

HOUSE BILL REPORT

HB 2020

As Reported by House Committee On:
Local Government

Title: An act relating to the creation of affordable and sustainable housing in the state.

Brief Description: Concerning the creation of affordable and sustainable housing in the state.

Sponsors: Representatives Walen, Fitzgibbon, Leavitt, Ramel, Ryu, Macri, Bateman, Lekanoff and Pollet.

Brief History:

Committee Activity:

Local Government: 1/18/22, 2/2/22 [DPS].

Brief Summary of Substitute Bill

- Requires the Department of Commerce to establish a Sustainable Equitable Affordable Measured Board.

HOUSE COMMITTEE ON LOCAL GOVERNMENT

Majority Report: The substitute bill be substituted therefor and the substitute bill do pass. Signed by 4 members: Representatives Pollet, Chair; Duerr, Vice Chair; Berg and Senn.

Minority Report: Do not pass. Signed by 3 members: Representatives Goehner, Ranking Minority Member; Griffey, Assistant Ranking Minority Member; Robertson.

Staff: Elizabeth Allison (786-7129).

Background:

Growth Management Act.

The Growth Management Act (GMA) is the state's comprehensive land use planning

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framework for counties and cities. The GMA establishes land use designation and environmental protection requirements and planning duties for counties and cities. Some counties and cities are obligated to plan under the GMA based on population-based criteria, and others may choose to do so voluntarily. There are 28 counties fully planning under the GMA.

Puget Sound Regional Council.

The Puget Sound Regional Council (PSRC) develops policies and coordinates decisions about regional growth, transportation, and economic development within four counties: King, Pierce, Snohomish, and Kitsap.

Summary of Substitute Bill:

The Department of Commerce (Department) must establish a Sustainable Equitable Affordable Measured Board (SEAM Board) to provide oversight and guide jurisdictions in achieving goals for sustainable affordable housing. The Department must appoint 10–20 members with appropriate expertise to be on the Board.

The PRSC must coordinate oversight for their four-county region. The SEAM Board must work with jurisdictions and stakeholders to oversee, guide, and measure outcomes of sustainable, equitable, and affordable housing. The SEAM Board must track various outcomes including:

- the number of affordable units built and at what affordability level;
- policy changes made at regional and city levels;
- net tax income achieved by city and state due to increased construction; and
- the creation of options for local jurisdictions to choose from that achieve local choice while meeting goals for sustainable, equitable, and affordable housing.

Beginning December 2023, the SEAM Board must report annually to the appropriate committees of the Legislature and the Governor on progress and recommendations. Two years after the act's effective date, the SEAM Board's responsibility is expanded to require a report to the appropriate committees of the Legislature and the Governor on solutions for sustainable, equitable, and affordable housing ownership opportunities.

Substitute Bill Compared to Original Bill:

The substitute bill removes provisions requiring cities or counties planning under the GMA to enact affordable housing programs for the development of low and moderate-income housing units and sustainable housing programs.

The provision establishing a performance fund for jurisdictions that achieve affordability goals is removed.

The emergency clause is removed.

Appropriation: None.

Fiscal Note: Available.

Effective Date of Substitute Bill: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony:

(In support) Quality of life, economic recovery, and the pressing need for housing are important issues of our time. The bill creates a board to prioritize housing investments and honors comprehensive plans. The bill does make stout requirements for developing housing on transit corridors but it provides density bonuses for passive housing or neutral buildings. The passive house and Leadership in Energy and Environmental Design (LEED) housing is an interesting part of the bill.

(Opposed) The bill includes unfunded mandates, which is a violation of RCW 43.135.060. This is a fundamental problem with the bill.

(Other) The bill lists targets and establishes a performance fund to help cities meet the goals.

Persons Testifying: (In support) Representative Amy Walen, prime sponsor.

(Opposed) Paul Jewell, Washington State Association of Counties; Carl Schroeder, Association of Washington Cities.

(Other) Ruth Perez, City of Renton.

Persons Signed In To Testify But Not Testifying: Kirk Hovenkotter, Move Redmond; Angela Rozmyn, Natural and Built Environments; Amy Evans; Joslande Gracien; Aparna Varadharajan; Joe Kunzler; Chester Baldwin, Washington Business Properties Assosiaction; Raelene Schifano, Homeowners' Association Fightclub; Pamela Johnston; Jan Himebaugh, Building Industry Association of Washington; and Karen Levenson.