

Welcome to Washington, Welcome to Walla Walla



A Guidebook for City/County Managers on: Land Use Planning & Economic Development



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Agenda



Land Use 101
Overview: State
Enabling Acts



Housing Affordability
Tools



Economic
Development Tools

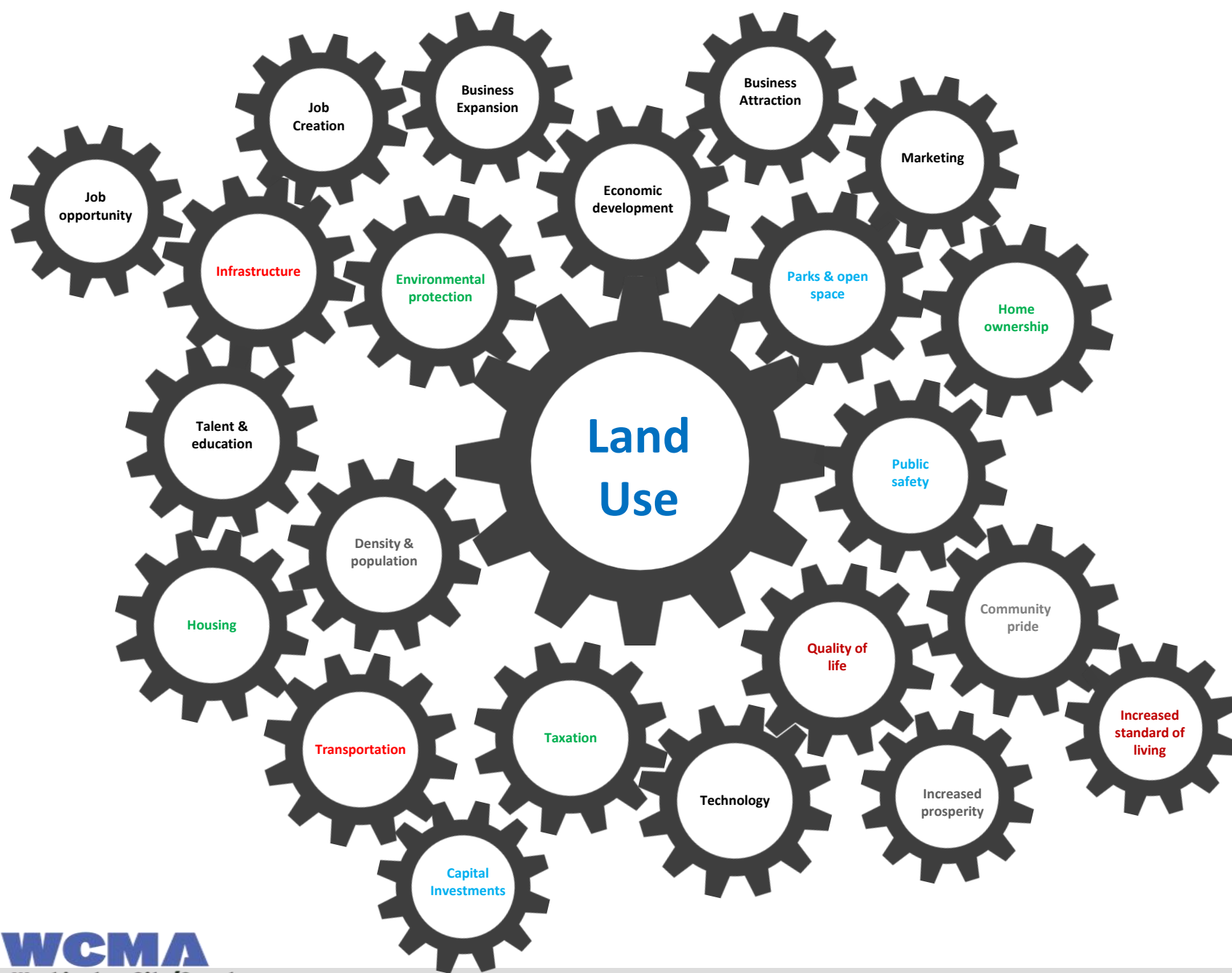


On-going Legislation
Trends

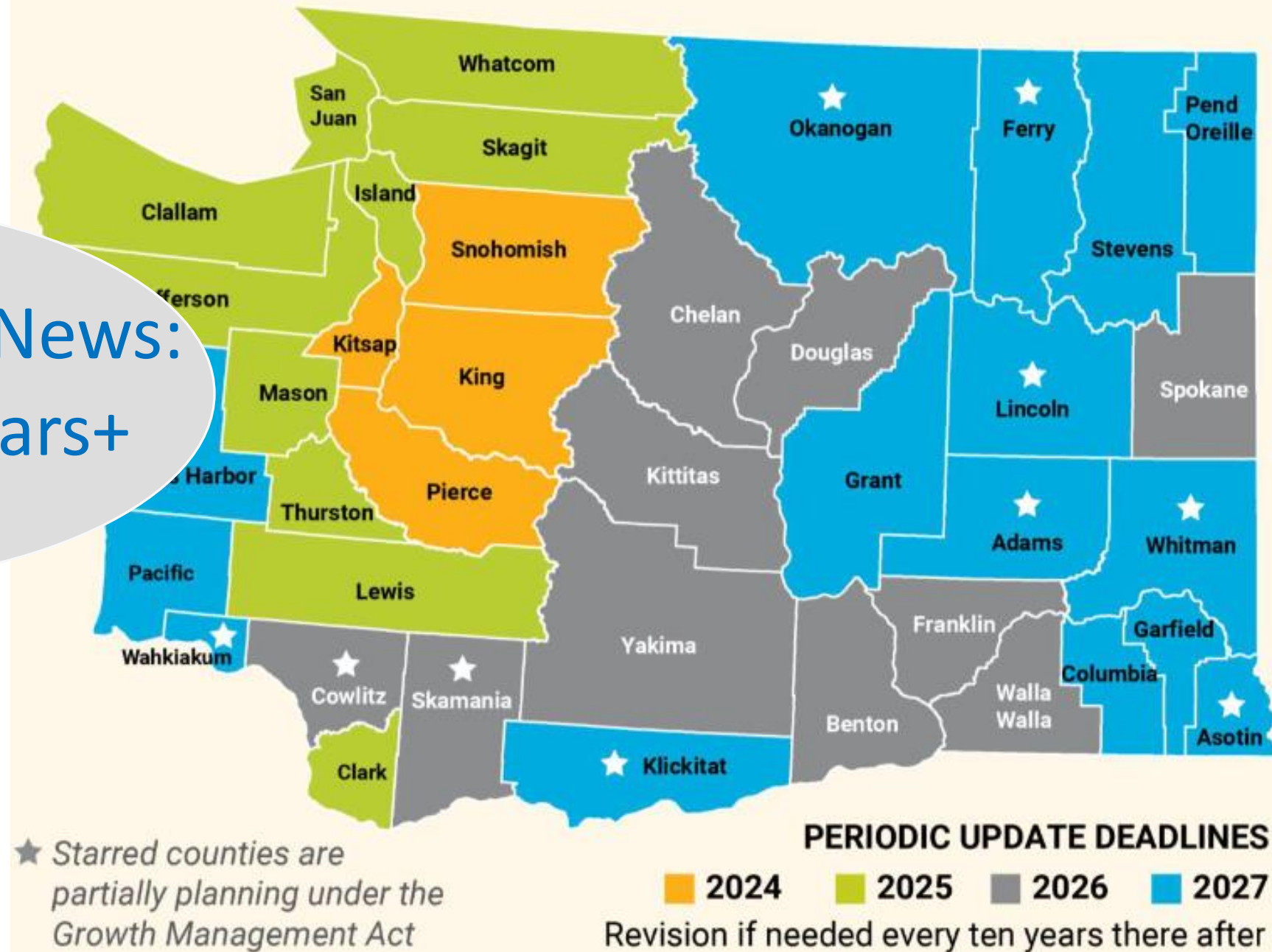


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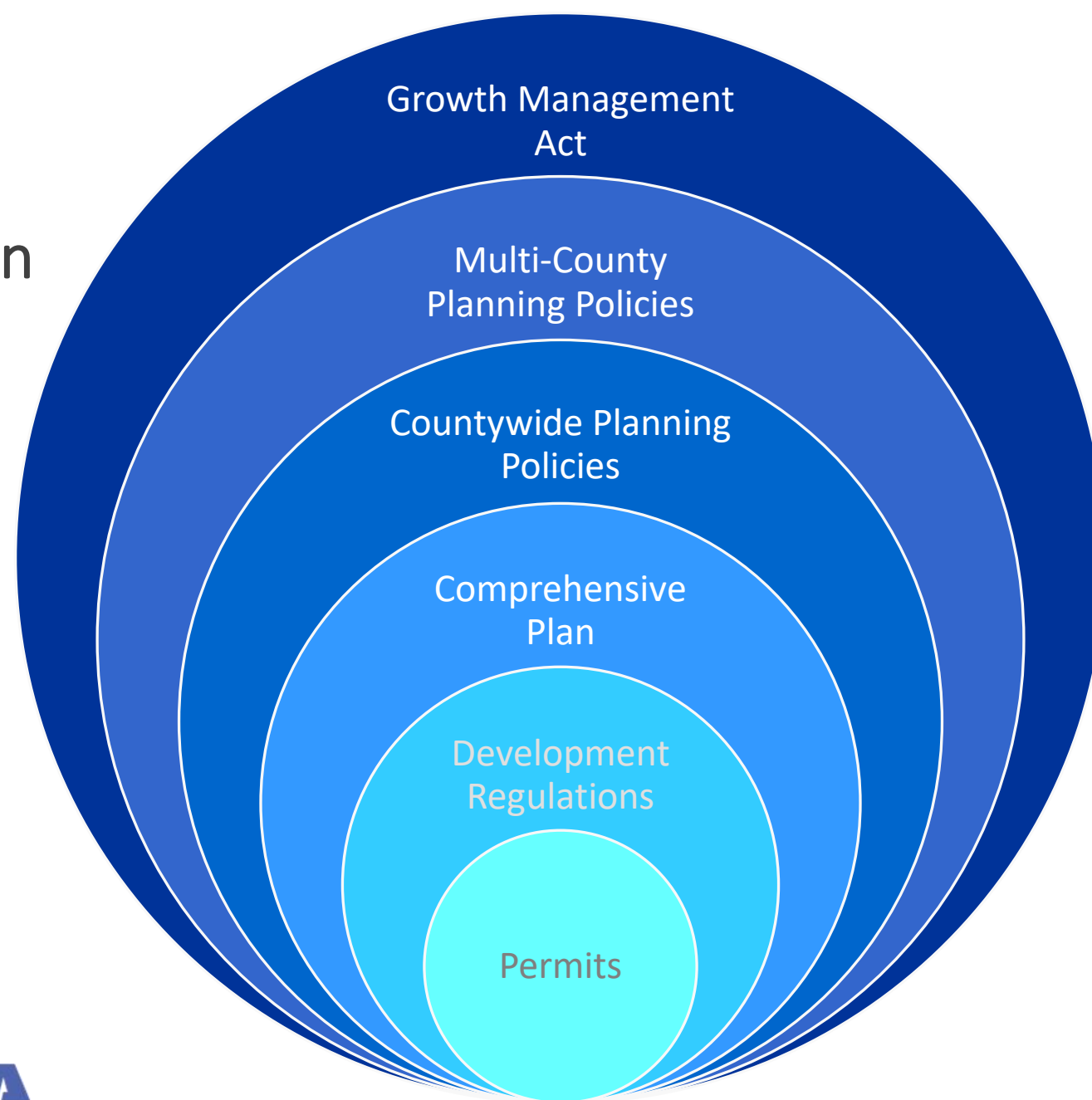


Periodic Update News: Dynamic & 10 years+



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Framework Land Use Planning Coordination



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Government Toolbox

Enable

Granting of the State to the lower levels of government the right to regulate specific areas of public policy

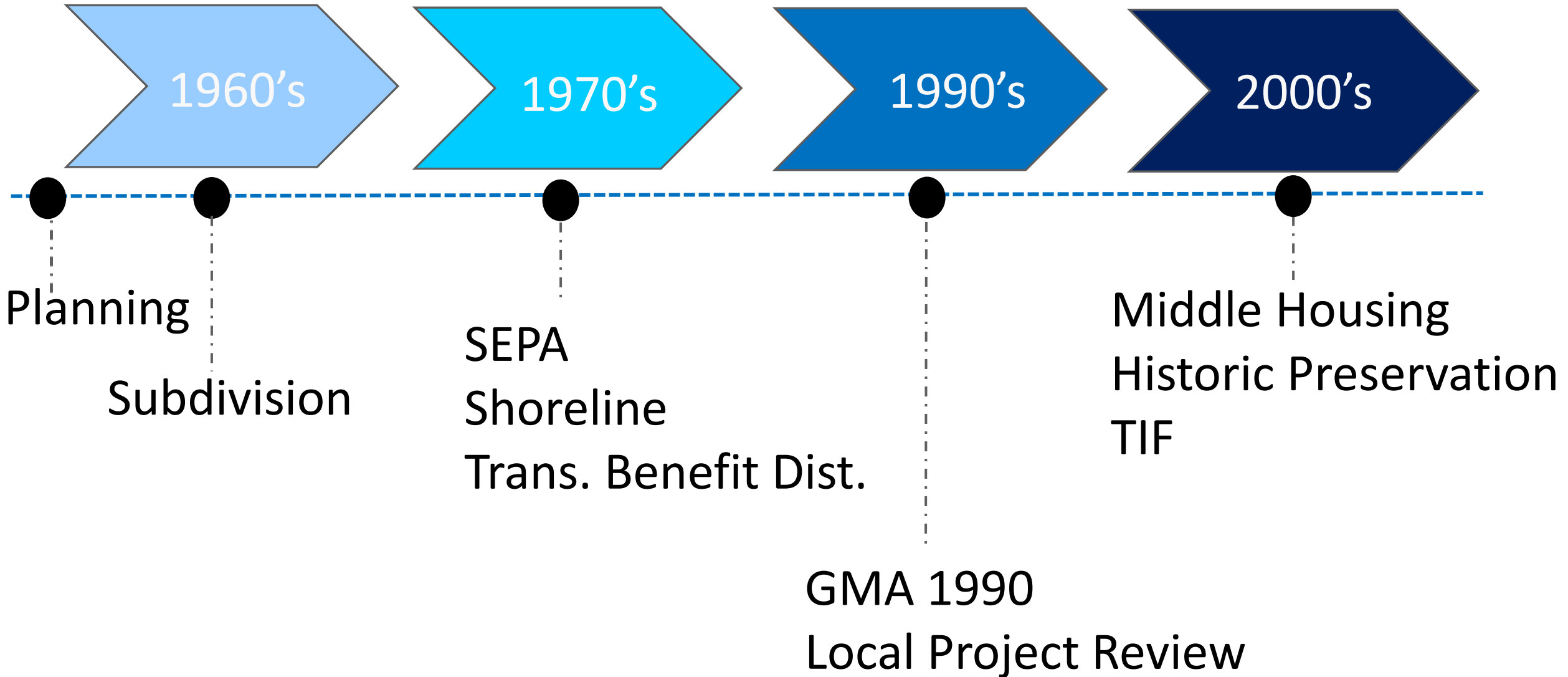
Regulate

Setting limits on how existing powers are exercised



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The Traffic Rules of Planning



Law	Type of Act	Purpose
Open Public Meetings Act (RCW 42.30)	Transparency & Procedural Law	Requires meetings of governing bodies to be open and accessible to the public
Appearance of Fairness (RCW 42.36)	Procedural Safeguard	Ensures quasi-judicial land use decisions are impartial and fair in both fact and appearance
Public Records Act (RCW 42.56)	Transparency & Disclosure Law	Grants the public access to government records, with limited exemptions





Who is
Involved?
Everyone!



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Economic Development Toolkit

*Over 25 Tools



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1. TIF
2. TIF Lite
3. Public Development Authorities
4. Public Facility Districts
5. Community Renewal Area/Plans
6. Opportunity Zones
7. Streamlined Permitting Process



8. Competitive Permit Fees
9. Subarea Plan/Planned Action Ordinance/EIS
10. Zoning & Design Standards
11. Housing Options & Choices
12. Tax Incentives (e.g., no B&O tax)
13. Impact Fees
14. Lodging Tax (Hotel/Motel)



15. Multi-Family Tax Exemption
16. Communications and Attraction
17. Business Assistance/Development Programs
18. Business Retention and Expansion
19. Workforce Development
20. Main Street Program
21. EB5 Regional Center



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- 22. Foreign Trade Zones
- 23. New Market Tax Credits (NMTC)
- 24. Innovation Partnership Zone (IPZ)
- 25. Hub Zone Program
- 26. Local Zoning & Permitting Flexibility
- 27. Grants, Urban Arterial Program (UAP), etc.



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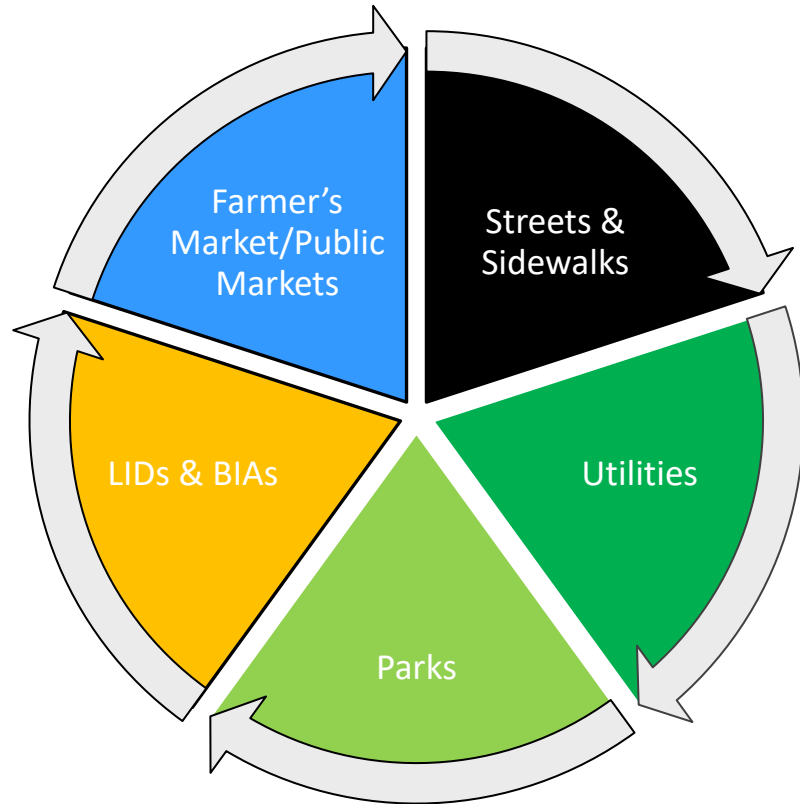
Local Zoning & Permitting Flexibility Example



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Infrastructure Investment



Chestnut St and E. Howard Street, Walla Walla, WA





Transportation Options

- Commuter Rail/Light rail
- Bus rapid transit (BRT)
- Bus service
- Transit-oriented development (TOD)
- Electric vehicle charging stations
- Autonomous vehicles



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Revenues from property taxes—
assessed against the increment value
only—are captured to:

- Pay public improvement costs
- Repay bonds issued for public improvements

**Incremental
Taxes**

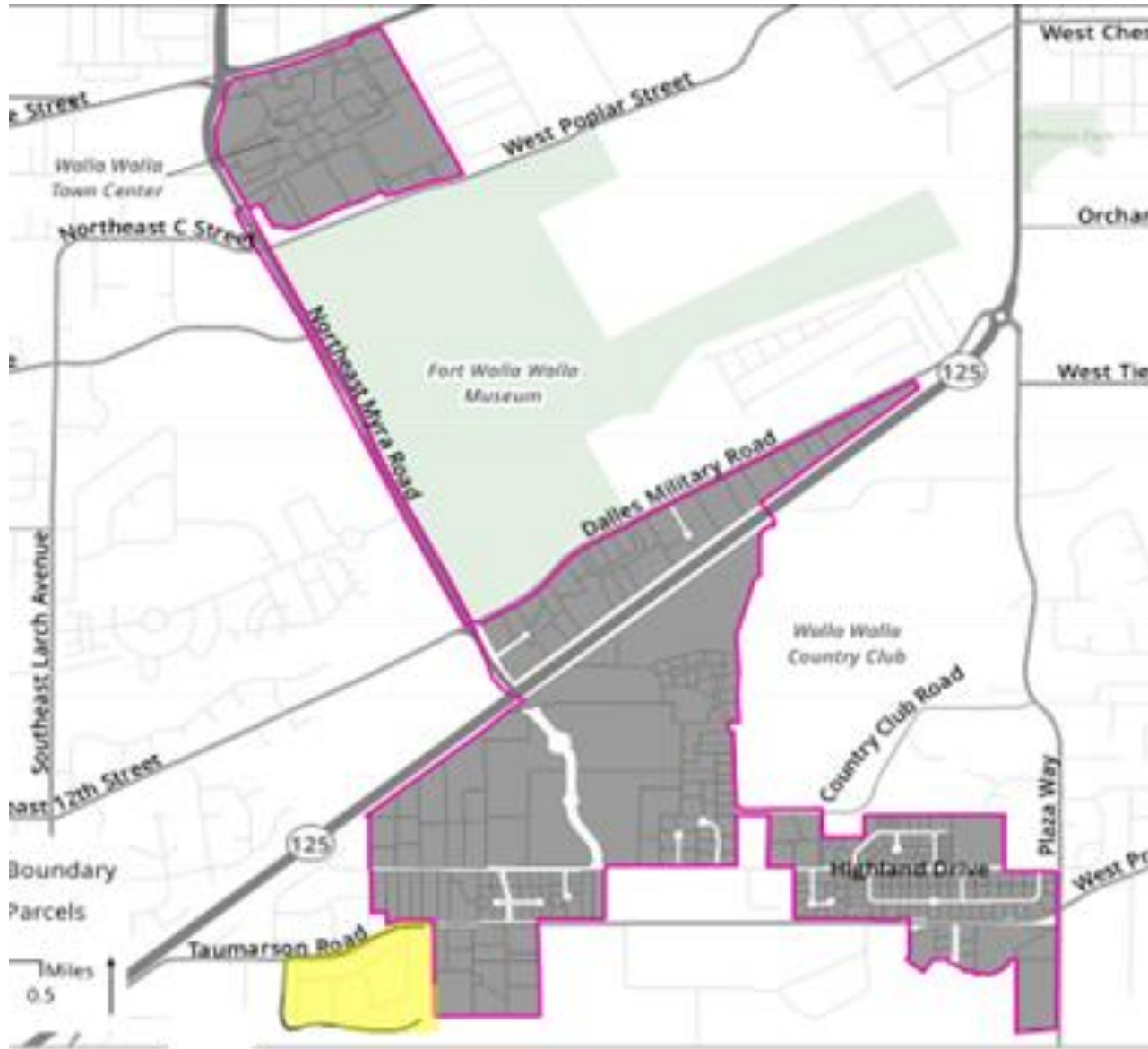
Existing Tax Base

Revenues continue to flow
to regular taxing bodies

**New Tax
Base**

Revenues
flow to
regular
taxing
bodies

←..... Statutory Life of TIF District→

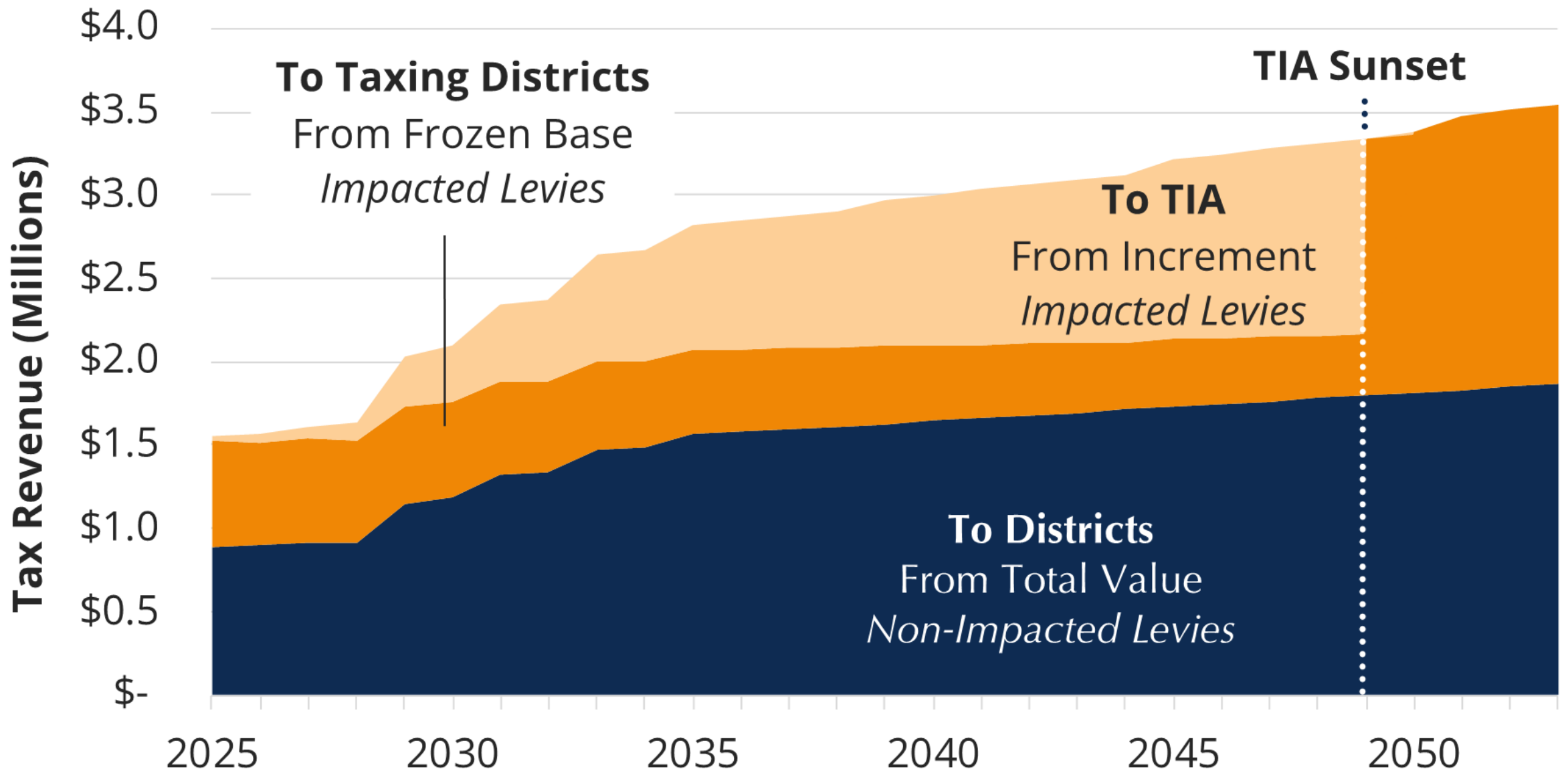


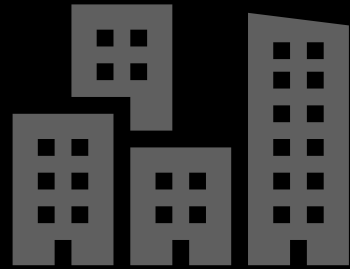
TIF Example: Northeast Myra Road



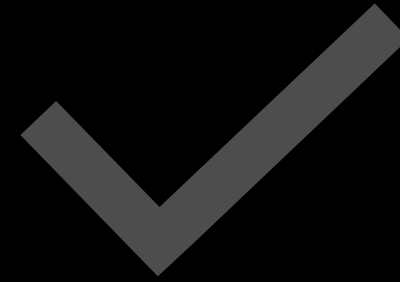
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Downtown Redevelopment



Examples



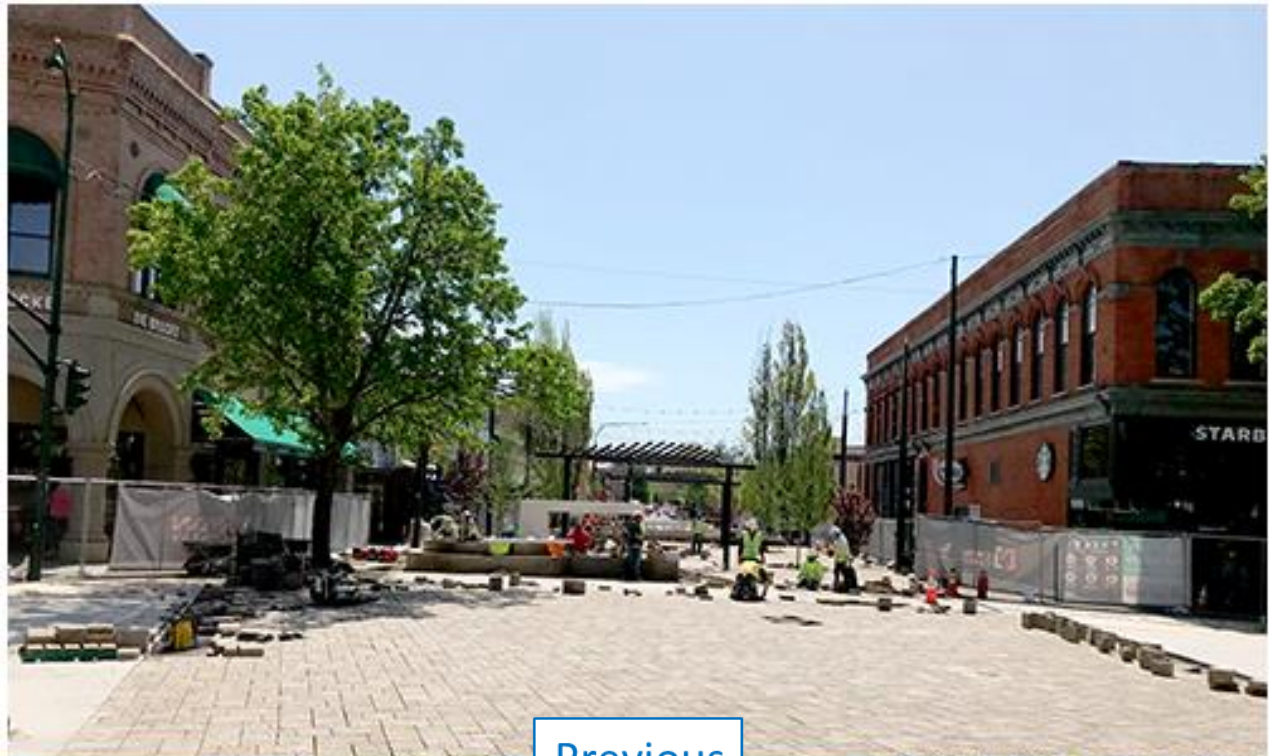
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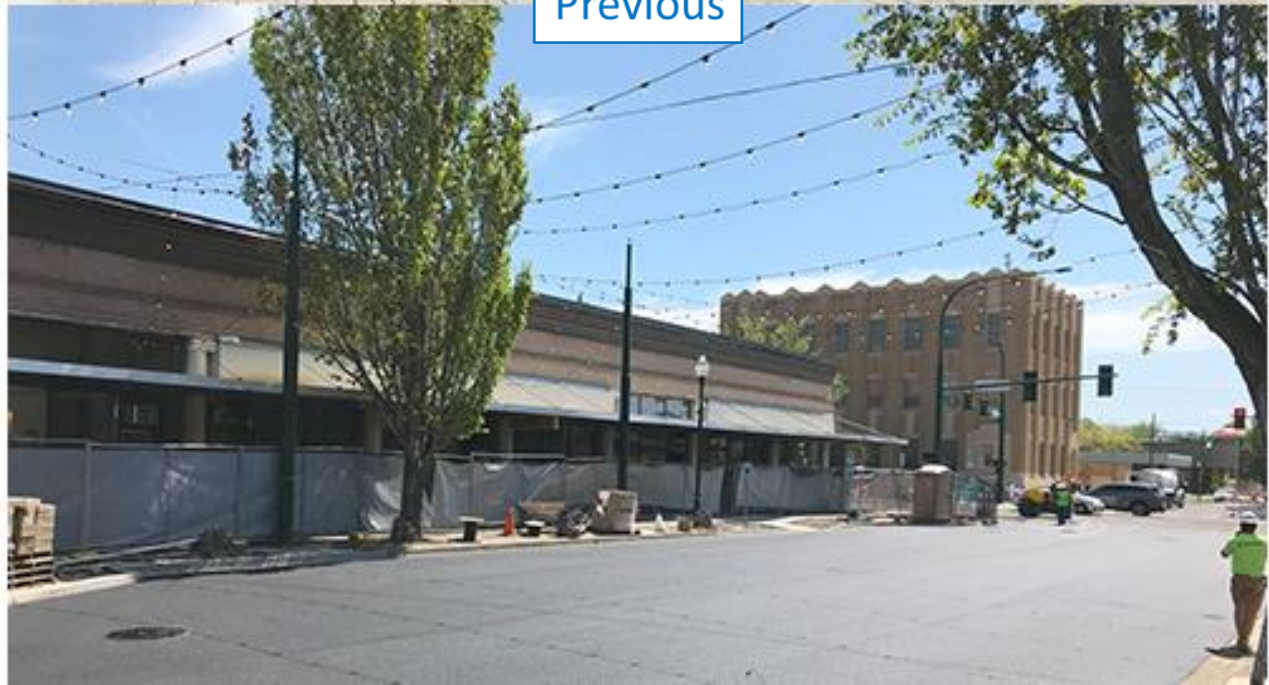
Walla Walla Downtown



Now



Previous





Walla Walla Downtown, Heritage Square



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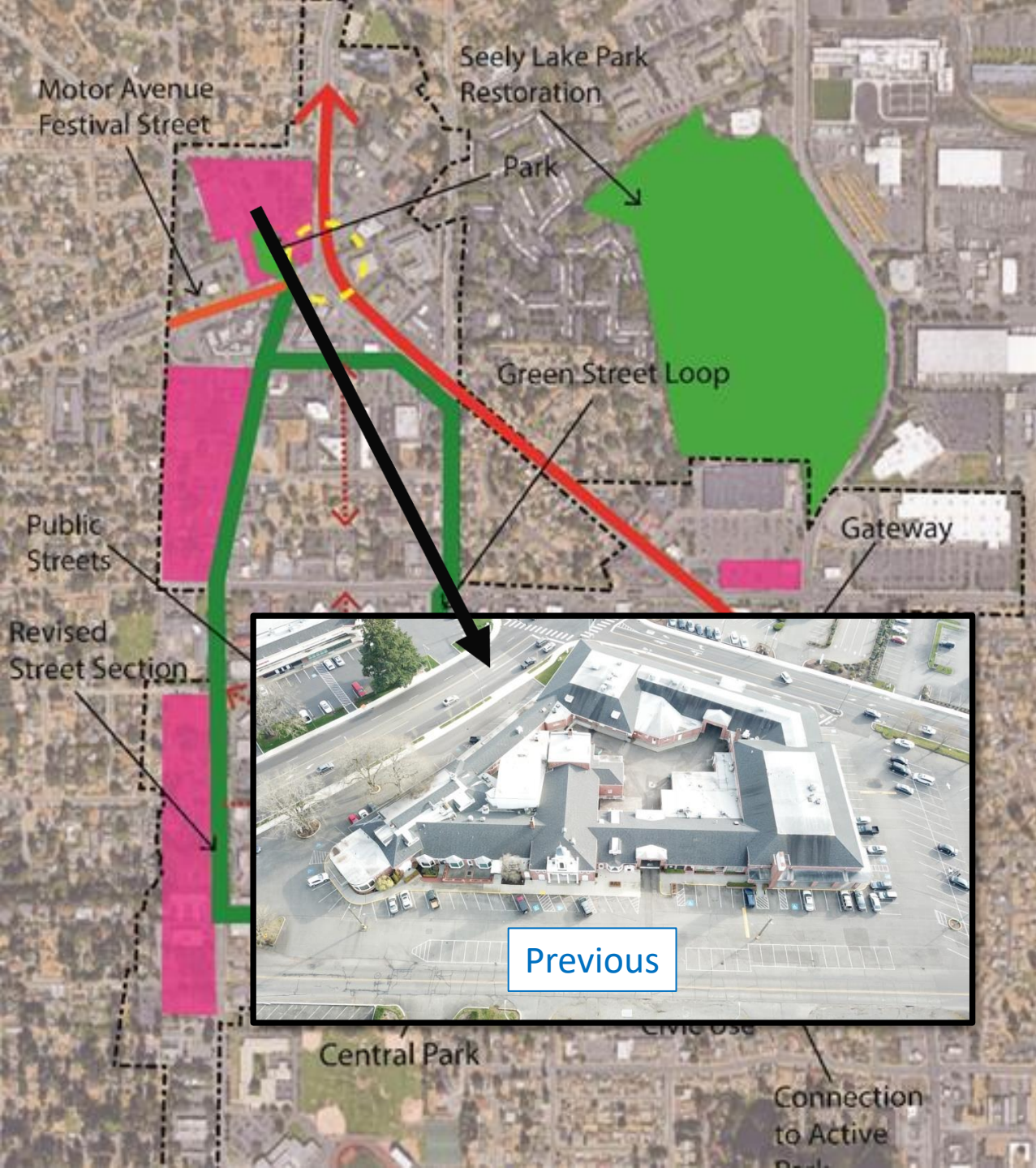


Bremerton Downtown



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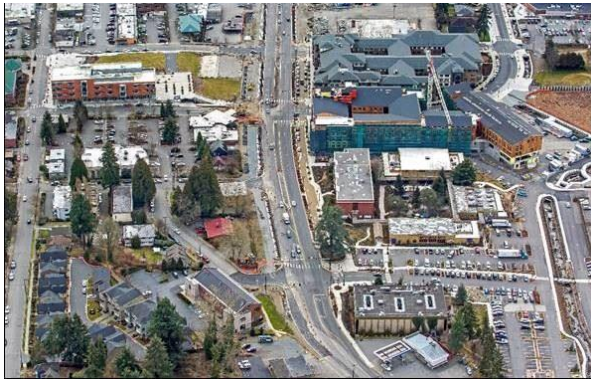




Lakewood-Downtown



Bothell Downtown



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Kent Station



University Place



Kirkland



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Spokane



Auburn



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Washington State Housing Legislation Timeline (2022–2025)

YEAR	LEGISLATIVE ACTIVITY	HIGHLIGHTS
2022	Foundation Building	Small steps toward zoning reform; housing issues gain momentum
2023	“Year of Housing”	Middle housing (HB 1110), ADU expansion (HB 1337), SEPA exemption (SB 5412), and record budget investment
2024	(Brief Session)	Minor adjustments and pilot programs; no major reform bills
2025	Second Wave of Reform	Legislative rebound with new statewide housing mandates, tenant protections, and zoning innovations



Housing Affordability Tools

2021 State Legislative Actions

Housing and homelessness a major focus of session

<u>HB 1108</u>	Maintaining funding and assistance for homeowners navigating the foreclosure process.
<u>HB 1220</u>	Supporting emergency shelters and housing through local planning and regulations
<u>HB 1236</u>	Just cause eviction.
<u>SB 5287</u>	Reformed Multi-Family Tax Exemption, w/20 year and near transit provisions
<u>HB 1277</u>	Increasing the document recording fee to provide an additional revenue source for eviction prevention and housing stability services.



Housing Affordability Tools

2023 State Legislative Action

<u>HB 1110</u>	Middle Housing, Legalized duplexes, triplexes and fourplexes in most residential zones
<u>HB 1337</u>	Accessory Dwelling Units, ADU's allowing 2 per a lot
<u>SB 5412</u>	SEPA Exemption for infill Housing
<u>HB 1042</u>	Building Reuse for Housing
<u>HB 1074</u>	Manufactured Housing Protection, tenant protections and stability for mobile home parks
<u>HB 1695</u>	Defines affordable housing for transfer, lease or disposal of surplus public property
<u>HB 1046</u>	Creation of Housing Benefit Districts to fund infrastructure for affordable housing
<u>HB 1474</u>	Covenant Homeownership Program, \$100 fee to Home Purchases
<u>SB 5058</u>	Condo Construction, easier to build small condos, addresses liability
<u>SB 5412</u>	SEPA Reform



Housing Affordability Tools

2025 State Legislative Action

Housing and homelessness a major focus of session

<u>HB 1096</u>	Lot Splitting
<u>HB 1183</u>	Building Codes and GMA
<u>HB 1353</u>	ADU Self-Certification
<u>HB 1430</u>	Condo Liability Reform
<u>HB 1491</u>	Transit Oriented Density
<u>HB 1494</u>	MFTE Reform
<u>HB 1757</u>	Commercial to Residential Conversions
<u>HB 1791</u>	Provides flexibility for using Real Estate Excise Tax REET funds
<u>SB 5148</u>	State review of the Housing Element
<u>HB 5184</u>	Parking Preemption
<u>SB 5559</u>	Subdivision Reform



Housing Affordability Tools

2025 State Legislative Budgetary Action

Housing and homelessness continues as a major focus of session due to growing disparity between housing need and availability

- \$605 million Housing Trust Fund including low-income and special needs/permanent supportive housing
- \$25 million for low-income customer home energy assistance.
- \$200 million for covenant homeownership program.
- \$117.6 million for grants to local governments to maintain programs impacted by loss of document recording fees
- \$90 million for CHIP, Connecting Housing to Infrastructure
- \$9.2 million to address homeless encampments on WSDOT-owned rights-of-way
- \$18 million Comprehensive Plan for Elements/Development Code Updates
- \$3.8 million implementation of land use laws, including Housing Element Audits
- \$1.7 million to increase middle housing



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Climate Change & Resiliency

2023 State Legislative Action

Sub-Element	Required For	Purpose
Resilience	All fully planning counties & cities	Strengthen climate preparedness, response, and recovery
Greenhouse Gas Emissions	11 largest counties and their cities	Reduce GHG emissions and vehicle miles traveled (VMT)



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Land Use and Economic Future Horizon

THE STATE LEGISLATURE
CONTINUES TO PRIORITIZE
HOUSING

Success-Built with Local Partnerships




Thank you! And Questions?



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Happy to connect about this presentation or a have a more targeted discussion about planning in Walla Walla.



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