

## HB 2324 - DIGEST

Finds that incentives offered to private developers are useful in creating public benefit amenities, including affordable housing, within private developments.

Declares that it is the purpose of this act to: (1) Increase the supply of affordable housing within jurisdictions subject to the growth management act;

(2) Promote infill development and diversity of housing within urban growth areas; and

(3) Rely on voluntary participation by private property owners through optional incentives rather than mandatory inclusion standards.

Requires all cities, towns, and counties planning under RCW 36.70A.040 to adopt or amend by ordinance and incorporate into their development regulations, zoning regulation, or other official control an authorization for density bonus incentives for the provision of affordable housing that apply to urban growth areas as designated under RCW 36.70A.110 and that are consistent with this chapter. Any other city, town, or county may adopt an ordinance authorizing density bonus incentives for the provision of affordable housing.

Declares that this act does not require or limit the provision of direct financial aid by the city, town, or county, the provision of publicly owned land, or the waiver or reduction of fees, including impact fees, or of dedication or exaction requirements required under the city, town, or county codes to assist the development of affordable housing.

Provides that the department of community, trade, and economic development shall within one year after the effective date of this act prepare and distribute to cities, towns, and counties that are subject to this chapter a model affordable housing density bonus incentives ordinance that is consistent with this chapter. The department may also prepare and distribute guidelines that are consistent with this chapter to assist cities, towns, and counties in complying with this chapter.