

SENATE BILL REPORT

EHB 2687

As of February 24, 2020

Title: An act relating to planning for affordable housing under the growth management act.

Brief Description: Planning for affordable housing under the growth management act.

Sponsors: Representatives Barkis, Griffey, Corry, Blake, DeBolt, Irwin, Springer, Stokesbary, Mead and Van Werven.

Brief History: Passed House: 2/17/20, 95-3.

Committee Activity: Housing Stability & Affordability: 2/26/20.

Brief Summary of Bill

- Requires fully planning counties and cities under the Growth Management Act (GMA) to plan for single-family residences, such as single-family detached dwellings, duplexes, triplexes, and townhomes in the mandatory housing element of comprehensive plans.
- Requires a countywide planning policy to provide for how the county and its cities will meet the existing and projected housing needs of all economic segments of the community if the county or city does not plan for each housing type in the mandatory housing element of comprehensive plans under the GMA.
- Requires countywide planning policies to be updated no later than 14 months before any update of a comprehensive plan under the GMA.

SENATE COMMITTEE ON HOUSING STABILITY & AFFORDABILITY

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Background: Growth Management Act. The Growth Management Act (GMA) is the comprehensive land-use planning framework for counties and cities in Washington. Originally enacted in 1990 and 1991, the GMA establishes land-use designation and environmental protection requirements for all Washington counties and cities. The GMA also establishes a significantly wider array of planning duties for 28 counties, and the cities

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within those counties, that are obligated to satisfy all planning requirements of the GMA. These jurisdictions are sometimes said to be "fully planning" under the GMA.

The GMA also directs fully planning jurisdictions to adopt internally consistent comprehensive land use plans. Comprehensive plans are implemented through locally adopted development regulations, and both the plans and the local regulations are subject to review and revision requirements prescribed in the GMA. In developing their comprehensive plans, counties and cities must consider various goals set forth in statute.

Comprehensive Plan—Mandatory Housing Element. The comprehensive plan of a fully planning county or city must consist of a map or maps and descriptive text covering objectives, principles, and standards used to develop the plan. The plan must be an internally consistent document and all elements must be consistent with the future land-use map. Each comprehensive plan must include a plan, scheme, or design for certain enumerated elements, including a housing element. The housing element must ensure the vitality and character of established residential neighborhoods and:

- include an inventory and analysis of existing and projected housing needs that identifies the number of housing units necessary to manage projected growth;
- include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of housing, including single-family residences;
- identify sufficient land for housing, including government-assisted housing, housing for low-income families, manufactured housing, multifamily housing, and group homes and foster care facilities; and
- make adequate provisions for existing and projected needs of all economic segments of the community.

Countywide Planning Policies. The legislative authority of a county that plans under the GMA must adopt a countywide planning policy in cooperation with the cities located in whole or in part within the county. A countywide planning policy is a written policy statement used to establish a countywide framework from which comprehensive plans are developed, and must address certain minimum planning requirements, including policies that consider the need for affordable housing, such as housing for all economic segments of the population and parameters for the distribution of affordable housing.

Summary of Bill: Comprehensive Plan—Mandatory Housing Element. The housing element of a county or city's comprehensive plan is expanded to include a statement of goals, policies, objectives, and mandatory provisions for the preservation, improvement, and development of, and to identify sufficient land for, single-family residences such as single-family detached dwellings, duplexes, triplexes, and townhomes. The housing element is also expanded to include consideration of housing locations in relation to employment locations when making adequate provisions for existing and projected needs of all economic segments of the community.

The housing element should link jurisdictional goals with overall county goals to ensure that the housing element goals are met. If a county or city does not plan for each housing type, including single-family residences such as single-family detached dwellings, duplexes, triplexes, and townhomes, the applicable countywide planning policy required under the

GMA must provide for how the county, as a whole, and its cities will meet the existing and projected housing needs of all economic segments of the community during the planning period.

Countywide Planning Policies. Countywide planning policies must be updated no later than 14 months before any update of a comprehensive plan under the GMA.

The minimum planning requirement for affordable housing that must be addressed in a countywide planning policy is expanded to include policies that address how the county and its cities will:

- jointly meet the requirements to provide for all housing types identified in the mandatory housing element of the comprehensive plan, including single-family residences, such as single-family detached dwellings, duplexes, triplexes, and townhomes; and
- ensure that housing element requirements are met when comprehensive plans are updated.

A countywide planning policy must also include policies to address how the county and its cities will jointly meet the requirements of the mandatory land-use element of the comprehensive plan.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.