

ESHB 1241 - S AMD TO HLG COMM AMD (S-2308.1/21) **763**

By Senator Fortunato

1 On page 25, after line 13, insert the following:

2 "(10)(a) A city or county may permit American dream homes in
3 order to encourage the development of residential housing for low-
4 income households. A new American dream home may be approved in a
5 city or county if the following criteria are met:

6 (i) Each American dream home is exempt from impact fees under RCW
7 82.02.050;

8 (ii) The city or county does not charge cumulative permitting
9 fees for each American dream home that equal more than \$1,250;

10 (iii) Provisions, such as covenants or other restrictions, are
11 included to ensure that each American dream home remains reserved for
12 low-income households.

13 (b) For the purposes of this section:

14 (i) "American dream home" means an owner-occupied single-family
15 residential detached dwelling of 1,700 square feet or less serving
16 low-income households.

17 (ii) "Low-income household" means a single person, family, or
18 unrelated persons living together whose adjusted income is less than
19 80 percent of the median family income adjusted for household size,
20 for the city or county where the project is located."

EFFECT: Authorizes American dream homes for the purpose of developing residential housing for low-income households; establishes criteria relating to impact fees, permitting fees, and covenants and restrictions; and sets definitions.

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