



January 2023 Advocacy Newsletter

2023 State Legislative Session – Week 4 Report

General Session News

On Monday, January 9th, the state legislature kicked off the 2023 legislative session. It is important to remember that this year is a marathon, not a sprint, as we work through the 105-day “long” session and the first year of the new biennium. After operating in a remote/ hybrid format for the last two years, legislators, staff, and the public have all returned to Olympia to conduct the 2023 session in person. Although this session is operating in an almost normal fashion there are many post pandemic changes and some aspects of the remote session that are here to stay, including an option for virtual testimony and virtual meetings with legislators. This came in handy for Capitol Connections, allowing us to connect many of our members with their legislators remotely to discuss AIA’s policy priorities this year.

We are roughly a quarter of the way through this long session, with over 1,000 bills being introduced already! Notably, a vast number of these bills pertain to affordable housing and addressing the housing crisis in our state. This is one area we are seeing bipartisan support, with Democrats and Republicans co-sponsoring one another’s bills to try to bring meaningful solutions to the people of Washington. Additionally, we are monitoring various environmental bills focused on energy efficiency and reducing carbon emissions. While these bills do not have the same level of bipartisan support as the housing bills, we expect to see many of these climate priorities advance this session.

As this is the first year of the new biennium, legislators are responsible for passing the biennial budget. We will continue to monitor the Capital, Operating, and Transportation budgets as the session progresses. In early January, Governor Inslee introduced his proposed budget, which not surprisingly contained a significant investment to build affordable housing. We expect to see similar investments in housing from the Legislature.

Friday, February 17 is the first cutoff deadline of the year, when all bills must have passed out of their policy committee to remain alive. AIA remains active on several bills in each of our core “buckets”—practice, code, tax/education funding/capital budget, climate, and livability/affordability. We’re also tracking social justice legislation again this year for those interested in advocating on those bills.



AIA Issues: Legislative Session

Below is a review of the issues AIA Washington Council is tracking during the 2023 Legislative Session. If you have questions, comments, or ideas on any of these bills, please let **Samantha** know—we would love to hear from you.

Legislative Cutoff Dates

- Feb 17: Bills must have passed out of their house of origin policy committee (Education, Environment, State Government, etc.)
- Feb 24: Bills must have passed out of their house of origin fiscal committee (Appropriations, Ways & Means, etc.)
- March 8: Bills must have passed their house of origin via floor vote
- March 29: Bills must have passed out of the opposite house policy committee
- April 4: Bills must have passed out of the opposite house fiscal committee
- April 12: Bills must have passed their opposite house via floor vote
- April 23: Sine Die! Session ends

Practice Issues

Practice— HB 1026— Rep. Amy Walen
HB 1026, concerning local design review, was introduced this session by Rep. Walen. This legislation requires all design review of a housing development to be conducted administratively by local government employees. Jurisdictions can establish clear, objective design standards that staff can review for compliance. Design Review is a known issue in many Washington cities, and AIA supports the intent of streamlining permitting processes and removing barriers to housing. We worked with our steering committees to develop recommendations for the prime sponsor, including exemptions for structures on the historic register, which was ultimately included in the substitute bill! Currently, HB 1026 is in the Rules Committee awaiting the



Licensing HB 1009 – Rep. Marie Leavitt

As we have seen in previous years, Rep. Leavitt has introduced legislation to expedite the licensing of military spouses due to military reassignment within 30 days of application if they have an active license from another state. Last year, this bill made it to the Rules Committee but ultimately failed to reach the floor for a vote. While we were initially supportive of the legislation this session, the reciprocity language which safeguards the quality of our licensing process was struck in the substitute bill. We are in

communication with the prime sponsor and working closely with our lobbyists to return language that will allow the Board of Architects and other licensing agencies with the latitude to determine whether the standards of other states are equal to those in Washington. This bill has passed out of the policy committee and awaiting a hearing in Appropriations.

AIA Issues: Legislative Session, cont.

Tax, Education, Capital Budget

Taxes **SB 5482 – Sen. Noel Frame**

The Washington State Legislature Tax Structure Work Group, a bipartisan group of legislators tasked with restructuring the state's tax code to address issues that the current code poses, introduced SB 5482 for the 2023 session. The result of economic analysis, along with community and business input, the "margin tax" takes Washington State's current B&O tax structure and converts it into a gross receipts tax. Under this policy, businesses would be taxed on their margin, calculated as gross income minus one of four deductions (chosen annually) - cost of goods sold, compensation paid, a fixed percentage of gross receipts (30%), or a flat amount (\$1 million). This bill had a public hearing and was met with broad opposition. Simply put, nobody seems to like this legislation. AIA will continue to track it for any movement.



Education **SB 5343 – Sen. Mark Schoesler**

Cost saving measures are on the minds of legislators this session, so it is no surprise we saw the introduction of SB 5343, which aims to reduce the cost of school construction through the creation of a repository of exemplary school plans. Stock plans (or prototype designs) have been shown to rarely result in the cost savings leaders and educators seek. AIA believes that the investment a district makes in a new school should be safeguarded by creating a design specifically for the needs of a learning community, as well as its unique location and site. Strategically designing schools is critical to ensure Washington remains a desirable place for our children to succeed. We talked about this bill at Capitol Connections and legislators were quite receptive to our unique perspective. Additionally, we had strong testimony in opposition from our members during the public hearing and submitted further comments to the committee at the Chair's request. This bill is up for Executive Session this week before heading its policy committee.

Climate



Build Clean **HB 1342/ SB 5391 – Rep. Mike Steele/ Sen. Kevin Van De Wege**

Bills have been introduced over the last few years with the goal of curbing carbon emissions from buildings and requiring environmental produce declarations (EPDs) for materials used in state projects over a certain size, but they have seen little success. This year we are hoping to turn the corner, as our very own Dave Walsh has co-authored HB 1342/ SB 5391, also known as "Build Clean". Unlike previous bills, "Build Clean" assesses all life cycle stages of a project and measures the embodied carbon reductions of structure at the project level. This project-level measurement is important for procurement flexibility and enables a project to balance unavoidable carbon-intense products with lower carbon products in equal measure and offers a path to meet overall constructability and project goals.

Notably, this bill has strong support from most of the building industry, along with AIA, which will hopefully clear a pathway for passage. Our climate committee provided comments on the bill, and we had a member testify in support during the public hearing.

Climate, cont.



Energy Scores [HB 1433](#)– Rep. Davina Duerr

Once again, we are seeing many climate related priorities being introduced this session. HB 1433 lays out a path to standardized residential energy reports based on US Dept of Energy's Home Energy Score and produced by licensed Home Energy Auditors. Providing a standardized home energy report allows residents to better understand and plan for their monthly energy use. Further, these reports provide valuable information regarding which home renovations or equipment replacements would help lower their electric/gas bills. This bill also establishes a path to licensure for home energy auditors so that consumers have the confidence of knowing the auditor has the appropriate qualifications and trainings to conduct home energy audits and it protects our colleagues who are already in the energy auditing field. This bill passed out of the policy committee this week and is heading over to the fiscal committee.

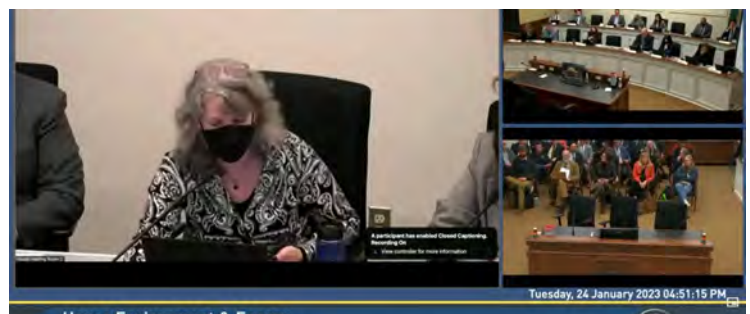
Livability

Existing Buildings [HB 1042](#)– Rep. Amy Walen

Addressing the housing crisis is a broad theme for the 2023 legislative session. HB 1042, introduced by Rep. Walen, would make it easier to convert existing buildings to housing by limiting what cities can require from a permitting standpoint, provided the building is in a zone that permits multifamily. Initially, the bill language prohibited cities from imposing exterior design or architectural requirements on new housing units constructed within an existing building beyond those necessary for health and safety. Though AIA was in support of the original bill, members shared comments with the prime sponsor surrounding exemptions for historic buildings to improve the legislation. Ultimately, that language made it into the substitute bill, adding an exception for buildings listed on a local, state, or national historic register. This bill is now in the Rules Committee awaiting the chance to be heard on the House floor.

R– PACER [SB 5312](#) – Sen. Liz Lovelett

AIA is in support of SB 5312, the Residential Property Assessed Clean Energy and Resiliency (R-PACER), as one tool for homeowners to improve the energy efficiency and resiliency of their existing homes. This legislation enables low-cost, long-term funding options for residential projects up to four-plexes in our state. As written, this program will help homeowners make much needed energy efficiency improvements to their homes such as better performing window, wall, and attic insulation and rooftop solar panels resulting in reduced energy costs, reduced greenhouse gas emissions, and higher resale values. Additionally, the bill includes safeguards for consumers such as carefully detailed notification communications to the homeowner by the participating county, capital provider, and contractors along with a verified acknowledgement from the homeowner. AIA wrote a letter of support for this legislation, with recommendations for additional language that ensures our rural communities have access to the program. We suggested including language that would establish parameters such as a minimum population size for the certification requirement or a virtual option that would give our rural community members access to on-line support and certification. This bill has a public hearing this week.



Livability, cont.

Missing Middle **HB 1110/ SB 5190**– Rep. Jessica Bateman/ Sen. Yasmin Trudeau

The 2023 session saw the return of legislation geared towards increasing missing middle housing bill. Much like last year, Rep. Bateman's HB 1110 and Senator Trudeau's SB 5190 require local governments to allow zoning for duplexes, triplexes and more based on city size and frequent transit criteria. This year, we are seeing a few key changes:

- Fewer cities would be exempt from the legislation based on population. This year's bill applies to cities as small as 6,000 (last year the cutoff was 20,000).
- The new bill incentivizes affordable housing creation by allowing a boost in the allowance up to six homes if two are offered for sale or rent to households earning 80 percent area median income

AIA recognizes that Washington is experiencing a housing crisis, and these bills allow us to increase housing capacity in more neighborhoods that more people can afford. We talked about these



companion bills during Capitol Connections for the second year in a row, and many legislators expressed they think this is the year they will get this legislation across the finish line.

Additionally, we are seeing a record number of bills pertaining to easing restrictions and increasing supply of ADUs and detached ADUs. Rep. Chapman's bill, HB 1133, would allow detached ADUs outside of the UGA while providing guardrails to protect environmental impacts. This has already moved through the policy and fiscal committee and is now sitting in Rules awaiting the chance to be heard on the House floor.

Social Justice: A couple bills we are watching

Pink Tax **SB 5171**– Sen. Manka Dhingra

AIA continues to monitor legislation related to social justice this session. SB 5171 is a piece of legislation brought forward by two young women from a high school in Kirkland. Recognizing that products marketed to women often cost more than the same products marketed to men, a practice known as the "pink tax", this bill is aimed at addressing gender discrimination in consumer pricing. The current bill language prohibits businesses from charging different prices for any two goods that are substantially similar based on gender, authorizes the attorney general to seek an injunction against businesses who participate in gender-based price discrimination, and provides civil penalties. SB 5171 has passed out of the policy committee and has been referred to Senate Ways & Means.

Nothing About Us Without Us **HB 1541**– Rep. Darya Farivar

The Nothing About Us Without Us Act, introduced by Rep. Farivar, is set to have a public hearing later this week. This bill focuses on increasing access and representation in the policy making process for people with direct lived experience. Recognizing that people with lived experience in particular areas have the unique insight to find solutions to those challenges, this bill seeks to involve populations who are often left out the policy decisions that affect them the most. If passed, each statutorily created or statutorily mandated task force, work group, advisory committee, board, commission, council, or other similar entity tasked with examining policies or issues that directly and tangibly affect historically underrepresented communities will include participation from people with direct lived experience.

WELCOME TO THE BOARD

AIA WA Council was honored to welcome a wonderful group of people to our Board at the beginning of the year. Please join us in giving them a warm welcome!

Directors:



Clarissa Easton (AIA SW WA): Clarissa has practiced architecture in the public sector in Washington, Texas, and Missouri; she is currently Legislative Campus Modernization Project Director for the State of Washington Department of Enterprise Services. She has served as President of Central Missouri AIA and on the Board of Directors of AIA Dallas. In every setting, she has been a strong advocate for equity, diversity, and inclusion in architectural education and the profession. She considers servant leadership in support of AIA Washington Council from the Southwest Component a privilege and pleasure.

Kyle Leeper (AIA Central WA): Kyle is the co-founder of WL Architects in Richland, WA. In his 12 years of experience, he has worked with both public and private clients to oversee the design and construction of institutional, civic, industrial, commercial, multifamily residential, and retail projects across the country. Kyle has served as the design lead, project manager, and project architect for a wide range of projects across multiple building sectors that range in scale, budget, and program. Kyle earned a Bachelor of Science in Architecture at the University of Idaho and a Master of Architecture degree. Kyle currently holds a board position at AIA Central Washington.



Rushyan Yen (AIA Seattle): Rushyan has a background in studio art, urban ecology, and sustainable design. She received dual master's degrees in architecture and environmental management from Yale University and received a Thomas J. Watson Fellowship to travel the world for a year researching a textile art form known as Batik.

Brittany Porter (AIA Seattle): Brittany is a Senior Associate at Weber Thompson and is currently the project architect for Northlake Commons, a mass timber, LEED Platinum targeting, biophilic workplace on the shores of Lake Union. Brittany is a Certified Passive House Consultant and LEED Green Associate. She was the designer of Pax Futura, Seattle's first passive house multifamily building, and the winner of the 2020 PHIUS Passive House Projects Multifamily Award. She served on the Passive House Northwest Board of Directors through 2021, was the AIA Young Architect Regional Director of the Northwest & Pacific Region through 2022, and acted as liaison to the national AIA Committee on the Environment (COTE). She earned her B.S. in Architecture from the Georgia Institute of Technology and her Master of Architecture from the University of Oregon.



Strategic Councillor: Matt Hutchins, AIA CPHD co-founded CAST architecture in Seattle and has led the firm for more than two decades. Matt is a longtime public advocate for affordable and abundant housing. He serves on the Seattle Planning Commission and is Co-Chair of the Housing and Neighborhoods Committee. At AIA Seattle, Matt is currently a Director for Public Policy. He has taught design studios at the University of Washington and Arizona State. He was named one of Seattle's Most Influential People by Seattle Magazine in 2019 for his work passing Seattle's ADU reform, the nation's most progressive regulation on the type.



WELCOME TO THE BOARD, cont.

Board Associates:



Dennis Adjetey: Dennis is a recent graduate from the University of Washington Tacoma, with a Bachelor's of Urban Design degree. He currently works at McGranahan Architects in Tacoma as an Architectural Associate. As an Associate AIA member without an architectural degree, Dennis is looking to take advantage of Washington's non-traditional path to licensure. In his free time Dennis enjoys spending time with his family, photography, carpentry and woodworking. Dennis and his partner love to travel, and look for any opportunity to experience other cultures.

Tanya Kataria : Tanya is an Architect at Weber Thompson, serving the community by designing affordable housing that advances the health and wellness of occupants throughout Seattle and Tacoma. She is a fierce advocate for affordable housing beyond project work too. In her hometown of Edmonds, she was chosen to join the Citizen's Housing Commission to devise policies that expand the range of housing options across the city.

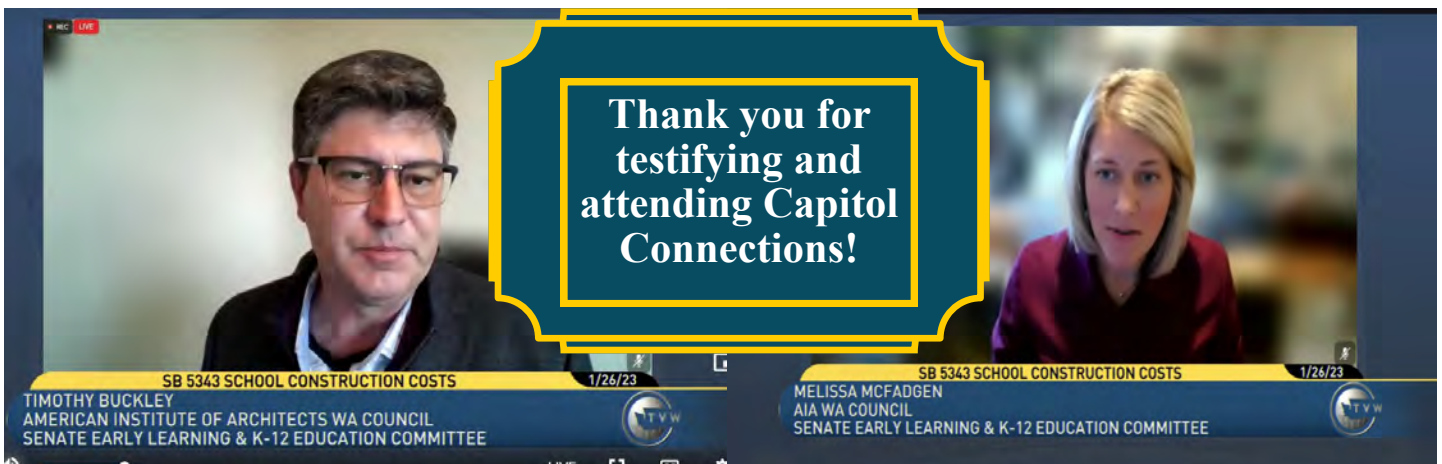


In addition to being a LEED Green Associate, Tanya is a WELL Accredited Professional, a standard that focuses on the impact of a building on human health and wellness. Sustainability is one of Tanya's core passions and she seeks to integrate sustainable strategies into her projects whenever possible. She is a member of Weber Thompson's Sustainability team, helping set goals and lead sustainability initiatives within the firm.

Welcome Our New Senior Manager of Policy and Advocacy



Samantha Morrow (AIA WA Council/ AIA Seattle): Samantha Morrow is a public policy professional with substantial experience in policy development and policy coordination for elected officials. She holds a Masters of Public Affairs from the University of Missouri, where she graduated with honors, along with a Bachelors in Political Science from Washington State University. Samantha has an extensive background and passion for advocating and expanding equitable health care policy solutions at the Washington State Legislature, where she has worked for the last two years as a Legislative Aide to the Chair of the House Health Care & Wellness Committee. She is excited to leverage these skills and knowledge toward advancing sustainable policy priorities for the built environment.



COMPONENT EVENTS

AIA Seattle

- **AIA Seattle Safety Assessment Program (SAP) Evaluator Training:** February 14 & 15 | 2023
This training will include a WAsafe Building Safety module for those who wish to become WAsafe volunteer emergency workers or renew their enrollment in WAsafe. [Register here.](#)
- The full List of AIA Seattle's 2023 major education programming has been released. Registration will open soon for the 2023 Building Code Series, which kicks off in March. <https://aiaseattle.org/2023-programming/>

AIA Spokane

First Annual Innovative Urbanism Symposium.

- The Spokane University District Development Association (UDDA) and AIA Spokane are pleased to announce a partnership exploring the many facets of urban development. The partnership's First Annual Innovative Urbanism Symposium (IUS) will focus on innovations in housing.
- March 2 · 11:30am - March 4 · 12pm PST
[Register today!](#)

AIA Washington Council

STAFF



Tammie Sueirro
Executive Director
tsueirro@aiawa.org
(206) 957-1925



Samantha Morrow
Senior Manager of Policy & Advocacy
samantham@aiaseattle.org

AIA Washington Council serves as the collective voice for and a resource on state government policies that impact the practice of architecture for all architects and the profession through AIA components in Washington State.

2023 Board of Directors

President

Tom Rieger, AIA—Southwest Washington

President-Elect

Dave Buescher, AIA—Spokane

Past President

Doug Ito, AIA—Seattle

Secretary-Treasurer

Jed Bellow, AIA—Seattle/ Northwest

Clarissa Easton, AIA—Southwest Washington

Rushyan Yen, AIA—Seattle

Kyle Leppe, AIA—Central Washington

Brittany Porter, AIA—Seattle

Tanya Kataria, AIA, YAF Rep.

Dennis Adjetey, Assoc. AIA

Katie Cherrier, Assoc. AIA, NAC Rep.

Matt Hutchins, AIA, Strategic Councilor