

SENATE BILL REPORT

SB 6026

As of February 23, 2001

Title: An act relating to affordable housing opportunities.

Brief Description: Expanding affordable housing opportunities.

Sponsors: Senators Patterson, Roach, Winsley and Costa.

Brief History:

Committee Activity: State & Local Government: 2/26/01.

SENATE COMMITTEE ON STATE & LOCAL GOVERNMENT

Staff: Eugene Green (786-7405)

Background: In 1997, six western Washington counties (Clark, King, Kitsap, Pierce, Snohomish, Thurston) and their cities were required to establish a review and evaluation program to: (1) determine whether a county and its cities are achieving urban densities within urban growth areas; and (2) identify reasonable measures, other than adjusting urban growth areas, to comply with the Growth Management Act. The review and evaluation program must encompass land uses and activities both within and outside of urban growth areas and the data collected must be evaluated every five years. The first evaluation must be completed not later than September 1, 2002.

At a minimum, the evaluation component of urban density review and evaluation programs must: (1) determine whether there is sufficient suitable land to accommodate the countywide population projection; (2) determine the actual density of housing that has been constructed and the actual amount of land developed for commercial and industrial uses within the urban growth area since the adoption of a comprehensive plan; and (3) based on the actual density of development, review commercial, industrial, and housing needs by type and density range to determine the amount of land needed for commercial, industrial and housing for the remaining portion of the 20-year planning period. If the evaluation demonstrates an inconsistency between what has occurred since adoption of the countywide planning policies and the county and city comprehensive plans and what was envisioned in those policies and plans, the counties and cities must adopt and implement measures that are reasonably likely to increase consistency during the subsequent five-year period.

By December 31, 2007, the Department of Community, Trade, and Economic Development must submit to the Legislature a report analyzing the effectiveness of the review and evaluation program in achieving the goals envisioned by the countywide planning policies and the comprehensive plans and development regulations of the counties and cities.

Summary of Bill: A county and its cities must not only identify, but adopt reasonable measures sufficient to accommodate residential and nonresidential growth. Cities must not only provide for annual collection of data, but also report the data to the county.

The evaluation component of the urban density review and evaluation program is expanded to require a joint report from each county and its cities regarding regional growth patterns and trends, comparing employment, housing growth, and market conditions. Data must also be collected on new development. The report must evaluate whether or not zoning and development regulations allow development at densities sufficient to accommodate the adopted population and employment projections; highlight the reasons for differences between planned outcomes and actual performance; and indicate actions adopted to encourage growth sufficient to accommodate residential and nonresidential needs. The report must also determine the number and types of new residential dwelling units, the square footage of new nonresidential development permitted, the estimated net number of new jobs created countywide, and the amount of environmentally sensitive land and lands that cannot be built upon within an urban growth area. If the evaluation demonstrates nonachievement of land use designations and densities within the comprehensive plan, the county or city must adopt reasonable measures to accommodate the residential units and nonresidential growth during the subsequent five-year period. The county or city must adopt appropriate measures within one year of conducting the evaluation.

A county or city must demonstrate that it has considered whether density ranges are appropriate to the market. Actions to achieve consistency in planned and achieved growth may include: incentives for new development; funding of infrastructure; changes in land use regulations; outreach programs; and reduction of time for issuance of permits.

The report by the Department of Community, Trade, and Economic Development, due December 31, 2007, is changed to two reports, one due December 31, 2003, and one due December 31, 2008. The report must also consider the measures taken by the counties and cities to achieve their planning goals. Land suitable for development– and performance measures– are defined.

If specific funding is not provide by June 30, 2002, this act is null and void.

Appropriation: None.

Fiscal Note: Requested on February 14, 2001.

Effective Date: The bill takes effect on September 1, 2002.