

ESSB 5466 - H AMD TO H AMD (H-1915.2/23) **676**

By Representative Barkis

NOT CONSIDERED 01/02/2024

1 On page 10, beginning on line 22 of the striking amendment,
2 after "(6)" strike all material through "permitted." on line 25 and
3 insert "(a) Within any station area, a bonus density must be
4 permitted for any building meeting affordable housing requirements
5 as follows:

6 (i) The greater of an additional 65 percent or 2.0 floor area
7 ratio for any building in which all units are designated as
8 affordable housing for at least 50 years at 80 percent of area
9 median income for rental housing or 100 percent of area median
10 income for owner-occupied housing;

11 (ii) The greater of an additional 85 percent or 3.0 floor area
12 ratio for any building in which all units are designated as
13 affordable housing for at least 50 years at 60 percent of area
14 median income for rental housing or 80 percent of area median income
15 for owner-occupied housing; and

16 (iii) The greater of an additional 50 percent or 1.0 floor area
17 ratio for any building in which 10 percent of units are designated
18 as affordable housing for at least 50 years at 80 percent of area
19 median income for rental housing or 100 percent of area median
20 income for owner-occupied housing, if the building is located in a
21 city that has implemented a multifamily tax exemption program under
22 chapter 84.14 RCW.

23 (b) Any floor area within a building located in a station area
24 that is reserved for rental housing affordable at 30 percent of the
25 area median income or owner-occupied housing affordable at 50
26 percent of the area median income must not be counted toward
27 applicable floor area ratio limits.

1 (c) "

EFFECT: Removes the requirement that any building within a station area in which all units are affordable housing or dedicated as permanent supportive housing must be permitted an additional 1.5 floor area ratio (FAR).

Requires a density bonus to be permitted in all buildings within a station area that meet affordable housing requirements as follows: (1) the greater of an additional 65 percent or 2.0 FAR for any building in which all units are designated as affordable housing at 80 percent area median income (AMI) for rental housing or 100 percent AMI for owner-occupied housing; (2) the greater of an additional 85 percent or 3.0 FAR for any building in which all units are designated as affordable housing at 60 percent AMI for rental housing or 80 percent AMI for owner-occupied housing; and (3) the greater of an additional 50 percent or 1.0 FAR for any building in which 10 percent of units are designated as affordable housing at 80 percent AMI for rental housing or 100 percent AMI for owner-occupied housing, if the building is located in a city that has implemented a Multifamily Tax Exemption Program.

Exempts any floor area reserved for rental housing affordable at 30 percent AMI or owner-occupied housing affordable at 50 percent AMI from being applied to the applicable FAR limits.

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