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HOUSE BILL 1230

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State of Washington

53rd Legislature

1993 Regular Session

By Representatives Ballard, Cooke, Edmondson, Schoesler, Dyer, Fuhrman, Long, Forner, Ballasiotes, Sehlin, Brumsickle, Schmidt, Chandler, Brough, Morton, Padden, Sheahan, Horn, Mielke, Tate, Wood and Foreman

Read first time 01/20/93. Referred to Committee on Trade, Economic Development & Housing.

1 AN ACT Relating to housing affordability and regulatory reform; and  
2 adding a new chapter to Title 43 RCW.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4 NEW SECTION. **Sec. 1.** (1) The legislature finds that:

5 (a) The construction of housing is governed by a broad range of  
6 federal, state, and local regulations and administrative actions;

7 (b) There is growing concern over the rising costs of housing;

8 (c) Governmental actions have been cited as a significant  
9 contributor to the rising cost of housing;

10 (d) The issue of housing regulations is technically complicated,  
11 and cuts across many disciplines, jurisdictions, constituencies, and  
12 values;

13 (e) Uniform responses to the growing pressures to address  
14 regulatory issues of housing may result in the sacrifice of other  
15 public goals without necessarily achieving compensating benefits in  
16 housing affordability; and

17 (f) There exists a lack of information on the impact of  
18 governmental regulation and administrative actions on the cost of  
19 housing.

1 (2) The legislature declares that the purposes of this chapter are  
2 to:

3 (a) Provide a focus within state government to address the  
4 affordability implications of governmental actions;

5 (b) Encourage all levels of government to identify and remove  
6 regulatory barriers that significantly increase housing costs and limit  
7 the supply of affordable housing; and

8 (c) Provide technical assistance to state agencies and local  
9 governments in their efforts to reform governmental regulations that  
10 impede or add unnecessary costs to the development of housing.

11 NEW SECTION. **Sec. 2.** Unless the context clearly requires  
12 otherwise, the definitions in this section apply throughout this  
13 chapter.

14 (1) "Affordable housing" means residential housing that is either  
15 rented or owned by a person who qualifies as a very low-income, low-  
16 income, or moderate-income household or special needs population, and  
17 whose monthly housing costs do not exceed thirty percent of the  
18 household's monthly income.

19 (2) "Department" means the department of community development.

20 (3) "Director" means the director of community development.

21 (4) "Office" means the office of housing affordability and  
22 regulatory reform.

23 (5) "Regulatory barriers to affordable housing" and "regulatory  
24 barriers" mean any public policies (including those embodied in  
25 statutes, ordinances, regulations, or administrative procedures or  
26 processes) required to be identified by the state or local governing  
27 body in connection with its strategy under section 105(b)(4) of the  
28 Cranston-Gonzalez national affordable housing act (42 U.S.C. 12701 et  
29 seq.).

30 (6) "Very low-income household" means a single person, family, or  
31 unrelated persons living together whose income is at or below fifty  
32 percent of the median income, as determined by the director adjusted  
33 for household size, for the county where the housing is located.

34 (7) "Low-income household" means a single person, family, or  
35 unrelated persons living together whose income is at or below eighty  
36 percent of the median income, as determined by the director adjusted  
37 for household size, for the county where the housing is located.

1 (8) "Moderate-income household" means a single person, family, or  
2 unrelated persons living together whose income is at or below one  
3 hundred fifteen percent of the median income, as determined by the  
4 director adjusted for household size, for the county where the housing  
5 is located.

6 NEW SECTION. **Sec. 3.** There is created the office of housing  
7 affordability and regulatory reform in the department which will serve  
8 as the coordinating office within state government for matters relating  
9 to the need for, development, placement, and preservation of affordable  
10 housing.

11 NEW SECTION. **Sec. 4.** The duties of the office include:

12 (1) Analyzing the costs and benefits of state legislation, rules,  
13 and administrative actions and their impact on the development and  
14 placement of affordable housing;

15 (2) Assisting state agencies and local governments in determining  
16 the impact of existing and anticipated actions, legislation, and rules  
17 on the development and placement of affordable housing;

18 (3) Investigating techniques and opportunities for reducing the  
19 life cycle housing costs through regulatory reform;

20 (4) Developing model standards and ordinances designed to reduce  
21 regulatory barriers to affordable housing and assisting in their  
22 adoption and use at the state and local government level;

23 (5) Providing technical assistance and information to state  
24 agencies and local governments for implementation of legislative and  
25 administrative reform programs to remove barriers to affordable  
26 housing;

27 (6) Preparing state regulatory barrier removal strategies; and

28 (7) Other activities as the director deems necessary to aid the  
29 state, local governments, and the housing industry in meeting the  
30 affordable housing needs of the state.

31 NEW SECTION. **Sec. 5.** The department may receive gifts, grants,  
32 and endowments from public and private sources that may be made from  
33 time to time, in trust or otherwise, for the use and benefit of the  
34 purposes of this chapter and spend gifts, grants, or endowments or any  
35 income from the public or private sources according to their terms.

1        NEW SECTION.    **Sec. 6.**    If any part of this chapter is found to be  
2 in conflict with federal requirements that are a prescribed condition  
3 to the allocation of federal funds to the state, the conflicting part  
4 of this chapter is inoperative solely to the extent of the conflict and  
5 with respect to the agencies directly affected, and this finding does  
6 not affect the operation of the remainder of this chapter in its  
7 application to the agencies concerned.    The rules under this chapter  
8 shall meet federal requirements that are a necessary condition to the  
9 receipt of federal funds by the state.

10        NEW SECTION.    **Sec. 7.**    This chapter may be known and cited as the  
11 "Washington removal of regulatory barriers to affordable housing act."

12        NEW SECTION.    **Sec. 8.**    Sections 1 through 7 of this act shall  
13 constitute a new chapter in Title 43 RCW.

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