

SHB 1782 - H AMD TO H AMD (H-2689.4/22) **1056**

By Representative Pollet

1 On page 22, beginning on line 19 of the striking amendment, after
2 "(2)" strike all material through "section" on line 36 and insert "An
3 extension certified under this section may be applied only to the
4 following specific areas:

5 (a) Where a city has identified water, sewer, stormwater, or
6 transportation services that are currently deficient, or are expected
7 to be deficient within the next five years, and for which the local
8 government has established a plan of actions that will remedy the
9 deficiency in those services on a specific timeline, the department
10 may certify additional extensions of a city's remediation timeline.

11 (b) For any subarea within the jurisdiction for which the city or
12 county finds that the increases in housing density required under
13 section 5 of this act may create a significant risk of displacement of
14 lower-income households, particularly those on fixed incomes, from an
15 area where home ownership has historically been subject to barriers
16 discouraging racial and economic integration, the city or county may
17 apply to the department for flexibility in implementation for a
18 limited period of time that is reasonably sufficient to allow
19 engagement with affected communities of interest and analysis of
20 potential measures to reduce such risk not to exceed two years. The
21 total of subareas identified pursuant to this subsection (2)(b) shall
22 not exceed twenty percent of the land in the city that is zoned for
23 single-family residential use.

24 (3) The department may establish by rule any plan for preventing
25 displacement and procedures necessary to implement this section.

26 (4) This section authorizes only extension of the deadline for
27 adoption of revised development regulations for areas identified in

1 subsection 2 of this section and does not authorize extension of the
2 deadline under RCW 36.70A.130 for adoption of other revised
3 development regulations or for adoption of a revised comprehensive
4 plan"

5
6 On page 22, after line 36 of the amendment, insert the following:
7 "NEW SECTION. Sec. 6. A new section is added to chapter 36.70A RCW
8 to read as follows:

9 During the planning period, county assessors are authorized to
10 work with cities and community stakeholders to collect data on current
11 property values in those areas identified for upzoning, and to
12 identify homeowners in those areas who may become eligible for the
13 seniors and disabled veterans property tax exemption due to changes in
14 property values and homeowner income levels. Cities and county
15 assessors are authorized to provide those homeowners with educational
16 materials regarding their potential eligibility for property tax
17 relief under the seniors and disabled veterans property tax
18 exemption."

19
20 Renumber the remaining sections consecutively and correct any
21 internal references accordingly.

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EFFECT:

- Clarifies the areas within a city for which the city may apply to the Department of Commerce for an extension of middle housing implementation timelines.
- Provides that the total subareas within a city subject to the exemption may not exceed 20 percent of the land within the city that is zoned for detached single-family residential use.
- Clarifies that the exemptions apply only to development regulations for areas specified in the bill and not to development regulations for a revised comprehensive plan.
- Allows the Department of Commerce to establish by rule a plan for preventing displacement.
- Allows county assessors to work with cities and community stakeholders to collect data on current property values in areas identified for upzoning, identify homeowners in such areas who may become eligible for the seniors and disabled

veterans property tax exemption, and provide those homeowners with educational materials regarding their potential eligibility for property tax relief.

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