

2 **ESHB 1519** - S COMM AMD

3 By Committee on Trade, Technology & Economic Development

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5 Strike everything after the enacting clause and insert the  
6 following:

7 "NEW SECTION. **Sec. 1.** (1) The legislature finds that:

8 (a) The construction of housing is governed by a broad range of  
9 federal, state, and local regulations and administrative actions;

10 (b) There is growing concern over the rising costs of housing;

11 (c) Governmental actions have been cited as a significant  
12 contributor to the rising cost of housing;

13 (d) The issue of housing regulations is technically complicated,  
14 and cuts across many disciplines, jurisdictions, constituencies, and  
15 values;

16 (e) Uniform responses to the growing pressures to address  
17 regulatory issues of housing may result in the sacrifice of other  
18 public goals without necessarily achieving compensating benefits in  
19 housing affordability; and

20 (f) There exists a lack of information on the impact of  
21 governmental regulation and administrative actions on the cost of  
22 housing.

23 (2) The legislature declares that the purposes of this chapter are  
24 to:

25 (a) Provide a focus within state government to address the  
26 affordability implications of governmental actions;

27 (b) Encourage all levels of government to identify and remove  
28 regulatory barriers that significantly increase housing costs and limit  
29 the supply of affordable housing; and

30 (c) Provide technical assistance to state agencies and local  
31 governments in their efforts to reform governmental regulations that  
32 impede or add unnecessary costs to the development of housing.

33 NEW SECTION. **Sec. 2.** Unless the context clearly requires  
34 otherwise, the definitions in this section apply throughout this  
35 chapter.

1 (1) "Affordable housing" means residential housing including but  
2 not limited to site-built, modular, factory-built, and mobile homes,  
3 that is either rented or owned by a person whose monthly housing costs  
4 do not exceed thirty percent of the household's monthly income.

5 (2) "Department" means the department of community development.

6 (3) "Director" means the director of community development.

7 (4) "Regulatory barriers to affordable housing" and "regulatory  
8 barriers" mean any public policies (including those embodied in  
9 statutes, ordinances, regulations, or administrative procedures or  
10 processes) required to be identified by the state or local governing  
11 body in connection with its strategy under section 105(b)(4) of the  
12 Cranston-Gonzalez national affordable housing act (42 U.S.C. 12701 et  
13 seq.).

14 NEW SECTION. **Sec. 3.** The department shall:

15 (1) Analyze the costs and benefits of state legislation, rules, and  
16 administrative actions and their impact on the development and  
17 placement of affordable housing;

18 (2) Analyze the costs and benefits of local legislation, rules, and  
19 administrative actions and their impact on the development and  
20 placement of affordable housing;

21 (3) Assist state agencies and local governments in determining the  
22 impact of existing and anticipated actions, legislation, and rules on  
23 the development and placement of affordable housing;

24 (4) Investigate techniques and opportunities for reducing the life  
25 cycle housing costs through regulatory reform;

26 (5) Develop model standards and ordinances designed to reduce  
27 regulatory barriers to affordable housing and assisting in their  
28 adoption and use at the state and local government level;

29 (6) Provide technical assistance and information to state agencies  
30 and local governments for implementation of legislative and  
31 administrative reform programs to remove barriers to affordable  
32 housing;

33 (7) Prepare state regulatory barrier removal strategies;

34 (8) Provide staffing to the affordable housing advisory board  
35 created in chapter . . . . (House Bill No. 1585), Laws of 1993; and

36 (9) Perform other activities as the director deems necessary to aid  
37 the state, local governments, and the housing industry in meeting the  
38 affordable housing needs of the state.

1        NEW SECTION.    **Sec. 4.**    The affordable housing advisory board  
2    created in chapter . . . . (House Bill No. 1585), Laws of 1993, shall  
3    serve as the advisory board to the department.

4        NEW SECTION.    **Sec. 5.**    The department may receive gifts, grants,  
5    and endowments from public and private sources that may be made from  
6    time to time, in trust or otherwise, for the use and benefit of the  
7    purposes of this chapter and spend gifts, grants, or endowments or any  
8    income from the public or private sources according to their terms.

9        NEW SECTION.    **Sec. 6.**    If any part of this chapter is found to be  
10   in conflict with federal requirements that are a prescribed condition  
11   to the allocation of federal funds to the state, the conflicting part  
12   of this chapter is inoperative solely to the extent of the conflict and  
13   with respect to the agencies directly affected, and this finding does  
14   not affect the operation of the remainder of this chapter in its  
15   application to the agencies concerned.    The rules under this chapter  
16   shall meet federal requirements that are a necessary condition to the  
17   receipt of federal funds by the state.

18        NEW SECTION.    **Sec. 7.**    This chapter may be known and cited as the  
19   "Washington removal of regulatory barriers to affordable housing act."

20        NEW SECTION.    **Sec. 8.**    Sections 1 through 7 of this act shall  
21   constitute a new chapter in Title 43 RCW."

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25        On page 1, line 1 of the title, after "reform;" strike the  
26   remainder of the title and insert "and adding a new chapter to Title 43  
27   RCW."

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