

SENATE BILL REPORT

SHB 1608

As Reported By Senate Committee On:
Land Use & Planning, April 3, 2003

Title: An act relating to accommodating housing and employment growth for local jurisdictions planning under RCW 36.70A.040.

Brief Description: Concerning the accommodation of housing and employment growth under local comprehensive plans.

Sponsors: House Committee on Local Government (originally sponsored by Representatives Upthegrove, Schindler, Berkey, Mielke, Tom, Ericksen, Romero, Jarrett, Edwards, Linville and Anderson).

Brief History:

Committee Activity: Land Use & Planning: 3/31/03, 4/3/03 [DPA].

SENATE COMMITTEE ON LAND USE & PLANNING

Majority Report: Do pass as amended.

Signed by Senators Mulliken, Chair; Kline, McCaslin, Morton and T. Sheldon.

Staff: Tim Watterson (786-7441)

Background: Counties and cities planning under the Growth Management Act (GMA) are required to accommodate within their urban growth areas (UGAs) that are designated in their comprehensive plans the amount of projected 20-year population growth that is allocated to their jurisdictions. In some counties, projected employment growth is also allocated to jurisdictions. Counties and cities must also designate and protect critical areas located within their urban growth areas. All GMA jurisdictions are required to review and, if needed, update their comprehensive plans and development regulations, including critical areas ordinances, to accommodate projected growth and to protect critical areas.

Summary of Amended Bill: GMA jurisdictions must ensure that adoption of and amendments to their comprehensive plans and development regulations will provide a sufficient capacity of land suitable for development within their jurisdictions to accommodate their allocated housing and employment growth, as adopted in the applicable countywide planning policies and consistent with the 20-year population forecast from the Office of Financial Management.

Amended Bill Compared to Substitute Bill: The amendment requires GMA counties and cities to ensure that in adoption of and amendments to their comprehensive plans and development regulations, a sufficient capacity of land suitable for development within their jurisdictions is provided to accommodate their allocated housing and employment growth.

Appropriation: None.

Fiscal Note: Not requested.

Effective Date: Ninety days after adjournment of session in which bill is passed.

Testimony For: There is a crisis in affordable housing in urban areas, with prices driven up by lack of available land. Local governments need to meet their housing goals in order to meet housing needs. Land availability is an important issue.

Testimony Against: The bill adds more opportunities for appeals of city land use actions.

Testified: Representative Upthegrove, prime sponsor (pro); Bryan Wahl, Washington Association of Realtors (pro); Phil Harlan, J.L. Scott Real Estate (pro); Bob Hansen, Washington Association of Realtors (pro); Dave Williams, Washington Association of Cities (con).