
ENGROSSED SUBSTITUTE HOUSE BILL 1519

State of Washington

53rd Legislature

1993 Regular Session

By House Committee on Trade, Economic Development & Housing (originally sponsored by Representative Ballard)

Read first time 02/24/93.

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 whose monthly housing costs do not exceed
16 thirty percent of the household's monthly income.

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

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

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

26 NEW SECTION. **Sec. 3.** The department shall:

27 (1) Analyze the costs and benefits of state legislation, rules, and
28 administrative actions and their impact on the development and
29 placement of affordable housing;

30 (2) Analyze the costs and benefits of local legislation, rules, and
31 administrative actions and their impact on the development and
32 placement of affordable housing;

33 (3) Assist state agencies and local governments in determining the
34 impact of existing and anticipated actions, legislation, and rules on
35 the development and placement of affordable housing;

36 (4) Investigate techniques and opportunities for reducing the life
37 cycle housing costs through regulatory reform;

1 (5) Develop model standards and ordinances designed to reduce
2 regulatory barriers to affordable housing and assisting in their
3 adoption and use at the state and local government level;

4 (6) Provide technical assistance and information to state agencies
5 and local governments for implementation of legislative and
6 administrative reform programs to remove barriers to affordable
7 housing;

8 (7) Prepare state regulatory barrier removal strategies;

9 (8) Provide staffing to the affordable housing advisory board
10 created in chapter (House Bill No. 1585), Laws of 1993; and

11 (9) Perform other activities as the director deems necessary to aid
12 the state, local governments, and the housing industry in meeting the
13 affordable housing needs of the state.

14 NEW SECTION. **Sec. 4.** The affordable housing advisory board
15 created in chapter (House Bill No. 1585), Laws of 1993, shall
16 serve as the advisory board to the department.

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

22 NEW SECTION. **Sec. 6.** If any part of this chapter is found to be
23 in conflict with federal requirements that are a prescribed condition
24 to the allocation of federal funds to the state, the conflicting part
25 of this chapter is inoperative solely to the extent of the conflict and
26 with respect to the agencies directly affected, and this finding does
27 not affect the operation of the remainder of this chapter in its
28 application to the agencies concerned. The rules under this chapter
29 shall meet federal requirements that are a necessary condition to the
30 receipt of federal funds by the state.

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

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

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