

SHB 2343 - S COMM AMD

By Committee on Housing Stability & Affordability

ADOPTED AS AMENDED 03/03/2020

1 Strike everything after the enacting clause and insert the
2 following:

3 **"Sec. 1.** RCW 36.70A.600 and 2019 c 348 s 1 are each amended to
4 read as follows:

5 (1) A city planning pursuant to RCW 36.70A.040 is encouraged to
6 take the following actions in order to increase its residential
7 building capacity:

8 (a) Authorize development in one or more areas of not fewer than
9 five hundred acres that include at least one train station served by
10 commuter rail or light rail with an average of at least fifty
11 residential units per acre that require no more than an average of
12 one on-site parking space per two bedrooms in the portions of
13 multifamily zones that are located within the areas;

14 (b) Authorize development in one or more areas of not fewer than
15 ~~((five))~~ two hundred acres in cities with a population greater than
16 forty thousand or not fewer than ~~((two))~~ one hundred ~~((fifty))~~ acres
17 in cities with a population less than forty thousand that include at
18 least one bus stop served by scheduled bus service of at least four
19 times per hour for twelve or more hours per day with an average of at
20 least twenty-five residential units per acre that require no more
21 than an average of one on-site parking space per two bedrooms in
22 portions of the multifamily zones that are located within the areas;

23 (c) Authorize at least one duplex, triplex, quadplex, sixplex,
24 stacked flat, townhouse, or courtyard apartment on each parcel in one
25 or more zoning districts that permit single-family residences unless
26 a city documents a specific infrastructure of physical constraint
27 that would make this requirement unfeasible for a particular parcel;

28 (d) Authorize a duplex, triplex, quadplex, sixplex, stacked flat,
29 townhouse, or courtyard apartment on one or more parcels for which
30 they are not currently authorized;

31 (e) Authorize cluster zoning or lot size averaging in all zoning
32 districts that permit single-family residences;

1 (~~(e) Authorize attached accessory dwelling units on all parcels
2 containing single-family homes where the lot is at least three
3 thousand two hundred square feet in size, and permit both attached
4 and detached accessory dwelling units on all parcels containing
5 single-family homes, provided lots are at least four thousand three
6 hundred fifty-six square feet in size. Qualifying city ordinances or
7 regulations may not provide for on-site parking requirements, owner
8 occupancy requirements, or square footage limitations below one
9 thousand square feet for the accessory dwelling unit, and must not
10 prohibit the separate rental or sale of accessory dwelling units and
11 the primary residence. Cities must set applicable impact fees at no
12 more than the projected impact of the accessory dwelling unit. To
13 allow local flexibility, other than these factors, accessory dwelling
14 units may be subject to such regulations, conditions, procedures, and
15 limitations as determined by the local legislative authority, and
16 must follow all applicable state and federal laws and local
17 ordinances;~~)

18 (f) Adopt a subarea plan pursuant to RCW 43.21C.420;

19 (g) Adopt a planned action pursuant to RCW 43.21C.440(1)(b)(ii),
20 except that an environmental impact statement pursuant to RCW
21 43.21C.030 is not required for such an action;

22 (h) Adopt increases in categorical exemptions pursuant to RCW
23 43.21C.229 for residential or mixed-use development;

24 (i) Adopt a form-based code in one or more zoning districts that
25 permit residential uses. "Form-based code" means a land development
26 regulation that uses physical form, rather than separation of use, as
27 the organizing principle for the code;

28 (j) Authorize a duplex on each corner lot within all zoning
29 districts that permit single-family residences;

30 (k) Allow for the division or redivision of land into the maximum
31 number of lots through the short subdivision process provided in
32 chapter 58.17 RCW; (~~and~~)

33 (l) Authorize a minimum net density of six dwelling units per
34 acre in all residential zones, where the residential development
35 capacity will increase within the city. For purposes of this
36 subsection, the calculation of net density does not include the
37 square footage of areas that are otherwise prohibited from
38 development, such as critical areas, the area of buffers around
39 critical areas, and the area of roads and similar features;

1 (m) Create one or more zoning districts of medium density in
2 which individual lots may be no larger than three thousand five
3 hundred square feet and single-family residences may be no larger
4 than one thousand two hundred square feet;

5 (n) Authorize accessory dwelling units in one or more zoning
6 districts in which they are currently prohibited;

7 (o) Remove minimum residential parking requirements related to
8 accessory dwelling units;

9 (p) Remove owner occupancy requirements related to accessory
10 dwelling units;

11 (q) Adopt new square footage requirements related to accessory
12 dwelling units that are less restrictive than existing square footage
13 requirements related to accessory dwelling units;

14 (r) Adopt maximum allowable exemption levels in WAC 197-11-800(1)
15 as it existed on the effective date of this section, or such
16 subsequent date as may be provided by the department of ecology by
17 rule, consistent with the purposes of this section;

18 (s) Adopt standards for administrative approval of final plats
19 pursuant to RCW 58.17.100;

20 (t) Adopt ordinances authorizing administrative review of
21 preliminary plats pursuant to RCW 58.17.095;

22 (u) Adopt other permit process improvements where it is
23 demonstrated that the code, development regulation, or ordinance
24 changes will result in a more efficient permit process for customers;

25 (v) Update use matrices and allowable use tables that eliminate
26 conditional use permits and administrative conditional use permits
27 for all housing types, including single-family homes, townhomes,
28 multifamily housing, low-income housing, and senior housing, but
29 excluding essential public facilities;

30 (w) Allow off-street parking to compensate for lack of on-street
31 parking when private roads are utilized or a parking demand study
32 shows that less parking is required for the project;

33 (x) Develop a local program that offers homeowners a combination
34 of financing, design, permitting, or construction support to build
35 accessory dwelling units. A city may condition this program on a
36 requirement to provide the unit for affordable home ownership or rent
37 the accessory dwelling unit for a defined period of time to either
38 tenants in a housing subsidy program as defined in RCW 43.31.605(14)
39 or to tenants whose income is less than eighty percent of the city or
40 county median family income. If the city includes an affordability

1 requirement under the program, it must provide additional incentives,
2 such as:

3 (i) Density bonuses;

4 (ii) Height and bulk bonuses;

5 (iii) Fee waivers or exemptions;

6 (iv) Parking reductions; or

7 (v) Expedited permitting; and

8 (y) Develop a local program that offers homeowners a combination
9 of financing, design, permitting, or construction support to convert
10 a single-family home into a duplex, triplex, or quadplex where those
11 housing types are authorized. A local government may condition this
12 program on a requirement to provide a certain number of units for
13 affordable home ownership or to rent a certain number of the newly
14 created units for a defined period of time to either tenants in a
15 housing subsidy program as defined in RCW 43.31.605(14) or to tenants
16 whose income is less than eighty percent of the city or county median
17 family income. If the city includes an affordability requirement, it
18 must provide additional incentives, such as:

19 (i) Density bonuses;

20 (ii) Height and bulk bonuses;

21 (iii) Fee waivers or exemptions;

22 (iv) Parking reductions; or

23 (v) Expedited permitting.

24 (2) A city planning pursuant to RCW 36.70A.040 may adopt a
25 housing action plan as described in this subsection. The goal of any
26 such housing plan must be to encourage construction of additional
27 affordable and market rate housing in a greater variety of housing
28 types and at prices that are accessible to a greater variety of
29 incomes, including strategies aimed at the for-profit single-family
30 home market. A housing action plan may utilize data compiled pursuant
31 to RCW 36.70A.610. The housing action plan should:

32 (a) Quantify existing and projected housing needs for all income
33 levels, including extremely low-income households, with documentation
34 of housing and household characteristics, and cost-burdened
35 households;

36 (b) Develop strategies to increase the supply of housing, and
37 variety of housing types, needed to serve the housing needs
38 identified in (a) of this subsection;

39 (c) Analyze population and employment trends, with documentation
40 of projections;

1 (d) Consider strategies to minimize displacement of low-income
2 residents resulting from redevelopment;

3 (e) Review and evaluate the current housing element adopted
4 pursuant to RCW 36.70A.070, including an evaluation of success in
5 attaining planned housing types and units, achievement of goals and
6 policies, and implementation of the schedule of programs and actions;

7 (f) Provide for participation and input from community members,
8 community groups, local builders, local realtors, nonprofit housing
9 advocates, and local religious groups; and

10 (g) Include a schedule of programs and actions to implement the
11 recommendations of the housing action plan.

12 (3) If adopted by April 1, (~~2021~~) 2023, ordinances, amendments
13 to development regulations, and other nonproject actions taken by a
14 city to implement the actions specified in subsection (1) of this
15 section, with the exception of the action specified in subsection
16 (1)(f) of this section, are not subject to administrative or judicial
17 appeal under chapter 43.21C RCW.

18 (4) Any action taken by a city prior to April 1, (~~2021~~) 2023,
19 to amend their comprehensive plan, or adopt or amend ordinances or
20 development regulations, solely to enact provisions under subsection
21 (1) of this section is not subject to legal challenge under this
22 chapter.

23 (5) In taking action under subsection (1) of this section, cities
24 are encouraged to utilize strategies that increase residential
25 building capacity in areas with frequent transit service and with the
26 transportation and utility infrastructure that supports the
27 additional residential building capacity.

28 (6) A city (~~(with a population over twenty thousand)~~) that is
29 planning to take at least two actions under subsection (1) of this
30 section, and that action will occur between July 28, 2019, and April
31 1, 2021, is eligible to apply to the department for planning grant
32 assistance of up to one hundred thousand dollars, subject to the
33 availability of funds appropriated for that purpose. The department
34 shall develop grant criteria to ensure that grant funds awarded are
35 proportionate to the level of effort proposed by a city, and the
36 potential increase in housing supply or regulatory streamlining that
37 could be achieved. Funding may be provided in advance of, and to
38 support, adoption of policies or ordinances consistent with this
39 section. A city can request, and the department may award, more than
40 one hundred thousand dollars for applications that demonstrate

1 extraordinary potential to increase housing supply or regulatory
2 streamlining.

3 (7) A city seeking to develop a housing action plan under
4 subsection (2) of this section is eligible to apply to the department
5 for up to one hundred thousand dollars.

6 (8) The department shall establish grant award amounts under
7 subsections (6) and (7) of this section based on the expected number
8 of cities that will seek grant assistance, to ensure that all cities
9 can receive some level of grant support. If funding capacity allows,
10 the department may consider accepting and funding applications from
11 cities with a population of less than twenty thousand if the actions
12 proposed in the application will create a significant amount of
13 housing capacity or regulatory streamlining and are consistent with
14 the actions in this section.

15 (9) In implementing chapter 348, Laws of 2019, cities are
16 encouraged to prioritize the creation of affordable, inclusive
17 neighborhoods and to consider the risk of residential displacement,
18 particularly in neighborhoods with communities at high risk of
19 displacement.

20 **Sec. 2.** RCW 43.21C.495 and 2019 c 348 s 4 are each amended to
21 read as follows:

22 If adopted by April 1, (~~2021~~) 2023, amendments to development
23 regulations and other nonproject actions taken by a city to implement
24 RCW 36.70A.600 (1) or (4), with the exception of the action specified
25 in RCW 36.70A.600(1)(f), are not subject to administrative or
26 judicial appeals under this chapter.

27 **Sec. 3.** RCW 36.70A.620 and 2019 c 348 s 5 are each amended to
28 read as follows:

29 In counties and cities planning under RCW 36.70A.040, minimum
30 residential parking requirements mandated by municipal zoning
31 ordinances for housing units constructed after July 1, 2019, are
32 subject to the following requirements:

33 (1) For housing units that are affordable to very low-income or
34 extremely low-income individuals and that are located within one-
35 quarter mile of a transit stop that receives transit service at least
36 (~~four~~) two times per hour for twelve or more hours per day, minimum
37 residential parking requirements may be no greater than one parking
38 space per bedroom or .75 space per unit. A city may require a

1 developer to record a covenant that prohibits the rental of a unit
2 subject to this parking restriction for any purpose other than
3 providing for housing for very low-income or extremely low-income
4 individuals. The covenant must address price restrictions and
5 household income limits and policies if the property is converted to
6 a use other than for low-income housing. A city may establish a
7 requirement for the provision of more than one parking space per
8 bedroom or .75 space per unit if the jurisdiction has determined a
9 particular housing unit to be in an area with a lack of access to
10 street parking capacity, physical space impediments, or other reasons
11 supported by evidence that would make on-street parking infeasible
12 for the unit.

13 (2) For housing units that are specifically for seniors or people
14 with disabilities, that are located within one-quarter mile of a
15 transit stop that receives transit service at least four times per
16 hour for twelve or more hours per day, a city may not impose minimum
17 residential parking requirements for the residents of such housing
18 units, subject to the exceptions provided in this subsection. A city
19 may establish parking requirements for staff and visitors of such
20 housing units. A city may establish a requirement for the provision
21 of one or more parking space per bedroom if the jurisdiction has
22 determined a particular housing unit to be in an area with a lack of
23 access to street parking capacity, physical space impediments, or
24 other reasons supported by evidence that would make on-street parking
25 infeasible for the unit. A city may require a developer to record a
26 covenant that prohibits the rental of a unit subject to this parking
27 restriction for any purpose other than providing for housing for
28 seniors or people with disabilities.

29 (3) For market rate multifamily housing units that are located
30 within one-quarter mile of a transit stop that receives transit
31 service from at least one route that provides service at least four
32 times per hour for twelve or more hours per day, minimum residential
33 parking requirements may be no greater than one parking space per
34 bedroom or .75 space per unit. A city or county may establish a
35 requirement for the provision of more than one parking space per
36 bedroom or .75 space per unit if the jurisdiction has determined a
37 particular housing unit to be in an area with a lack of access to
38 street parking capacity, physical space impediments, or other reasons
39 supported by evidence that would make on-street parking infeasible
40 for the unit.

1 **Sec. 4.** RCW 43.21C.500 and 2019 c 348 s 6 are each amended to
2 read as follows:

3 Project actions described in this section that pertain to
4 residential, multifamily, or mixed-use development evaluated under
5 this chapter by a city or town planning under RCW 36.70A.040 are
6 exempt from appeals under this chapter on the basis of the evaluation
7 of or impacts to the following elements of the environment, provided
8 that the appropriate requirements for a particular element of the
9 environment, as set forth in subsections (1) and (2) of this section,
10 are met.

11 (1) Transportation. A project action pertaining to residential,
12 multifamily, or mixed-use development evaluated under this chapter by
13 a city or town planning under RCW 36.70A.040 is exempt from appeals
14 under this chapter on the basis of the evaluation of or impacts to
15 transportation elements of the environment, so long as the project
16 does not present significant adverse impacts to the state-owned
17 transportation system as determined by the department of
18 transportation and the project is:

19 (a) (i) Consistent with a locally adopted transportation plan; or

20 (ii) Consistent with the transportation element of a
21 comprehensive plan; and

22 (b) (i) A project for which traffic or parking impact fees are
23 imposed pursuant to RCW 82.02.050 through 82.02.090; or

24 (ii) A project for which traffic or parking impacts are expressly
25 mitigated by an ordinance, or ordinances, of general application
26 adopted by the city or town.

27 (2) Aesthetics. A project action pertaining to residential,
28 multifamily, or mixed-use development evaluated under this chapter by
29 a city or town planning under RCW 36.70A.040 is exempt from appeals
30 under this chapter on the basis of the evaluation of or impacts to
31 the aesthetics element of the environment, so long as the project is
32 subject to design review pursuant to adopted design review
33 requirements at the local government level. For purposes of this
34 subsection, "design review" means a formally adopted local government
35 process by which projects are reviewed for compliance with design
36 standards for the type of use adopted through local ordinance.

37 (3) For purposes of this section, "impacts to transportation
38 elements of the environment" include impacts to transportation
39 systems; vehicular traffic; waterborne, rail, and air traffic;

1 parking; movement or circulation of people or goods; and traffic
2 hazards.

3 **Sec. 5.** RCW 36.70A.030 and 2019 c 348 s 2 are each reenacted and
4 amended to read as follows:

5 Unless the context clearly requires otherwise, the definitions in
6 this section apply throughout this chapter.

7 (1) "Adopt a comprehensive land use plan" means to enact a new
8 comprehensive land use plan or to update an existing comprehensive
9 land use plan.

10 (2) "Affordable housing" means, unless the context clearly
11 indicates otherwise, residential housing whose monthly costs,
12 including utilities other than telephone, do not exceed thirty
13 percent of the monthly income of a household whose income is:

14 (a) For rental housing, sixty percent of the median household
15 income adjusted for household size, for the county where the
16 household is located, as reported by the United States department of
17 housing and urban development; or

18 (b) For owner-occupied housing, eighty percent of the median
19 household income adjusted for household size, for the county where
20 the household is located, as reported by the United States department
21 of housing and urban development.

22 (3) "Agricultural land" means land primarily devoted to the
23 commercial production of horticultural, viticultural, floricultural,
24 dairy, apiary, vegetable, or animal products or of berries, grain,
25 hay, straw, turf, seed, Christmas trees not subject to the excise tax
26 imposed by RCW 84.33.100 through 84.33.140, finfish in upland
27 hatcheries, or livestock, and that has long-term commercial
28 significance for agricultural production.

29 (4) "City" means any city or town, including a code city.

30 (5) "Comprehensive land use plan," "comprehensive plan," or
31 "plan" means a generalized coordinated land use policy statement of
32 the governing body of a county or city that is adopted pursuant to
33 this chapter.

34 (6) "Critical areas" include the following areas and ecosystems:

35 (a) Wetlands; (b) areas with a critical recharging effect on aquifers
36 used for potable water; (c) fish and wildlife habitat conservation
37 areas; (d) frequently flooded areas; and (e) geologically hazardous
38 areas. "Fish and wildlife habitat conservation areas" does not
39 include such artificial features or constructs as irrigation delivery

1 systems, irrigation infrastructure, irrigation canals, or drainage
2 ditches that lie within the boundaries of and are maintained by a
3 port district or an irrigation district or company.

4 (7) "Department" means the department of commerce.

5 (8) "Development regulations" or "regulation" means the controls
6 placed on development or land use activities by a county or city,
7 including, but not limited to, zoning ordinances, critical areas
8 ordinances, shoreline master programs, official controls, planned
9 unit development ordinances, subdivision ordinances, and binding site
10 plan ordinances together with any amendments thereto. A development
11 regulation does not include a decision to approve a project permit
12 application, as defined in RCW 36.70B.020, even though the decision
13 may be expressed in a resolution or ordinance of the legislative body
14 of the county or city.

15 (9) "Extremely low-income household" means a single person,
16 family, or unrelated persons living together whose adjusted income is
17 at or below thirty percent of the median household income adjusted
18 for household size, for the county where the household is located, as
19 reported by the United States department of housing and urban
20 development.

21 (10) "Forestland" means land primarily devoted to growing trees
22 for long-term commercial timber production on land that can be
23 economically and practically managed for such production, including
24 Christmas trees subject to the excise tax imposed under RCW 84.33.100
25 through 84.33.140, and that has long-term commercial significance. In
26 determining whether forestland is primarily devoted to growing trees
27 for long-term commercial timber production on land that can be
28 economically and practically managed for such production, the
29 following factors shall be considered: (a) The proximity of the land
30 to urban, suburban, and rural settlements; (b) surrounding parcel
31 size and the compatibility and intensity of adjacent and nearby land
32 uses; (c) long-term local economic conditions that affect the ability
33 to manage for timber production; and (d) the availability of public
34 facilities and services conducive to conversion of forestland to
35 other uses.

36 (11) "Freight rail dependent uses" means buildings and other
37 infrastructure that are used in the fabrication, processing, storage,
38 and transport of goods where the use is dependent on and makes use of
39 an adjacent short line railroad. Such facilities are both urban and
40 rural development for purposes of this chapter. "Freight rail

1 dependent uses" does not include buildings and other infrastructure
2 that are used in the fabrication, processing, storage, and transport
3 of coal, liquefied natural gas, or "crude oil" as defined in RCW
4 90.56.010.

5 (12) "Geologically hazardous areas" means areas that because of
6 their susceptibility to erosion, sliding, earthquake, or other
7 geological events, are not suited to the siting of commercial,
8 residential, or industrial development consistent with public health
9 or safety concerns.

10 (13) "Long-term commercial significance" includes the growing
11 capacity, productivity, and soil composition of the land for long-
12 term commercial production, in consideration with the land's
13 proximity to population areas, and the possibility of more intense
14 uses of the land.

15 (14) "Low-income household" means a single person, family, or
16 unrelated persons living together whose adjusted income is at or
17 below eighty percent of the median household income adjusted for
18 household size, for the county where the household is located, as
19 reported by the United States department of housing and urban
20 development.

21 (15) "Minerals" include gravel, sand, and valuable metallic
22 substances.

23 (16) "Permanent supportive housing" is subsidized, leased housing
24 with no limit on length of stay(~~(, paired with on-site or off-site~~
25 ~~voluntary services designed to support a person living with a~~
26 ~~disability to be a successful tenant in a housing arrangement,~~
27 ~~improve the resident's health status, and connect residents of the~~
28 ~~housing with community-based health care, treatment, and employment~~
29 ~~services)) that prioritizes people who need comprehensive support
30 services to retain tenancy and utilizes admissions practices designed
31 to use lower barriers to entry than would be typical for other
32 subsidized or unsubsidized rental housing, especially related to
33 rental history, criminal history, and personal behaviors. Permanent
34 supportive housing is paired with on-site or off-site voluntary
35 services designed to support a person living with a complex and
36 disabling behavioral health or physical health condition who was
37 experiencing homelessness or was at imminent risk of homelessness
38 prior to moving into housing to retain their housing and be a
39 successful tenant in a housing arrangement, improve the resident's
40 health status, and connect the resident of the housing with~~

1 community-based health care, treatment, or employment services.
2 Permanent supportive housing is subject to all of the rights and
3 responsibilities defined in chapter 59.18 RCW.

4 (17) "Public facilities" include streets, roads, highways,
5 sidewalks, street and road lighting systems, traffic signals,
6 domestic water systems, storm and sanitary sewer systems, parks and
7 recreational facilities, and schools.

8 (18) "Public services" include fire protection and suppression,
9 law enforcement, public health, education, recreation, environmental
10 protection, and other governmental services.

11 (19) "Recreational land" means land so designated under RCW
12 36.70A.1701 and that, immediately prior to this designation, was
13 designated as agricultural land of long-term commercial significance
14 under RCW 36.70A.170. Recreational land must have playing fields and
15 supporting facilities existing before July 1, 2004, for sports played
16 on grass playing fields.

17 (20) "Rural character" refers to the patterns of land use and
18 development established by a county in the rural element of its
19 comprehensive plan:

20 (a) In which open space, the natural landscape, and vegetation
21 predominate over the built environment;

22 (b) That foster traditional rural lifestyles, rural-based
23 economies, and opportunities to both live and work in rural areas;

24 (c) That provide visual landscapes that are traditionally found
25 in rural areas and communities;

26 (d) That are compatible with the use of the land by wildlife and
27 for fish and wildlife habitat;

28 (e) That reduce the inappropriate conversion of undeveloped land
29 into sprawling, low-density development;

30 (f) That generally do not require the extension of urban
31 governmental services; and

32 (g) That are consistent with the protection of natural surface
33 water flows and groundwater and surface water recharge and discharge
34 areas.

35 (21) "Rural development" refers to development outside the urban
36 growth area and outside agricultural, forest, and mineral resource
37 lands designated pursuant to RCW 36.70A.170. Rural development can
38 consist of a variety of uses and residential densities, including
39 clustered residential development, at levels that are consistent with
40 the preservation of rural character and the requirements of the rural

1 element. Rural development does not refer to agriculture or forestry
2 activities that may be conducted in rural areas.

3 (22) "Rural governmental services" or "rural services" include
4 those public services and public facilities historically and
5 typically delivered at an intensity usually found in rural areas, and
6 may include domestic water systems, fire and police protection
7 services, transportation and public transit services, and other
8 public utilities associated with rural development and normally not
9 associated with urban areas. Rural services do not include storm or
10 sanitary sewers, except as otherwise authorized by RCW 36.70A.110(4).

11 (23) "Short line railroad" means those railroad lines designated
12 class II or class III by the United States surface transportation
13 board.

14 (24) "Urban governmental services" or "urban services" include
15 those public services and public facilities at an intensity
16 historically and typically provided in cities, specifically including
17 storm and sanitary sewer systems, domestic water systems, street
18 cleaning services, fire and police protection services, public
19 transit services, and other public utilities associated with urban
20 areas and normally not associated with rural areas.

21 (25) "Urban growth" refers to growth that makes intensive use of
22 land for the location of buildings, structures, and impermeable
23 surfaces to such a degree as to be incompatible with the primary use
24 of land for the production of food, other agricultural products, or
25 fiber, or the extraction of mineral resources, rural uses, rural
26 development, and natural resource lands designated pursuant to RCW
27 36.70A.170. A pattern of more intensive rural development, as
28 provided in RCW 36.70A.070(5)(d), is not urban growth. When allowed
29 to spread over wide areas, urban growth typically requires urban
30 governmental services. "Characterized by urban growth" refers to land
31 having urban growth located on it, or to land located in relationship
32 to an area with urban growth on it as to be appropriate for urban
33 growth.

34 (26) "Urban growth areas" means those areas designated by a
35 county pursuant to RCW 36.70A.110.

36 (27) "Very low-income household" means a single person, family,
37 or unrelated persons living together whose adjusted income is at or
38 below fifty percent of the median household income adjusted for
39 household size, for the county where the household is located, as

1 reported by the United States department of housing and urban
2 development.

3 (28) "Wetland" or "wetlands" means areas that are inundated or
4 saturated by surface water or groundwater at a frequency and duration
5 sufficient to support, and that under normal circumstances do
6 support, a prevalence of vegetation typically adapted for life in
7 saturated soil conditions. Wetlands generally include swamps,
8 marshes, bogs, and similar areas. Wetlands do not include those
9 artificial wetlands intentionally created from nonwetland sites,
10 including, but not limited to, irrigation and drainage ditches,
11 grass-lined swales, canals, detention facilities, wastewater
12 treatment facilities, farm ponds, and landscape amenities, or those
13 wetlands created after July 1, 1990, that were unintentionally
14 created as a result of the construction of a road, street, or
15 highway. Wetlands may include those artificial wetlands intentionally
16 created from nonwetland areas created to mitigate conversion of
17 wetlands.

18 NEW SECTION. **Sec. 6.** The department of ecology shall remove
19 parking as an element of the environment within WAC 197-11-444 and as
20 a component of the environmental checklist within WAC 197-11-960, as
21 those sections existed on the effective date of this section, the
22 next time that the department amends rules implementing chapter
23 43.21C RCW after the effective date of this section.

24 **Sec. 7.** RCW 36.70A.610 and 2019 c 348 s 3 are each amended to
25 read as follows:

26 (1) The Washington center for real estate research at the
27 University of Washington shall produce a ~~((report every two years))~~
28 series of reports as described in this section that compiles housing
29 supply and affordability metrics for each city planning under RCW
30 36.70A.040 with a population of ten thousand or more.

31 (a) The initial report, completed by October 15, 2020, must be a
32 compilation of objective criteria relating to ~~((development~~
33 ~~regulations, zoning,))~~ income, employment, housing and rental prices,
34 housing affordability ~~((programs))~~ by housing tenure, and other
35 metrics relevant to assessing housing supply and affordability for
36 all income segments, including the percentage of cost-burdened
37 households ~~((7))~~ of each ~~((city subject to the report required by this~~
38 ~~section))~~ jurisdiction. This report may also include city-specific

1 median income data for those cities implementing the multifamily tax
2 exemption program under chapter 84.14 RCW.

3 (b) The report completed by October 15, 2021, must include an
4 analysis of the private rental housing market for each area outlining
5 the number of units, vacancy rates, and rents by unit type, where
6 possible. This analysis should separate market rate multifamily
7 rental housing developments and other smaller scale market rate
8 rental housing. This analysis should also incorporate data from the
9 Washington state housing finance commission on subsidized rental
10 housing in the area consistent with the first report under this
11 subsection.

12 (c) The report completed by October 15, 2022, must also include
13 data relating to actions taken by cities under chapter 348, Laws of
14 2019 as well as detailed information on development regulations,
15 levies and fees, and zoning related to housing development.

16 (d) The report completed by October 15, 2024, and every two years
17 thereafter, must also include relevant data relating to buildable
18 lands reports prepared under RCW 36.70A.215, where applicable, and
19 updates to comprehensive plans under this chapter.

20 (2) The Washington center for real estate research shall
21 collaborate with the Washington housing finance commission and the
22 office of financial management to develop the metrics compiled in the
23 (~~report~~) series of reports under this section.

24 (3) The (~~report~~) series of reports under this section must be
25 submitted, consistent with RCW 43.01.036, to the standing committees
26 of the legislature with jurisdiction over housing issues and this
27 chapter."

SHB 2343 - S COMM AMD

By Committee on Housing Stability & Affordability

ADOPTED AS AMENDED 03/03/2020

28 On page 1, line 1 of the title, after "supply;" strike the
29 remainder of the title and insert "amending RCW 36.70A.600,
30 43.21C.495, 36.70A.620, 43.21C.500, and 36.70A.610; reenacting and
31 amending RCW 36.70A.030; and creating a new section."

EFFECT: (1) Adds quadplexes, sixplexes, stacked flats, and townhouses to two items on the list of actions fully planning cities under the GMA are encouraged to take, specifically the action to

authorize such housing on each parcel in one or more zoning districts that permit single-family residences unless there is a documented physical constraint to make this unfeasible and the proposed action to authorize such housing on parcels where it is not authorized.

(2) Adds the following to the list of actions cities are encouraged to take:

(a) Adopting maximum allowable SEPA exemptions for certain types of new minor construction;

(b) Adopting standards for administrative approval of final plats;

(c) Adopting ordinances authorizing administrative review of preliminary plats;

(d) Adopting permit process improvements;

(e) Updating use matrices and tables to eliminate conditional use permits for all housing types, except for essential public facilities;

(f) Allowing flexibility for on-street and off-street parking standards when private roads are proposed;

(g) Developing local programs that offer financing, design, permitting, or construction for homeowners to build ADUs, with the option for the city to impose an affordability requirement for home ownership or when renting the unit; and

(h) Developing local programs that offer financing, design, permitting, or construction for homeowners to convert a single-family home into a duplex, triplex, or quadplex where such housing is authorized, with the option for the city to impose an affordability requirement for home ownership or when renting the unit.

(3) Modifies the requirement that the Washington center for real estate research produce a report every 2 years regarding housing supply and affordability metrics for certain fully planning cities under the GMA by requiring a series of reports that will also include an analysis of the private rental housing market and may include city-specific median income data for cities implementing the multifamily tax exemption program.

(4) Makes a technical fix to an internal reference to SEPA.

--- END ---