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## Housing Committee

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### HB 2474

**Brief Description:** Concerning compliance with siting requirements for transitional housing, permanent supportive housing, indoor emergency shelters, and indoor emergency housing.

**Sponsors:** Representatives Peterson, Alvarado, Gregerson, Berry, Leavitt, Fosse, Macri, Nance, Chopp and Bateman.

#### Brief Summary of Bill

- Directs cities to submit any zoning ordinances and development regulations addressing occupancy, spacing, or intensity of use requirements for transitional housing, permanent supportive housing, indoor emergency shelters, or indoor emergency housing to the Department of Commerce (Commerce) for review and approval prior to denying or rescinding a permit application.
- Prohibits a city from establishing or enforcing a zoning ordinance for transitional housing, permanent supportive housing, indoor emergency shelters, or indoor emergency housing until the ordinance is amended if Commerce finds that an ordinance, denial, or rescission violates requirements to allow such housing and shelters.
- Authorizes Commerce to develop all zoning regulations for any zone within the city that allows residential housing units or hotels until a city ordinance found in violation is amended.

**Hearing Date:** 1/29/24

**Staff:** Serena Dolly (786-7150).

**Background:**

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.*

Cities may not prohibit transitional housing or permanent supportive housing in any zones where residential dwelling units or hotels are allowed. Cities may not prohibit indoor emergency housing or shelters in any zones where hotels are allowed, except for cities that have adopted an ordinance authorizing indoor emergency housing and shelters in a majority of zones within a 1-mile proximity to transit.

Reasonable occupancy, spacing, and intensity of use requirements may be imposed by ordinance on permanent supportive housing, transitional housing, indoor emergency housing, and indoor emergency shelters for public health and safety purposes, but any requirements may not prevent the siting of such housing or shelters necessary to accommodate each city's need as identified in the housing element of its comprehensive plan.

**Summary of Bill:**

Before denying or rescinding a permit application for transitional housing, permanent supportive housing, or indoor emergency shelters or housing, a city must submit any zoning ordinance and related development regulations addressing the reasonable occupancy, spacing, or intensity of use requirements to the Department of Commerce (Commerce) for review and approval.

If Commerce finds that the city ordinance, denial, or rescission prohibits the siting of transitional housing or permanent supportive housing, the city may not establish or enforce zoning ordinances for any zone in which residential dwelling units or hotels are allowed until the city ordinance is amended, and Commerce is authorized to develop all zoning regulations within those zones.

If Commerce finds that the city ordinance, denial, or rescission prohibits the siting of indoor emergency housing or indoor emergency shelters, the city may not establish or enforce zoning ordinances for any zone in which hotels are allowed until the city ordinance is amended, and Commerce is authorized to develop all zoning regulations within those zones.

**Appropriation:** None.

**Fiscal Note:** Requested on January 25, 2024.

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