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**2SHB 2160** - H AMD **1036**

By Representative Klicker

**NOT ADOPTED 02/13/2024**

 Strike everything after the enacting clause and insert the

following:

 "NEW SECTION. **Sec.**  (1) The University of Washington's Runstad department of real estate shall conduct a study of the feasibility of a statewide transit-oriented development requirement. The study must include:

 (a) A review and analysis of provisions for transit-oriented development included in comprehensive plans and development regulations by cities subject to the requirement under RCW 36.70A.130 to update their comprehensive plans by December 31, 2024;

 (b) A comparison of the transit-oriented development density, regulations, and affordability requirements for each city reviewed; and

 (c) The convening of an expert panel on transit-oriented development that includes representatives from local government, transit agencies, affordable housing advocacy organizations, and both non-profit and for-profit developers.

 (2) By November 1, 2025, and in compliance with RCW 43.01.036, the Runstad department of real estate shall submit a report to the appropriate committees of the legislature that includes a comparison of transit-oriented development practices in Washington cities and any recommendations for statewide transit-oriented development policies.

 (3) This section expires December 1, 2025."

 Correct the title.

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|  |  EFFECT: Removes all provisions in the underlying bill. Directs the University of Washington's Runstad Department of Real Estate (Runstad) to conduct a study of the feasibility of a statewide transit-oriented development requirement. Requires the study to include a review and comparison of transit-oriented development provisions in the comprehensive plans and development regulations of certain cities and consultation with an expert panel. Requires Runstad to submit a report with any recommendations to the Legislature by November 1, 2025. |

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