
Local Government Committee

HB 1220

Brief Description: Supporting emergency shelters and housing through local planning and development regulations.

Sponsors: Representatives Peterson, Macri, Bateman, Ryu, Lekanoff, Fitzgibbon, Kloba, Davis, Lovick, Santos, Ortiz-Self, Simmons, Berg, Hackney, Chopp, Tharinger and Frame.

Brief Summary of Bill

- Updates the housing goals of the Growth Management Act to include planning for and accommodating affordable housing;
- Requires jurisdictions to address moderate, low, very low, and extremely low-income housing in the housing element of the comprehensive plan.
- Requires jurisdictions to address racially disparate impacts and displacement in the housing element of the comprehensive plan.

Hearing Date: 1/27/21

Staff: Elizabeth Allison (786-7129).

Background:

The Growth Management Act (GMA) is the state's comprehensive land use planning framework for counties and cities. The GMA establishes land use designation and environmental protection requirements for all Washington counties and cities, and a significantly wider array of planning duties for the 29 counties and the cities within that are obligated by population-based criteria or choice to satisfy all planning requirements of the GMA.

Comprehensive Plans.

The GMA directs jurisdictions that fully plan under the GMA to adopt internally consistent

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comprehensive land use plans that are generalized, coordinated land use policy statements of the governing body. Comprehensive plans must include specific planning elements, each of which is a subset of a comprehensive plan. Planning jurisdictions must implement comprehensive plans through locally adopted development regulations that conform to the plan.

The GMA also establishes 14 goals in a non-prioritized list to guide the development of comprehensive plans and development regulations of counties and cities that plan under the GMA. Examples include urban growth, housing, and economic development.

Housing Element.

Comprehensive plans must include a housing element that ensures the vitality and character of established residential neighborhoods. The housing element must include the following:

- an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single family residences;
- identification of sufficient land for housing which includes, government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- adequate provisions for existing and projected needs of all economic segments of the communities.

Summary of Bill:

The housing goal guiding the development of comprehensive plans and development regulations is updated to provide that jurisdictions plan for and accommodate, rather than encourage the availability of, affordable housing.

The housing element of the comprehensive plan is updated to require jurisdictions to do the following:

- identify units for moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing when conducting the inventory and analysis of existing and projected housing needs;
- include moderate density housing options in addition to single-family residences in the housing element statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing;
- in addition to identifying sufficient land, identify zoning capacities for housing;
- include moderate, low, very low, and extremely low-income households, as well as emergency housing, emergency shelters, and permanent supportive housing when identifying sufficient land and zoning capacities;
- incorporate special consideration for low, very low, extremely low, and moderate-income households when making adequate provisions for existing and projected needs, and if unable to do so, document programs and actions needed;
- identify local policies, regulations, and practices to address and undo racially disparate

impacts, displacement, and exclusion in housing caused by local policies, plans, and actions;

- identify areas with high risk of displacement from market forces that occur with changes to zoning development regulations and capital investments; and
- implement anti-displacement policies, investments, and regulations to reduce displacements such as investment in low, very low, extremely low, and moderate-income housing; equitable development initiatives; inclusionary zoning, community planning requirements; tenant protections; land disposition policies; and consideration of land that may be used for affordable housing.

Cities may not prohibit emergency housing, permanent supportive housing, or emergency shelters in multifamily, commercial, mixed use, or form-based zones where short-term rentals are allowed.

Definitions of "emergency housing," "emergency shelter," and "moderate-income household" are added.

Appropriation: None.

Fiscal Note: Requested on 1/15/2021.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.