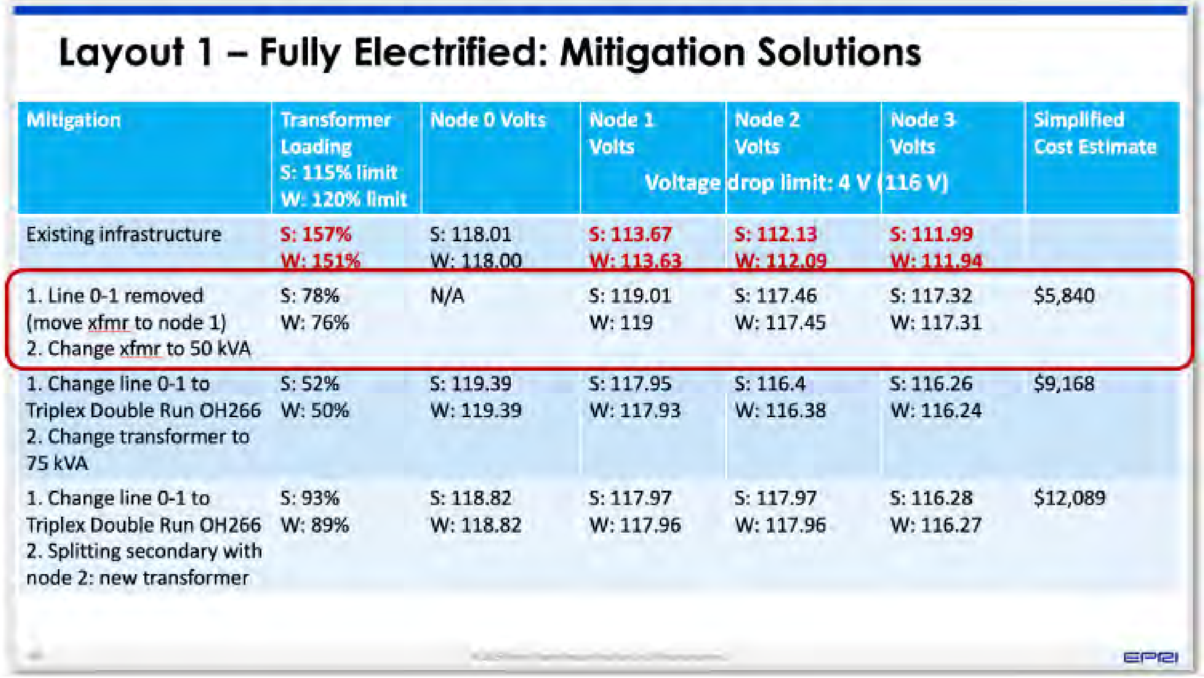
Example of a secondary layout on baseline electrification conditions exhibiting violations due to long spans and midpoint taps

Key Takeaways

1. Transition from reactive to more proactive planning
2. Voltage performance is the first limiting factor
3. **Transformer overloads occur later, driven by electrification density**
4. Conductor gauge and design standards need updating
5. Circuit topology matters
6. Integrated mitigation strategies are most effective
7. Operational and economic considerations
8. Electrification readiness varies by layout
9. Planning criteria and broader considerations

- Overloads typically arise in long-term scenarios
- Transformer upsizing alone does not solve voltage issues
- Integrated upgrades combining conductor and topology changes are most effective

- **Best Practice:** Moderate upsizing + selective reconductoring + load reallocation



Layout 1 – Fully Electrified: Mitigation Solutions

Mitigation	Transformer Loading S: 115% limit W: 120% limit	Node 0 Volts	Node 1 Volts	Node 2 Volts	Node 3 Volts	Simplified Cost Estimate
			Voltage drop limit: 4 V (116 V)			
Existing infrastructure	S: 157% W: 151%	S: 118.01 W: 118.00	S: 113.67 W: 113.63	S: 112.13 W: 112.09	S: 111.99 W: 111.94	
1. Line 0-1 removed (move xfmr to node 1) 2. Change xfmr to 50 kVA	S: 78% W: 76%	N/A	S: 119.01 W: 119	S: 117.46 W: 117.45	S: 117.32 W: 117.31	$5,840
1. Change line 0-1 to Triplex Double Run OH266 2. Change transformer to 75 kVA	S: 52% W: 50%	S: 119.39 W: 119.39	S: 117.95 W: 117.93	S: 116.4 W: 116.38	S: 116.26 W: 116.24	$9,168
1. Change line 0-1 to Triplex Double Run OH266 2. Splitting secondary with node 2: new transformer	S: 93% W: 89%	S: 118.82 W: 118.82	S: 117.97 W: 117.96	S: 117.97 W: 117.96	S: 116.28 W: 116.27	$12,089

Example of the mitigation solutions identified for a fully electrified scenario exhibiting lower cost on moderate upsizing of the transformer and topology changes

Designing for New Construction

Sensitivity Settings:

- **Transformer limit:** 120% for Summer and Winter
- **Power factor of loads:** 0.9

Number of Homes per Transformer

Transformer Size (kVA)	Number of Customers served by the same *transformer* before overload					
	Today's		Near-term		Long-term	
	2000 sqft	3000 sqft	2000 sqft	3000 sqft	2000 sqft	3000 sqft
25	7 (28.7 kVA)	6 (27 kVA)	2 (27.1 kVA)	2 (27.4 kVA)	1 (26.7 kVA)	1 (27.5 kVA)
50	19 (59.5 kVA)	17 (57.9 kVA)	7 (57.1 kVA)	7 (58.4 kVA)	3 (54 kVA)	3 (56.3 kVA)
75	+20	+20	14 (89.2 kVA)	13 (87.4 kVA)	7 (88.56 kVA)	6 (84.6 kVA)
100	+20	+20	+20	+20	11 (119.7 kVA)	10 (118.9 kVA)
150	+20	+20	+20	+20	19 (179.1 kVA)	17 (175.2 kVA)

To serve more than one customer, 25 kVA may still be useful in isolated rural settings

1. **Number of Homes per Transformer** ← *Moving variable*
2. Conductor & Service Drop Gauge (Thermal constraint)
3. Conductor & Service Drop Length (Voltage constraint)
4. Topology (i.e., Shared conductor vs. dedicated)

Designing for New Construction

Sensitivity Settings:

- **Shared Conductor:** Increased number of customers served by the same conductor
- **Power factor of loads:** 0.9
- **Conductor length:** 100ft (~30.5m)

Conductor & Service Drop Gauge (Thermal constraint)

Service Gauge	Number of Customers served by the same *service* overload					
	Today's		Near-term		Long-term	
	2000 sqft	3000 sqft	2000 sqft	3000 sqft	2000 sqft	3000 sqft
1/0 AWG (165A)	11 (164.2 A)	11 (173.1 A)	3 (149.1 A)	3 (151.4 A)	1 (111.3 A)	1 (114.5 A)
2/0 AWG (190 A)	13 (185.7 A)	12 (184.8 A)	4 (172.1 A)	4 (175.3 A)	2 (175.1 A)	2 (181.4 A)
3/0 AWG (215 A)	15 (207.3 A)	14 (208 A)	5 (194.8 A)	5 (198.8 A)	2 (175.1 A)	2 (181.4 A)
4/0 AWG (230 A)	17 (227.1 A)	15 (219.6 A)	6 (216.7 A)	6 (221.5 A)	3 (225 A)	2 (181.4 A)
350 KCMIL (340 A)	+20 (258.8 A)	+20 (275.5 A)	12 (335.2 A)	11 (326.11 A)	6 (334.4 A)	5 (312.8 A)
500 KCMIL (415 A)	+20 (258.8 A)	+20 (275.5 A)	16 (407.9 A)	15 (402.4 A)	8 (402.2 A)	7 (389.5 A)

Upsizing to 3/0 or 4/0 AWG provides almost no long-term benefit for shared services: the maximum number of homes still caps at 2–3

1. Number of Homes per Transformer
2. **Conductor & Service Drop Gauge (Thermal constraint)** ← *Moving variable*
3. Conductor & Service Drop Length (Voltage constraint)
4. Topology (i.e., Shared conductor vs. dedicated)

Designing for New Construction

Conductor & Service Drop Length (Voltage constraint)

Sensitivity Settings:

- **Dedicated Conductor:** One customer per conductor
- **Power factor of loads:** 0.9
- **Voltage drop limit (on secondary):** 4V

Service Gauge	Distance from load to the transformer* (Voltage drop)					
	Today's		Near-term		Long-term	
	2000 sqft	3000 sqft	2000 sqft	3000 sqft	2000 sqft	3000 sqft
1/0 AWG (165A)	+500 ft (1.87 V)	+500 ft (1.92 V)	+500 ft (3.88 V)	<450 ft (3.54 V)	<250 ft (3.38 V)	<250 ft (3.49 V)
2/0 AWG (190 A)	+500 ft (1.51 V)	+500 ft (1.55 V)	+500 ft (3.11 V)	+500 ft (3.15 V)	<350 ft (3.78 V)	<300 ft (3.34 V)
3/0 AWG (215 A)	+500 ft (1.25 V)	+500 ft (1.28 V)	+500 ft (2.55 V)	+500 ft (2.59 V)	<400 (3.52 V)	<400 ft (3.64 V)
4/0 AWG (230 A)	+500 ft (1.02 V)	+500 ft (1.05 V)	+500 ft (2.08 V)	+500 ft (2.11 V)	+500 ft (3.58 V)	+500 ft (3.69 V)

Shorter laterals to loads to avoid voltage drop issues in future load scenarios: Even large conductors (2/0–3/0) hit the 4 V limit at moderate distances when long-term loads are applied

1. Number of Homes per Transformer
2. Conductor & Service Drop Gauge (Thermal constraint)
3. **Conductor & Service Drop Length (Voltage constraint)** ← *Moving variable*
4. Topology (i.e., Shared conductor vs. dedicated)

Designing for New Construction

Topology (i.e., Shared conductor vs. dedicated)

Topology	Customers can be served? Minimum cable size (50 kVA Transformer Example)					
	Today's		Near-term		Long-term	
	2000 sqft	3000 sqft	2000 sqft	3000 sqft	2000 sqft	3000 sqft
Dedicated	1/0 AWG	1/0 AWG	1/0 AWG	1/0 AWG	1/0 AWG	1/0 AWG
Shared	NO	NO	NO	NO	4/0 AWG	NO

Transformer Size (kVA)	Number of Customers served by the same *transformer* before overload					
	Today's		Near-term		Long-term	
	2000 sqft	3000 sqft	2000 sqft	3000 sqft	2000 sqft	3000 sqft
50	19 (59.5 kVA)	17 (57.9 kVA)	7 (57.1 kVA)	7 (58.4 kVA)	3 (54 kVA)	3 (56.3 kVA)

Service Gauge	Number of Customers served by the same *service* overload					
	Today's		Near-term		Long-term	
	2000 sqft	3000 sqft	2000 sqft	3000 sqft	2000 sqft	3000 sqft
1/0 AWG	11 (164.2 A)	11 (173.1 A)	3 (149.1 A)	3 (151.4 A)	1 (111.3 A)	1 (114.5 A)
2/0 AWG	13 (185.7 A)	12 (184.8 A)	4 (172.1 A)	4 (175.3 A)	2 (175.1 A)	2 (181.4 A)
3/0 AWG	15 (207.3 A)	14 (208 A)	5 (194.8 A)	5 (198.8 A)	2 (175.1 A)	2 (181.4 A)
4/0 AWG	17 (227.1 A)	15 (219.6 A)	6 (216.7 A)	6 (221.5 A)	3 (225 A)	2 (181.4 A)

Sharing the secondary does not allow
serving all the load the transformer can
serve (e.g., transformer can serve 19
loads, but the larger cable 4/0 AWG can
only serve 17 in today's scenario)

Designing for New Construction

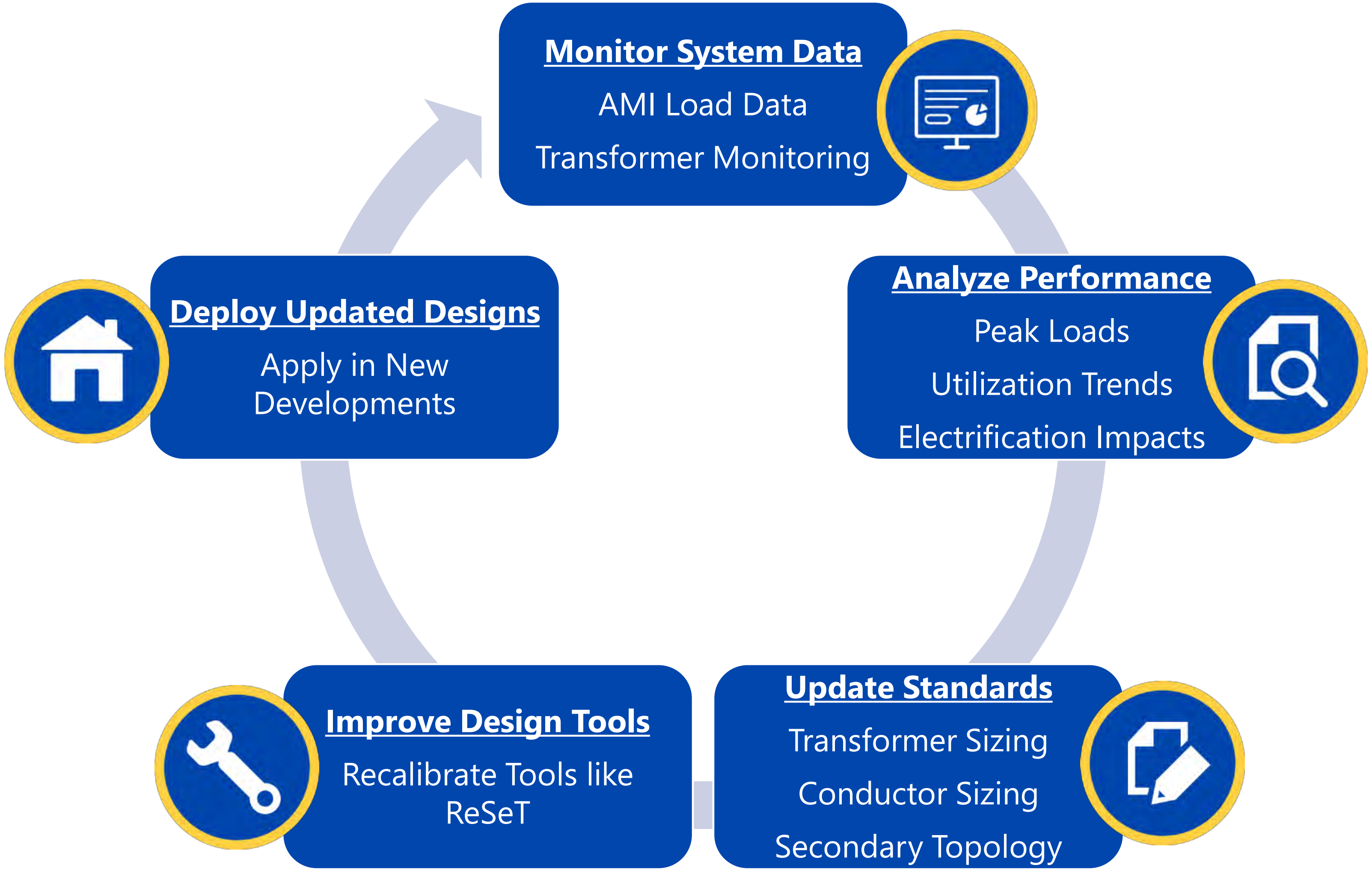
How would I design this existing system? *(Example)*

Picture taken from Google Earth with streets information hidden

How to future proof my secondaries to minimize future investments?

- **Number of Homes per Transformer**
  - 50 kVA: 3 homes long term
  - 75 kVA: 6–7 homes long term
- **Conductor & Service Drop Gauge (Thermal constraint)**
  - Dedicated 1/0–2/0 service drops (1/0 AWG is sufficient for all electrification scenarios)
  - Use 350–500 kcmil for clustered loads and are suited for shared secondary mains
- **Conductor & Service Drop Length (Voltage constraint)**
  - For 1/0 or 2/0 AWG, keep services under ~300 ft in electrification-ready designs
- **Topology (i.e., Shared conductor vs. dedicated)**
  - Prefer larger-gauge backbone conductors with short laterals or dedicated radial services to each home

Recommendations



Monitor System Data
AMI Load Data
Transformer Monitoring

Analyze Performance
Peak Loads
Utilization Trends
Electrification Impacts

Update Standards
Transformer Sizing
Conductor Sizing
Secondary Topology

Improve Design Tools
Recalibrate Tools like ReSeT

Deploy Updated Designs
Apply in New Developments

THANK YOU

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Mission, Vision, and Values

Mission

Seattle City Light safely provides our customers with affordable, reliable, and environmentally responsible energy services.

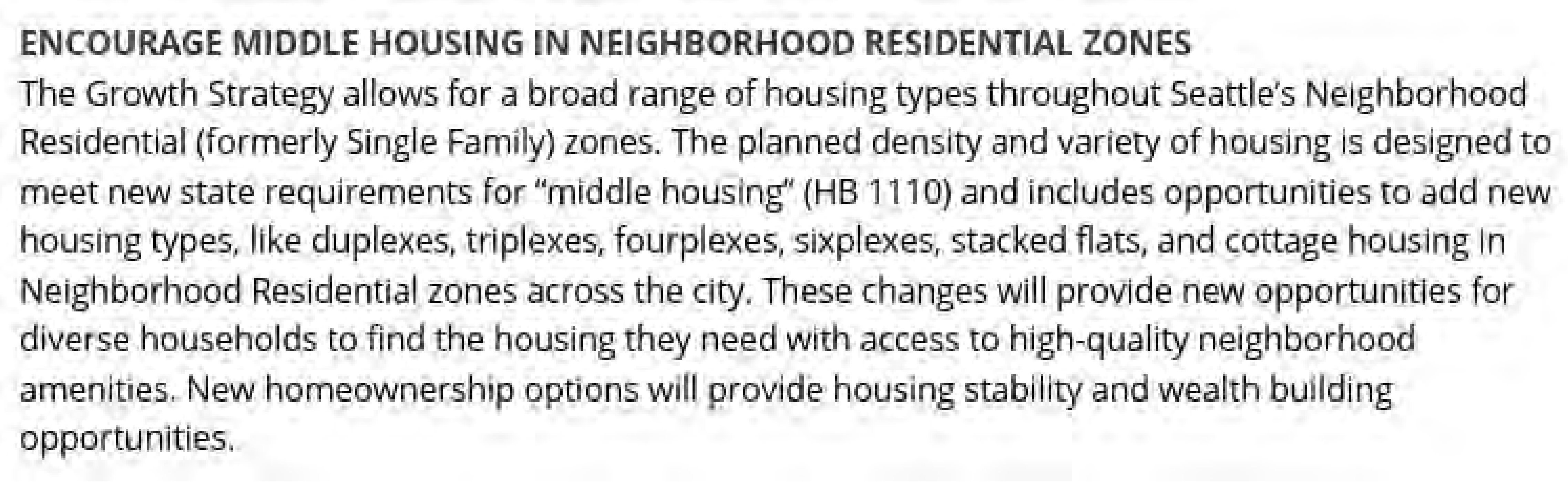
Vision

Create a shared energy future by partnering with our customers to meet their energy needs in whatever way they choose.

Values

- **Customers First**
- **Environmental Stewardship**
- **Equitable Community Connections**
- **Operational and Financial Excellence**
- **Safe and Engaged Employees**

Middle Housing Policy and Utility Impact



ENCOURAGE MIDDLE HOUSING IN NEIGHBORHOOD RESIDENTIAL ZONES

The Growth Strategy allows for a broad range of housing types throughout Seattle's Neighborhood Residential (formerly Single Family) zones. The planned density and variety of housing is designed to meet new state requirements for "middle housing" (HB 1110) and includes opportunities to add new housing types, like duplexes, triplexes, fourplexes, sixplexes, stacked flats, and cottage housing in Neighborhood Residential zones across the city. These changes will provide new opportunities for diverse households to find the housing they need with access to high-quality neighborhood amenities. New homeownership options will provide housing stability and wealth building opportunities.

Washington State's HB 1110 (2023), the "middle housing" bill, requires cities to increase housing density in areas previously reserved for single-family homes, allowing at least 4–6 units per lot. The law, aimed at addressing the housing crisis, requires compliance by June 2025 for many jurisdictions, focusing on transit proximity and diverse, lower-cost housing options.

https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/OneSeattlePlanCitywidePoliciesUpdate.pdf