

State Legislative Follow Up

Wednesday, May 22nd 2019

SKJPD Workgroup

Our Vision

All people live with dignity in safe, healthy, and affordable homes
within **communities of opportunity**



HOUSING
DEVELOPMENT
consortium

HB1923 overview:

- HB 1923/Fitzgibbon



Our Vision

All people live with dignity in safe, health and affordable homes within communities of opportunity

HB 1923 Goal and Background



Takes effect on
July 28, 2019.



Minimum urban
density bill



Transit oriented
development is
the goal of the
bill, it entails
requirements for
up zones near
transit service



Early versions
included
statewide
mandates but it
shifted to
incentives
although some
provisions, will
take effect
statewide



The most impact
is expected on
mid-size cities

Our Vision


All people live with dignity in safe, health and affordable homes
within **communities of opportunity**



HB 1923 Legislative Action

- Section one of the bill includes a menu of land use actions that cities can select from in order to qualify for up to \$100,000 in planning grant assistance
- Cities with populations of 20,000 or more must adopt two land use actions to qualify for the grant funding
- Cities with populations under 20,000 that can demonstrate their actions will have significant effect on housing creation or regulatory streamlining may also qualify for planning grant funding as well






Eligible land use actions include;

- Upzoning areas of at **least 500 acres** that include a commuter or light rail station
- Upzoning areas of two hundred and fifty acres or more that include bus rapid transit (**only applied to cities with a population of forty thousand or more residents**)
- Authorization of duplexes, triplexes, and courtyard apartments in single-family zoned areas
- Authorization of accessory dwelling units (ADUs) in single-family zones areas on lots that meet size requirements
- Adoption of a subarea plan or a detailed plan for a smaller geographic area within a city

Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



Eligible land use actions include;

- Implementation of planned action, some examples include a comprehensive plan, master planned development, or phased project
- Adoption of increases in categorical exemptions that encourage urban infill development
- Adoption of a form-based code which includes zoning requirements based on physical form rather building use
- Authorization of duplexes on each corner lot within all single-family zoned areas
- Allowances for subdividing lots into smaller parcels

Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



Housing Action Plan

Cities may also opt to implement a housing action plan in order to qualify for planning grants. The plan must “encourage construction of additional affordable and market rate housing in a greater variety of housing types and at prices that are accessible to all levels of income

The plan must assess “the risk of residential displacement, particularly in neighborhoods with communities at high risk of displacement

Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



Funding

Funding for the planning grants comes from a \$2.50 document recording fee that will be charged by county auditors upon the filing of certain public documents, excluding birth, divorce, marriage, death, and deeds of trust.

After five years, this funding will be used to pay for Operations and Maintenance of Permanent Supportive Housing for people earning up to 60% of the AMI.

Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



Statewide Mandatory Provisions

- **Appeal protection I**

Cities will be protected from administrative and judicial appeal if the development is consistent with a comprehensive plan, subarea plan, or other local development policies and reserves ten percent as affordable to low-income renters or buyers

The percentage of affordable units can be higher if the city requires it

- **Appeal protection II**

The bill also protects new development being challenged by transportation based appeals if the development is consistent with a locally adopted transportation plan or comprehensive plan.

Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



Statewide Mandatory Provisions

- **Reduced parking requirements**

For low-income housing developments located **within a quarter mile of transit**, parking requirements **may not exceed one parking space per bedroom or 0.75 spaces per unit**

In the case of low income housing that serves seniors or people with disabilities, parking may not be required unless specific circumstances call for it

- **Permanent Supportive Housing Protection**

The law requires cities to allow supportive housing to be constructed in any area that has been zoned for multi-family housing

- **Housing supply and affordability report**

Washington Center for Real Estate Research at the University of Washington will prepare a data driven housing report for **cities of 10,000 or more every two years**

Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



HB1406 overview:

- HB 1406/Robinson



Our Vision

All people live with dignity in safe, health and affordable homes within communities of opportunity



HB 1406 Goal and Background



Provides cities and counties authority to implement a local sales tax to fund affordable or supportive housing



The maximum rate imposed may not exceed either 0.0146 Percent or 0.0073 percent



Takes effect on **July 28, 2019**
The tax is credited against the state sales tax collected in the jurisdiction



The tax expires 20 years after the jurisdiction first imposes the tax



Our Vision

All people live with dignity in safe, health and affordable homes within **communities of opportunity**



HB 1406 Legislative Action

- For the first 12 months following the effective date;
- The **maximum rate of 0.0146** percent is available only to city levying a qualifying local tax
- A **city located in a county** that declares it will not levy the tax
- And a county within **its unincorporated areas and within the limits of a city** that declares it will not levy the tax





HB 1406 Legislative Action

Beginning 12 months after the effective date of the bill;

- Cities without a qualifying tax may impose a rate of **0.0073 percent**
- And a county may impose a rate of **0.0073 percent** within the limits of a city imposing the tax **at 0.0073 percent**.
- A county may not levy the tax within the limits of a city imposing the tax **at 0.0146 percent**





HB 1406 Legislative Action

A county or city may **bond against the revenue**. The revenue collected or bonds issued may only be used for:

- Acquiring, rehabilitating, or constructing affordable housing, including new units of affordable housing within an existing structure or facilities providing supportive housing services to individuals with mental or behavioral disorders
- Operations and maintenance costs of new units of affordable or supportive housing



HOUSING
DEVELOPMENT
consortium



HB 1406 Legislative Action

- Counties with a population of **400,000** or less and cities with a population of **100,000** or less may also use the revenue to provide rental assistance to tenants
- Housing and services may only be provided to persons at or below 60 percent of the area median income
- A county or city may enter into an interlocal agreement with one or more other counties, cities, or housing authorities to provide affordable or supportive housing





HB 1406 Legislative Action

To impose the tax, a county or city must adopt a resolution of intent within **six months** of the effective date of the bill and impose the tax within one year (**January 28th, 2020**)



HOUSING
DEVELOPMENT
consortium

Questions and
Discussion!



HOUSING
DEVELOPMENT
consortium