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**Community Development, Housing &  
Tribal Affairs Committee**

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**HB 1987**

**Brief Description:** Concerning allowing affordable housing development on religious organization property.

**Sponsors:** Representatives McBride, Macri, Robinson, Stanford, Slatter, Senn, Santos, Chapman, Ortiz-Self and Jinkins.

**Brief Summary of Bill**

- Prevents governing bodies of cities and counties from restricting affordable housing development on property owned by a religious organization under certain conditions.

**Hearing Date:** 1/16/18

**Staff:** Kirsten Lee (786-7133).

**Background:**

Local Development Regulations.

Cities and counties engaging in comprehensive planning may enact ordinances and codes to regulate the use of land and zoning certain development and activities. Such regulations generally include: the location, construction and size of buildings for residence, industry, trade, and other purposes; the height, construction, and design of buildings and structures; the size of yards, open spaces, lots, and tracts; the density of population; the set-back of buildings; the subdivision and development of land; and adoption of standard building codes and fire regulations.

**Summary of Bill:**

Governing bodies of cities or counties may not restrict any affordable housing development of single-family or multi-family residences located on real property owned or controlled by a

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religious organization when the affordable housing development:

- is set aside for, or occupied exclusively for, low-income households. "Low-income household" means a single person, family, or unrelated persons living together whose adjusted income is less than 80 percent of the median family income, adjusted for household size for the county where the affordable housing development is located;
- is part of a lease or other binding obligation that requires development to be used exclusively for affordable housing purposes for at least 40 years, even if the religious organization no longer owns the property; and
- does not discriminate against any person who qualifies as a member of low-income household.

The governing bodies of cities and counties may regulate the height, number of stories, and density for construction and use of the affordable housing development to limit an affordable housing development from exceeding two times the maximum height requirement and five times the density requirement of other single-family or multi-family residences within the same neighborhood or city, if similar residences do not exist within the same neighborhood.

**Appropriation:** None.

**Fiscal Note:** Not requested.

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