**1752-S AMH TAYL H2233.1 - NOT FOR FLOOR USE**

**SHB 1752** - H AMD **107**

By Representative Taylor

**NOT CONSIDERED 01/05/2018**

On page 2, line 2, after "area." insert "The board should evaluate the amounts of land within and adjacent to the designated high property value areas that are undevelopable due to parkland, conservation district land, conservation easements, agricultural designated or zoned land, wetlands, and critical areas that may be a factor in the high value of property in such areas. School districts may not be requested or required to provide an inventory of their real property for purposes of this study."

On page 2, after line 13, insert the following:

"(5) The study must include:

(a) The impact of affordable housing development on transportation infrastructure, as well as the feasibility of adding road capacity to address traditional housing construction;

(b) The costs of permitting in urban areas and its effect on development in high property value areas;

(c) The amount of land available and suitable for single and multifamily affordable housing development within the private sector, including possible incentives for development; and

(d) The cost of affordable housing development associated with environmental regulatory compliance."

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

On page 2, line 35, after "housing;" strike "and"

On page 2, line 36, after "(d)" insert "The data and analysis of all the factors listed in subsection (5) of this section; and

(e)"

EFFECT: Requires the study and report to include: (1) The effect of zoning and development restrictions on high property value areas; (2) the impact of affordable housing development on transportation infrastructure; (3) the cost of permitting in high property value areas; (4) the potential land suitable for private development of affordable housing; and (5) the cost of environmental regulatory compliance on affordable housing development.

Exempts school boards from reporting their real property inventory for purposes of the study.