

**ESHB 1660 - S AMD 1350**

By Senator Short

1 Strike everything after the enacting clause and insert the  
2 following:

3 "NEW SECTION. **Sec. 1.** (1) By July 1, 2022, the department of  
4 commerce must select an impartial third-party facilitator to convene  
5 an affordable housing work group. The work group must make  
6 recommendations to the appropriate committees of the legislature on  
7 how the state can increase the construction of affordable housing,  
8 including missing middle housing types, statewide.

9 (2) The work group must consider information and findings by a  
10 variety of authoritative bodies with expertise in housing  
11 construction trends and barriers, including data on:

12 (a) Housing financing;

13 (b) Real estate trends, including types of buyers and housing and  
14 forecasts;

15 (c) Stability and growth of the construction industry, including  
16 number of firms operating in the state over the last 10 years, labor  
17 availability, and number and types of units built and in what  
18 regions;

19 (d) Land availability and costs;

20 (e) An evaluation, using case studies, of why vacant lots and  
21 vacant houses remain unbuilt or unhoused during the last five years;

22 (f) The cost to build compared to the cost to renovate in a  
23 variety of markets;

24 (g) The cost to build single-family housing compared to the cost  
25 to build missing middle housing types;

26 (h) Market prices per square foot for single-family housing and  
27 middle housing types;

28 (i) Feasibility of converting vacant commercial buildings to  
29 residential uses, comparing large properties, such as shopping  
30 centers and office buildings, with smaller buildings;

31 (j) Statewide zoning characteristics and market response using  
32 case studies;

33 (k) Data on impact of zoning changes and displacement; and

1 (1) Market response to housing units and land owned by community  
2 land trusts.

3 (3) The facilitator must select at least one member to serve on  
4 the work group from each of the following:

5 (a) The department of commerce;  
6 (b) Association of Washington cities;  
7 (c) Washington state association of counties;  
8 (d) A regional planning authority on each side of the crest of  
9 the Cascade mountains;  
10 (e) Washington low-income housing alliance;  
11 (f) A Washington realtors association;  
12 (g) A building construction association; and  
13 (h) A rental property association.

14 (4) By December 1, 2022, the facilitator must submit a report to  
15 the appropriate committees of the legislature containing the  
16 recommendations of the work group after review and approval by the  
17 facilitator and work group. Recommendations must result from  
18 consensus-based decision making. The report must include  
19 recommendations where consensus has been achieved and note dissenting  
20 opinions where consensus has not been achieved.

21 (5) This section expires January 1, 2024."

**ESHB 1660 - S AMD 1350**  
By Senator Short

22 On page 1, line 2 of the title, after "units;" strike the  
23 remainder of the title and insert "creating a new section; and  
24 providing an expiration date."

EFFECT: Requires a stakeholder-driven, facilitated work group to make recommendations regarding the construction of affordable housing, including middle housing types.

--- END ---