

# 2025 Housing Incentives and Tools Survey

## Findings and Next Steps

January 22, 2026  
Executive Board



Puget Sound Regional Council



*We are leaders in the region to realize equity for all. Diversity, racial equity and inclusion are integrated into how we carry out all our work.*

[psrc.org/equity](https://psrc.org/equity)



# What is HITS?



The 2025 Housing Incentives and Tools Survey (HITS) focuses on recent updates to local housing policies and programs, including:

- Comprehensive Plans
- Development Regulations
- Housing Stability Programs
- Local Funding Sources





# Background



- Previous surveys in 2019, 2022
- 64 jurisdictions responded, representing 90% of the region's population





# Why Now?

In addition to comprehensive plan updates...

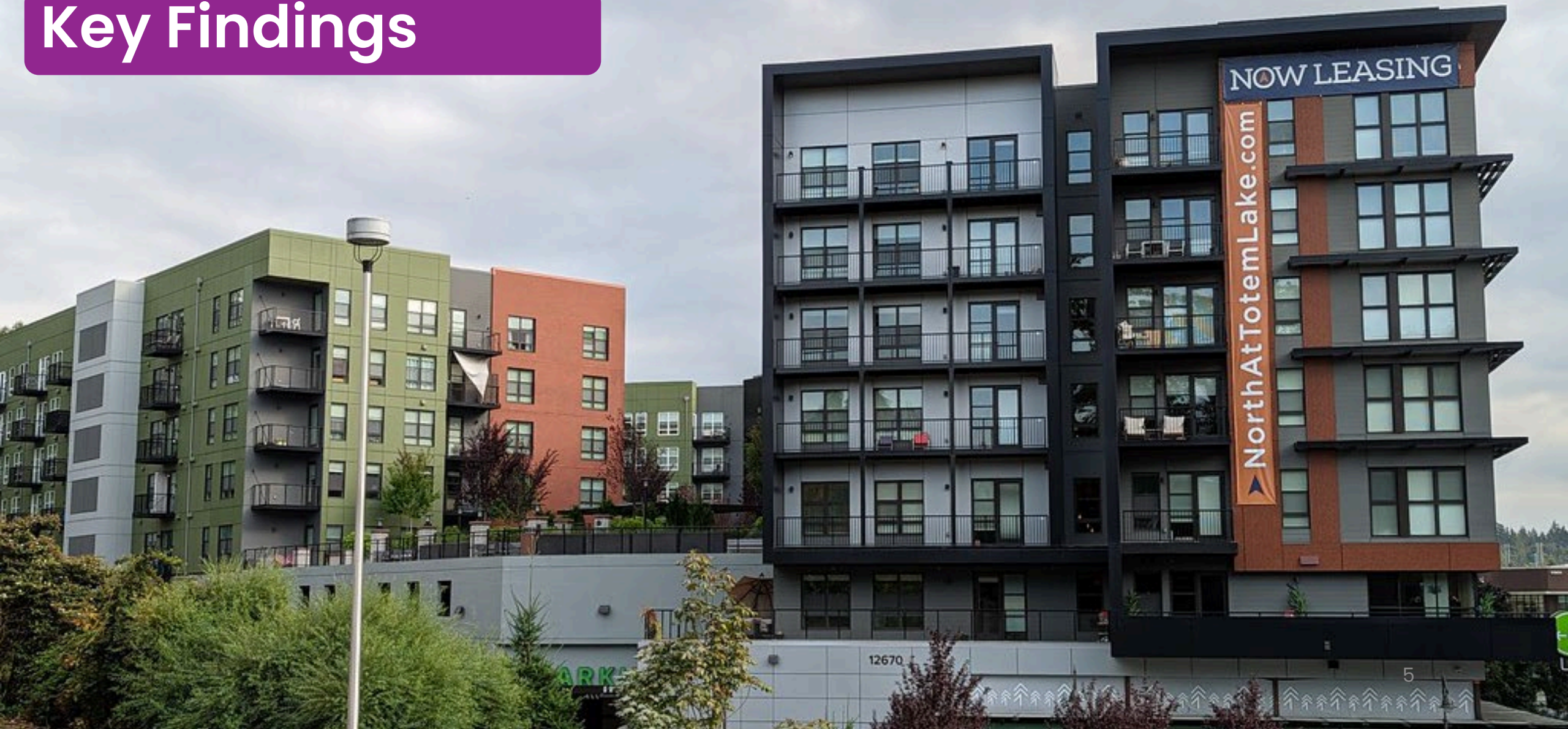
WA legislature passed **over 40 bills** related to housing between 2022–25

The 2025 HITS documents the region's progress and outlines the work ahead



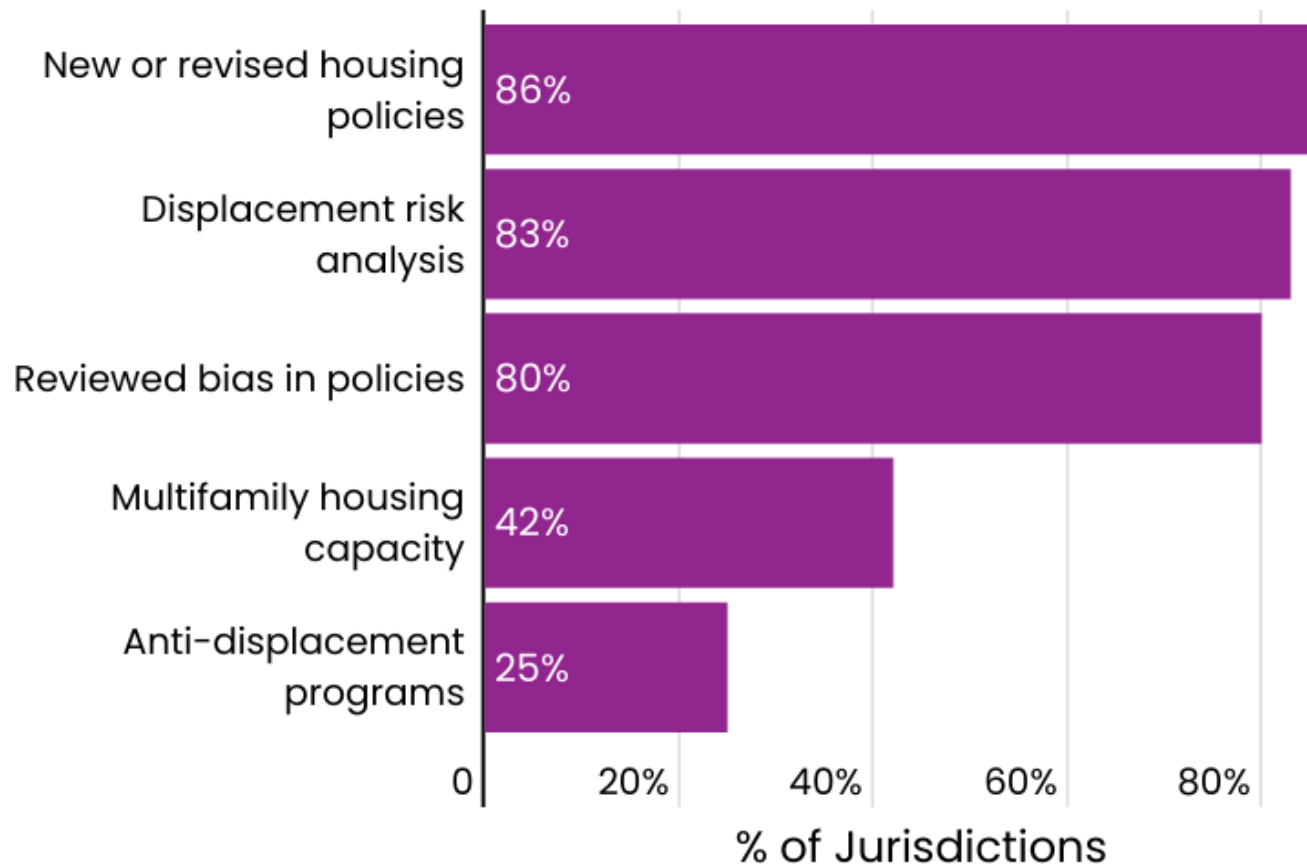


# Key Findings



# Key Findings – Racially Disparate Impacts

**Jurisdictions completed significant work to address racially disparate impacts.**



*"We are doing what we can at the city level, but many of the biggest drivers of disparate impacts are regional and economic issues outside of our control."*  
– Survey Respondent



# Key Findings – Capacity

Jurisdictions across the region upzoned to make room for an additional 800,000 new units

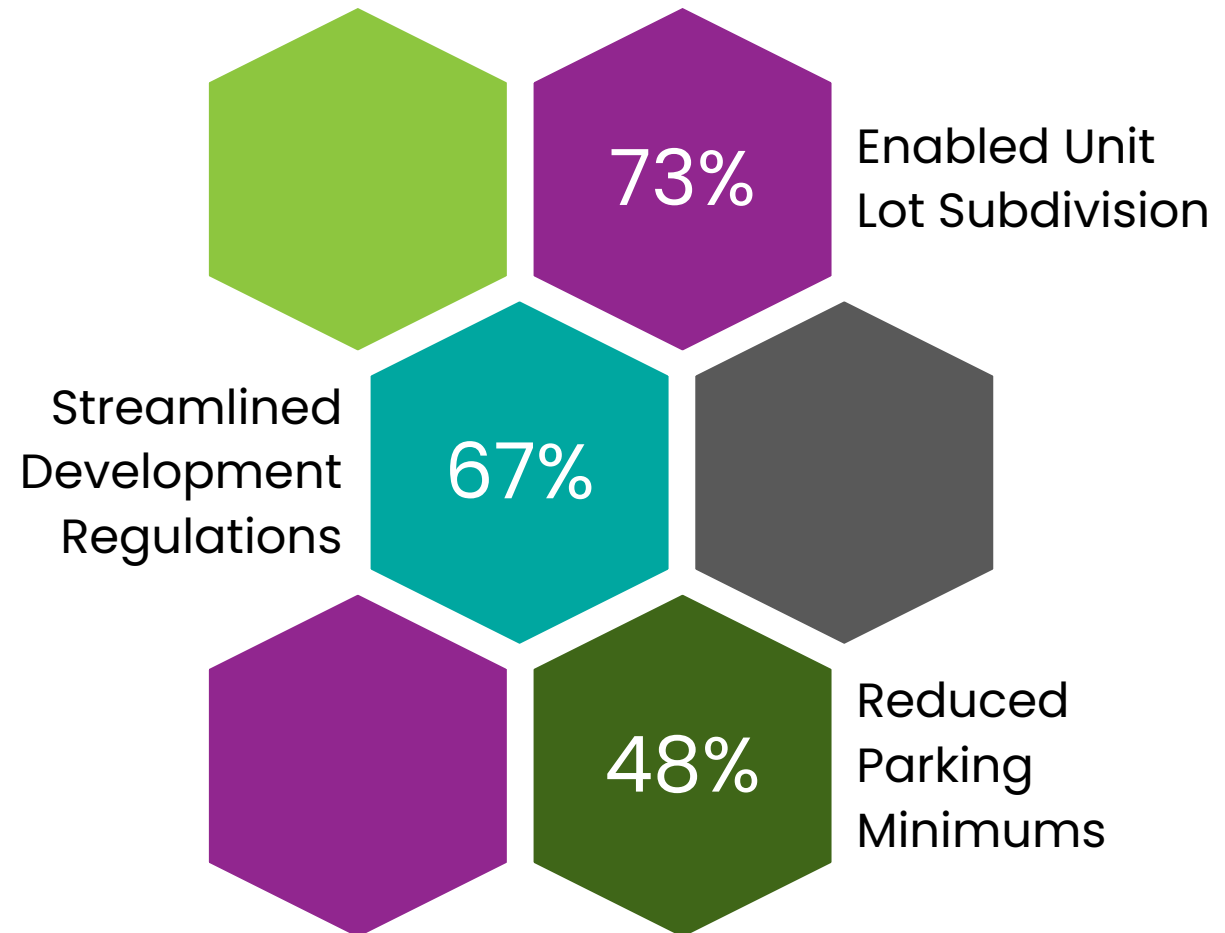




# Key Findings – Development Regulations



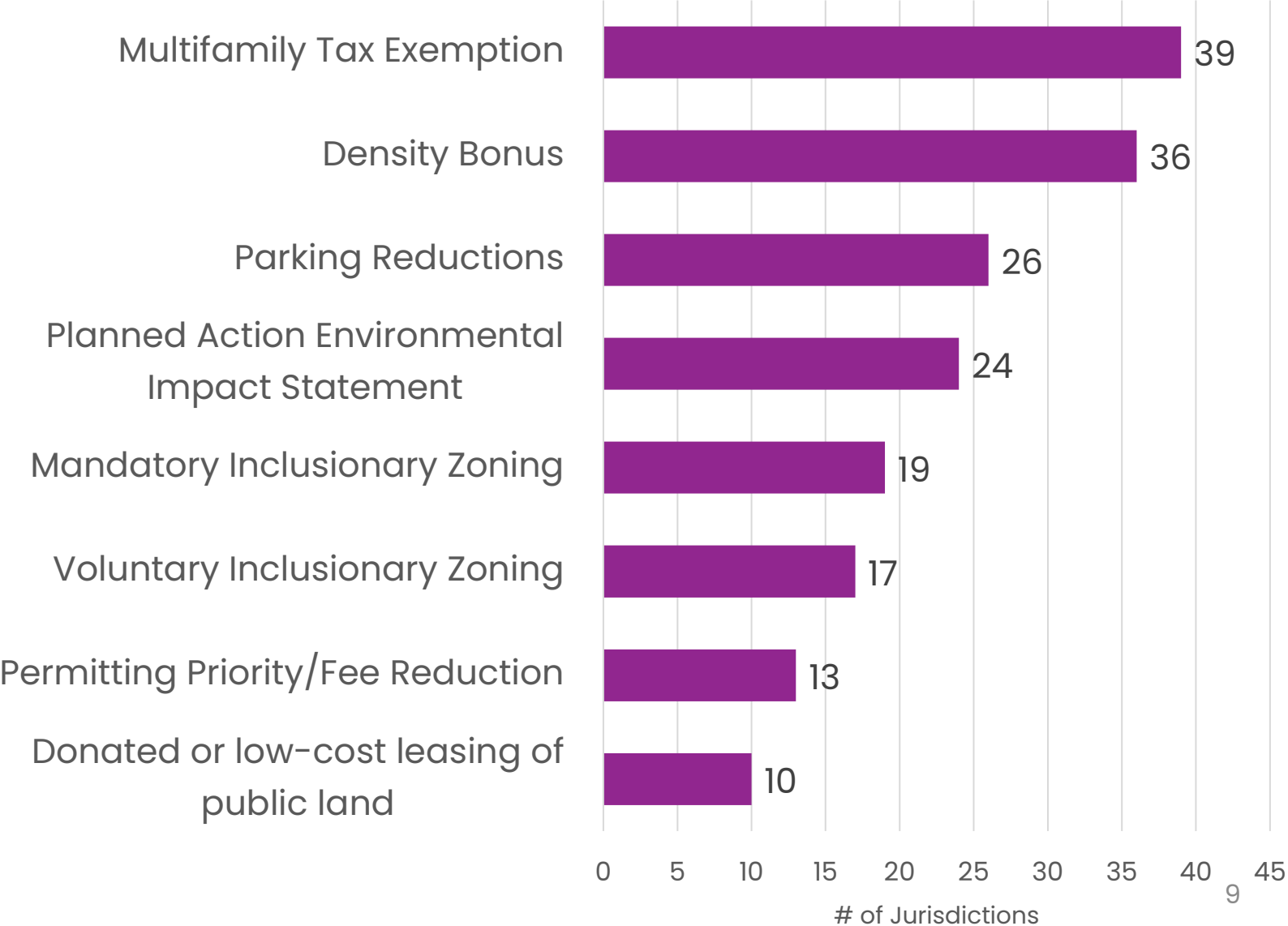
**Jurisdictions simplified regulations to reduce costs and encourage infill housing.**





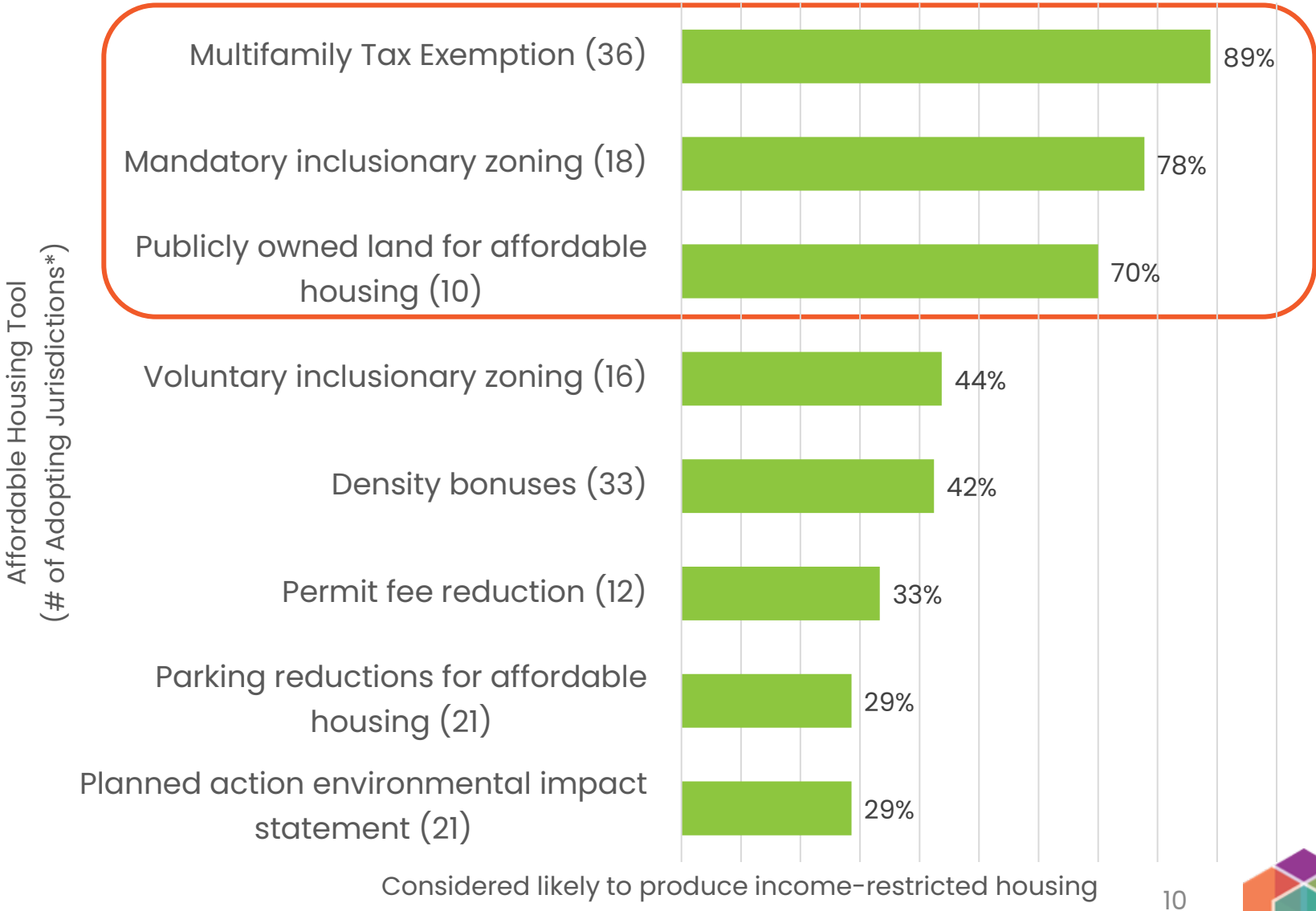
# Key Findings – Tools for Affordable Housing

The Multifamily Tax Exemption (MFTE) and density bonuses are the most common tools to incentivize affordable housing development.



# Key Findings – Tools for Affordable Housing (cont.)

***MFTE, mandatory inclusionary zoning, and programs to use public lands for housing*** are seen as most likely to result in production of affordable units.

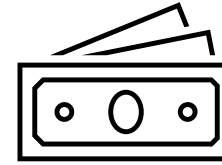


\*Only includes jurisdictions responding in 2025

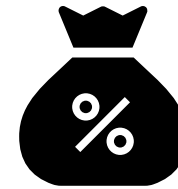




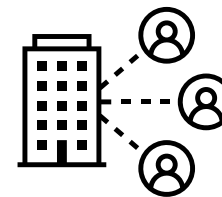
# Key Findings – Funding



**75%** indicated that funding and market conditions are the biggest barrier to affordable housing development.



**>50%** use a portion of sales and use taxes to support affordable housing.



**54** jurisdictions work in sub-regional coalitions to amplify their impact.





# Next Steps

PSRC continues to monitor and report on housing trends

Resources available:

- [Housing Innovations Program \(HIP\)](#)
- [Housing Opportunities by Place \(HOP\)](#)

Full report available in February 2026!





# Questions?

David Dixon,  
Associate Planner

[ddixon@psrc.org](mailto:ddixon@psrc.org)



Puget Sound Regional Council