
SUBSTITUTE HOUSE BILL 2279

State of Washington 60th Legislature 2007 Regular Session

By House Committee on Housing (originally sponsored by Representatives Darneille, Springer, Pettigrew, O'Brien, Hasegawa and Santos)

READ FIRST TIME 2/28/07.

1 AN ACT Relating to prohibiting discrimination against affordable
2 housing developments; adding a new chapter to Title 43 RCW; and
3 creating a new section.

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

5 NEW SECTION. **Sec. 1.** It is the public policy of the state to
6 assist in making affordable housing available throughout the state.
7 The legislature recognizes that despite ongoing efforts there is still
8 a lack of affordable housing in many areas. The legislature also
9 recognizes that some local governments have imposed development
10 requirements on affordable housing developments that are not generally
11 imposed on other housing developments. The intent of this legislature
12 is to prohibit discrimination against affordable housing developments.

13 NEW SECTION. **Sec. 2.** The definitions in this section apply
14 throughout this chapter unless the context clearly requires otherwise.

15 (1) "Affordable housing development" means a housing development in
16 which at least twenty-five percent of the dwelling units within the
17 development are set aside for or are occupied by low-income households

1 at a sales price or rent amount that is considered affordable by a
2 federal, state, or local government housing program.

3 (2) " Dwelling unit " means that part of a housing development that
4 is used as a home, residence, or place to sleep by one person or two or
5 more persons maintaining a common household.

6 (3) " Housing development " means a proposed or existing structure
7 that is used as a home, residence, or place to sleep by one or more
8 persons including, but not limited to, single-family residences,
9 manufactured homes, multifamily housing, group homes, and foster care
10 facilities.

11 (4) " Low-income household " means a single person, family, or
12 unrelated persons living together whose adjusted income is less than
13 eighty percent of the median family income, adjusted for household
14 size, for the county where the affordable housing development is
15 located.

16 NEW SECTION. **Sec. 3.** (1) A city, county, or other local
17 governmental entity or agency may not adopt, impose, or enforce
18 requirements on an affordable housing development that are different
19 than the requirements imposed on housing developments generally.

20 (2) This section does not prohibit any city, county, or other local
21 governmental entity or agency from extending preferential treatment to
22 affordable housing developments intended for occupancy by homeless
23 persons, farmworkers, or low-income households. Preferential treatment
24 may include, but is not limited to: A reduction or waiver of fees or
25 changes in applicable requirements including, without limitation,
26 architectural requirements, site development requirements, property
27 line requirements, building setback requirements, or vehicle parking
28 requirements; or other treatment that reduces or is likely to reduce
29 the development or operating costs of an affordable housing
30 development.

31 NEW SECTION. **Sec. 4.** Sections 2 and 3 of this act constitute a
32 new chapter in Title 43 RCW.

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