
SUBSTITUTE HOUSE BILL 2323

State of Washington

59th Legislature

2006 Regular Session

By House Committee on Local Government (originally sponsored by Representatives B. Sullivan, DeBolt, Simpson, Springer, Holmquist, McCune, O'Brien, Sells, Pettigrew, Ahern, Jarrett, Miloscia, Ormsby, Dunn, Priest, Roach, Dunshee, Woods, Ericks and Hunter)

READ FIRST TIME 02/03/06.

1 AN ACT Relating to increasing affordable rental housing through
2 accessory dwelling units; creating new sections; and providing an
3 expiration date.

4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

5 NEW SECTION. **Sec. 1.** (1) The legislature finds that there is a
6 large, unmet, and increasing need for affordable housing in the urban
7 and rural areas of Washington. The legislature finds also that while
8 this need goes unmet, many households in single-family residential
9 areas are becoming smaller as people live longer, remain unmarried
10 longer, and have fewer children. Additionally, numerous household
11 budgets are under financial pressure, and many senior property owners
12 are having increasing difficulties paying for health care services,
13 home maintenance, and other costs. The result of these trends is that
14 considerable amounts of underutilized space exist within single-family
15 houses and on single-family lots, while financial pressures are
16 simultaneously diminishing qualities of life for many people.

17 (2) The legislature further finds that the growth management act
18 requires increased housing densities in single-family areas, and that
19 the rising costs accommodating growth, coupled with insufficient

1 revenues for needed public facilities, make infill within developed
2 areas an economic necessity for local governments. The legislature
3 therefore finds that the expanded creation and use of accessory
4 dwelling units has a significant potential to provide much-needed
5 affordable rental housing, while also providing benefits to existing
6 property owners and their communities.

7 (3) The legislature declares that it is the intent of this act to
8 examine methods to: (a) Increase the supply of affordable housing
9 without government subsidies or providing additional public facilities;
10 (b) identify regulatory or other barriers that thwart the potential
11 benefits of accessory dwelling units; (c) encourage moderately priced
12 rental housing and housing opportunities in single-family residential
13 areas for people in various life-cycle stages; and (d) provide
14 homeowners with options to utilize their property for extra income, in
15 close proximity with family members, caregivers, and persons offering
16 companionship.

17 (4) The legislature therefore convenes a joint select committee to
18 examine ways of increasing affordable rental housing through accessory
19 dwelling units.

20 NEW SECTION. **Sec. 2.** (1)(a) The joint select committee on
21 accessory dwelling units is established, with members as provided in
22 this subsection.

23 (i) The president of the senate shall appoint one member from each
24 of the two largest caucuses of the senate.

25 (ii) The speaker of the house of representatives shall appoint one
26 member from each of the two largest caucuses of the house of
27 representatives.

28 (b) In addition, the department of community, trade, and economic
29 development shall cooperate with the committee and maintain a liaison
30 representative, who is a nonvoting member. The department shall
31 cooperate with the committee and provide information as the chair may
32 reasonably request.

33 (c) The committee shall choose its chair from among its membership.
34 The legislator appointed from the majority caucus of the house of
35 representatives shall convene the initial meeting of the committee.

36 (2) The committee shall examine ways of increasing affordable
37 rental housing through accessory dwelling units by:

1 (a) Reviewing accessory dwelling unit ordinances adopted by
2 jurisdictions planning under RCW 36.70A.040;

3 (b) Considering policies pertaining to the siting of accessory
4 dwelling units, including policies permitting the units to be sited on
5 all parcels where single-family residences are allowed; and

6 (c) Considering policies pertaining to occupant requirements,
7 allowable floor areas, off-street parking, processing related permits,
8 unit registration, and applicable state and local codes.

9 (3) The committee, when appropriate, may consult with individuals
10 from the public and private sectors or ask those individuals to
11 establish one or more advisory committees. The committee, at a
12 minimum, must consult with individuals representing cities, counties,
13 low-income housing advocates, developers, realtors, planners,
14 environmental conservation interests, and the general public. Members
15 of advisory committees are not entitled to expense reimbursement.

16 (4) Staff support for the committee is provided by senate committee
17 services and the house of representatives office of program research.

18 (5) Legislative members of the committee shall be reimbursed for
19 travel expenses in accordance with RCW 44.04.120.

20 (6) The expenses of the committee are paid jointly by the senate
21 and the house of representatives. Committee expenditures are subject
22 to approval by the senate facilities and operations committee and the
23 house of representatives executive rules committee, or their successor
24 committees.

25 (7) The committee shall report its findings and recommendations to
26 the appropriate committees of the legislature by December 1, 2007.

27 (8) This section expires December 1, 2007.

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