

HB 1923 - Section 1: Cities Greater than 10,000 SHALL take two or more of the following actions – These actions are not subject to appeal (must still go through the SEPA process)

- Authorize at a minimum 50 units net per acre within .5 mile of a light rail station
- Authorize at least one duplex, triplex or courtyard apartment on each parcel in one or more single-family residential zones
 - o Unless a city documents physical or infrastructure constraints that make this infeasible for parcels
- Require no more than 1 parking space per 2 dwelling units in multifamily zones within .5 miles of a light rail station
- Adopt an inclusionary zoning program, in which 25% of the new housing capacity directed consists of affordable units
- Adopt a planned action pursuant to 43.21C.420 – except that an EIS is not required
- Adopt the maximum number of categorical exemptions for single-family and multifamily development

Mechanics

- Cities above 10,000 must comply by 2021 or be subject to an updated housing element
- The Department of Commerce must certify that a local jurisdiction has complied with Section 1
 - o Commerce, after an investigation to approve, must issue a letter verifying the city's compliance
- If not in compliance with Section 1, a city is subject to an updated housing element

Funding

- A city that complies with Section 1 is eligible to receive a one-time grant from Commerce for \$100,000 in order to support planning and outreach efforts
- If a city fails to comply with Section 1 – they are not eligible for funds from the public works assistance account, the water quality capital account or the transportation improvement account

Section 2: Updating the Housing Element of the GMA

- Defines low, very low, and extremely low-income households that need to be planned for
- States clearly that local jurisdictions must plan housing for all income levels
- Must do a review of current housing stock and the needs
- Must have a program to preserve existing private market and subsidized affordable housing (more than 80,000)
- If the inventory should a lack of sufficient sites to accommodate the housing needs of low, very low and extremely low-income it must include a program to make sufficient sites available at multifamily densities for development
- Commerce must approve the housing element

Section 4: Non-project actions are categorically exempt from the requirements of SEPA

- Amendments to development regulations in order to comply with Section 1

Section 5: Minimum Residential Parking Requirements for Affordable Units

- Affordable housing units located within .25 mile of frequent transit service (every 15 minutes 12 hours per day) minimum parking requirements can't exceed 1 space per bedroom
- Housing specifically for seniors or people with disabilities that are located within .25 mile of frequent transit minimum parking requirements are prohibited

Section 6: Water Pollution Control Facilities

- Unless in compliance with Section 1 Ecology may not provide loans or grants for a public facility within a city

Section 7: Public Works Assistance Account

- Unless in compliance with Section 1, the Public Works Assistance Board may not award a grant or a loan to a city

Section 8: Transportation Improvement Board

- Unless in compliance with Section 1, cities are not eligible for awards by the Transportation Improvement Board

Section 9: SEPA Exemption

- A project evaluated is exempt from appeals on the transportation element, if the project is:
 - o Consistent with a locally adopted transportation plan or
 - o Consistent with the transportation element of a comprehensive plan;
 - o **AND**
 - o Traffic or parking impacts are expressly mitigated by an ordinance or ordinances

Section 10: Comprehensive Plan Optional Element – Upfront Environmental Review

- Reauthorizes the optional element of a comprehensive plan for upfront environmental review
- Provides Tacoma with an additional 10 years
- Provides cities to authorize an optional element to their comprehensive plan
- Requires affordability in at least 10% of unit created under this section (cities can require a greater percentage)
- Removes the requirements that the City of Seattle provide outreach for scoping and prepare a study that analyzes the extent of displacement

Section 11: Growth Management Planning and Environmental Review Fund

- This account can be used to cover the costs associated with the adoption of optional elements of comprehensive plans

Section 12: Essential Public Facilities

- Supportive housing can be sited as an essential public facility

Section 13: Impact Fees

- Prohibits cities from charging impact fees a higher per unit fee for multifamily than for single-family construction