

ESSB 5466 - H AMD TO H AMD (H-1915.2/23) **733**

By Representative Alvarado

NOT CONSIDERED 01/02/2024

1 On page 10, beginning on line 16, strike all of subsection (5)

2 Renumber the remaining subsections consecutively and correct any
3 internal references accordingly.

4 On page 11, line 5, after "(9)" strike "(a)"

5 On page 11, beginning on line 7, after "years" strike all
6 material through "subsection" on line 22 and insert ", unless:

7 (a) The building is constructed on a lot in which a density that
8 meets or exceeds the transit-oriented development density in
9 subsection (2) of this section was authorized prior to January 1,
10 2023;

11 (b) The building is subject to affordability requirements with a
12 lower income threshold or a greater amount of required affordable
13 housing that were enacted by a city prior to January 1, 2023; or

14 (c) A city has enacted or expands a mandatory program under RCW
15 36.70A.540 that requires a minimum amount of affordable housing that
16 must be provided by residential development, in an area where
17 development regulations must comply with this section. Such mandatory
18 program may be enacted, modified, or expanded by a city in
19 coordination with adopting regulations to comply with this act, and
20 may require an amount of affordable housing that differs or exceeds
21 the amount required. An optional program established under RCW
22 36.70A.540 does not meet the requirements of this subsection (c)"

23 On page 12, beginning on line 7, strike all of subsection (14)

24 Renumber the remaining subsections consecutively and correct any
25 internal references accordingly.

EFFECT: Clarifies the exemptions from the requirement that at least 10 percent of all residential units in buildings constructed within a station area must be maintained as affordable housing for at least 50 years. Requires, for an exemption based on an Affordable Housing Incentive Program (program), that the program be mandatory and require a minimum amount of affordable housing. Allows the

program to be enacted, modified, or expanded by a city in coordination with adopting regulations to comply with the bill and may require an amount of affordable housing that differs or exceeds the amount required. Removes repetitive language related to the applicability of a program.

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