

March 20, 2023

Housing Solutions Group Proposal

<p>Maximize density and affordability around regional transit assets</p> <p>All cities with rapid transit:</p> <ul style="list-style-type: none"> No maximum density allowed within ½ mile walking distance of rapid transit (rail-based and bus rapid transit), if 20% of units are affordable at 80% of AMI or below for fifty years. Cities may set minimum density and higher affordability standards. Cities may otherwise regulate through local development standards including height and envelope limitations. 	<p>Regulatory streamlining</p> <ul style="list-style-type: none"> Exempt all residential development from SEPA if the development intensity is consistent with what is planned for in the comprehensive plan. (HB 1293, SB 5412) Eliminate external design review boards and only allow administrative review of design standards. External design review boards include community volunteer based advisory boards. (HB 1293, HB 5412) Provide state funding assistance for voluntary code audits and to develop more online and streamlined permitting systems. (SB 5290*) Support changes to the state building code to facilitate middle housing (e.g., apply the residential building code up to six units). (HB 1167*, SB 5491)
<p>Maximize utilization of community amenities or broad upzone across residential zones</p> <p>All cities over 20,000 must select a or b:</p> <p>a. Cities must allow at least three units per residential lot, in any configuration, by permitted use within ¼ mile walking distance from schools and community parks. ADUs and DADUs count as a unit each. Cities may otherwise regulate through local development standards. If no rapid transit exists in a city, city must allow at least three units per lot within a ¼ mile walking distance of arterials. Individual lots can be excluded with a documented finding of an infrastructure deficiency.</p> <p>OR</p> <p>b. 75% of residential lots in a city must allow at least three units per lot, in any configuration, by permitted use. Cities may otherwise regulate through local development standards.</p>	<p>Direct funding for housing</p> <ul style="list-style-type: none"> Increase funding for low-income housing by at least \$1 billion per year. (HB 1149/SB 5202) Provide a new .25% councilmanic local option REET that can be used to fund affordable rentals, affordable home ownership, and infrastructure to support housing. (HB 1628) Provide additional flexibility for use of lodging taxes for affordable housing. Increase funding for cities to plan for housing and density increases. (HB 1167*) <p>Funding Infrastructure investments to support housing (HB 1147/SB 5200)</p> <ul style="list-style-type: none"> Restore revenues to the Public Works Assistance Account to ensure infrastructure funding for capacity increases is available. Continue and enhance Connecting Housing and Infrastructure Program.

*Contains a provision that aligns with this proposal but other areas of the bill may not.