
Local Government Committee

HB 2576

Brief Description: Promoting the availability of affordable housing through the comprehensive plan requirements of the growth management act.

Sponsors: Representatives Simpson, Appleton, Hasegawa, Ormsby, Santos and Chase.

Brief Summary of Bill
<ul style="list-style-type: none">Requires that a Growth Management Act comprehensive plan include specific provisions addressing land use needs with respect to "low-income housing" and "moderate-income housing."Creates statutory definitions for "low-income housing" and "moderate-income housing".

Hearing Date: 1/22/08

Staff: Thamas Osborn (786-7129).

Background:

The Growth Management Act (GMA) is the comprehensive land use planning framework for county and city governments in Washington. Enacted in 1990 and 1991, the GMA establishes numerous requirements for local governments obligated by mandate or choice to fully plan under the GMA (planning jurisdictions) and a reduced number of directives for all other counties and cities. Twenty-nine of 39 counties, and the cities within those counties, are planning jurisdictions.

The GMA directs planning jurisdictions to adopt internally consistent comprehensive land use plans, which are generalized, coordinated land use policy statements of the governing body. Comprehensive plans must address specified planning elements, each of which is a subset of a comprehensive plan. Planning jurisdictions must also adopt development regulations that implement and conform with the comprehensive plan.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Each comprehensive plan must include planning provisions addressing the following planning elements:

- land use;
- housing;
- capital facilities;
- utilities; and
- rural lands.

Planning for housing needs must include the following components;

- an inventory and analysis of existing and projected housing needs;
- a statement of the goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing; and
- identification of sufficient land for housing, including but not limited to government-assisted housing, manufactured housing, multifamily housing, group homes, and foster care facilities.

Summary of Bill:

The planning for the housing element required in a GMA comprehensive plan must include specific provisions addressing land use needs with respect to "low-income housing" and "moderate-income housing."

Housing-related definitions are added to the GMA as follows:

- "Low-income housing" means housing that is affordable according to standards of the United States Department of Housing and Urban Development for ownership or rental. "Low-income housing" must be occupied by, reserved for, or marketed for occupancy by households with a gross household income of 80 percent or less of the county's median gross household income for identically sized households.
- "Moderate-income housing" means housing that is affordable according to standards of the United States Department of Housing and Urban Development for ownership or rental. "Moderate-income housing" must be occupied by, reserved for, or marketed for occupancy by households with a gross household income of greater than 80 percent but less than 120 percent of the county's median gross household income for identically sized households.

The act also make a technical revision by deleting an obsolete definition of "recreational land".

Appropriation: None.

Fiscal Note: Not requested.

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