

2025 Housing Incentives and Tools Survey

Findings and Next Steps

February 5, 2026
Regional Staff Committee



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

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

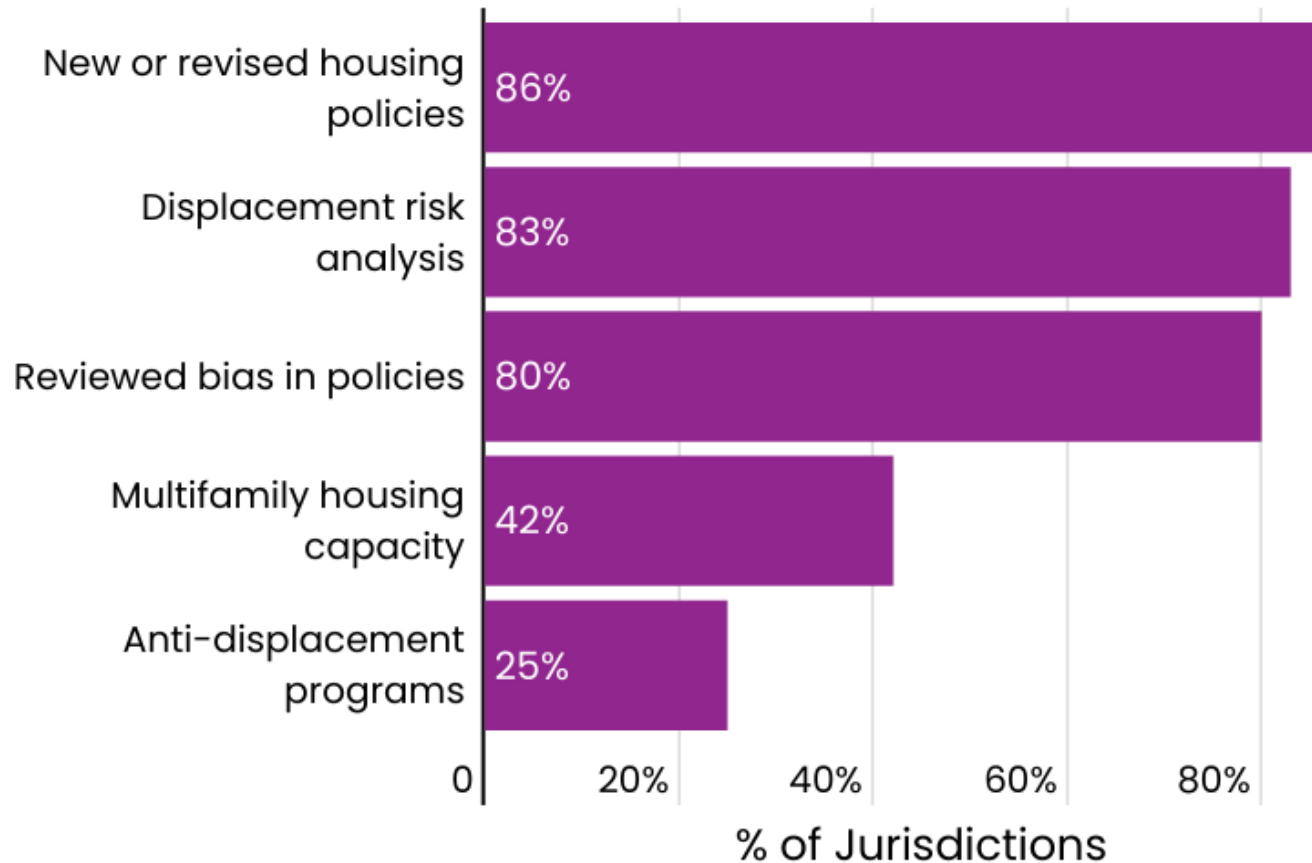


Key Findings



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

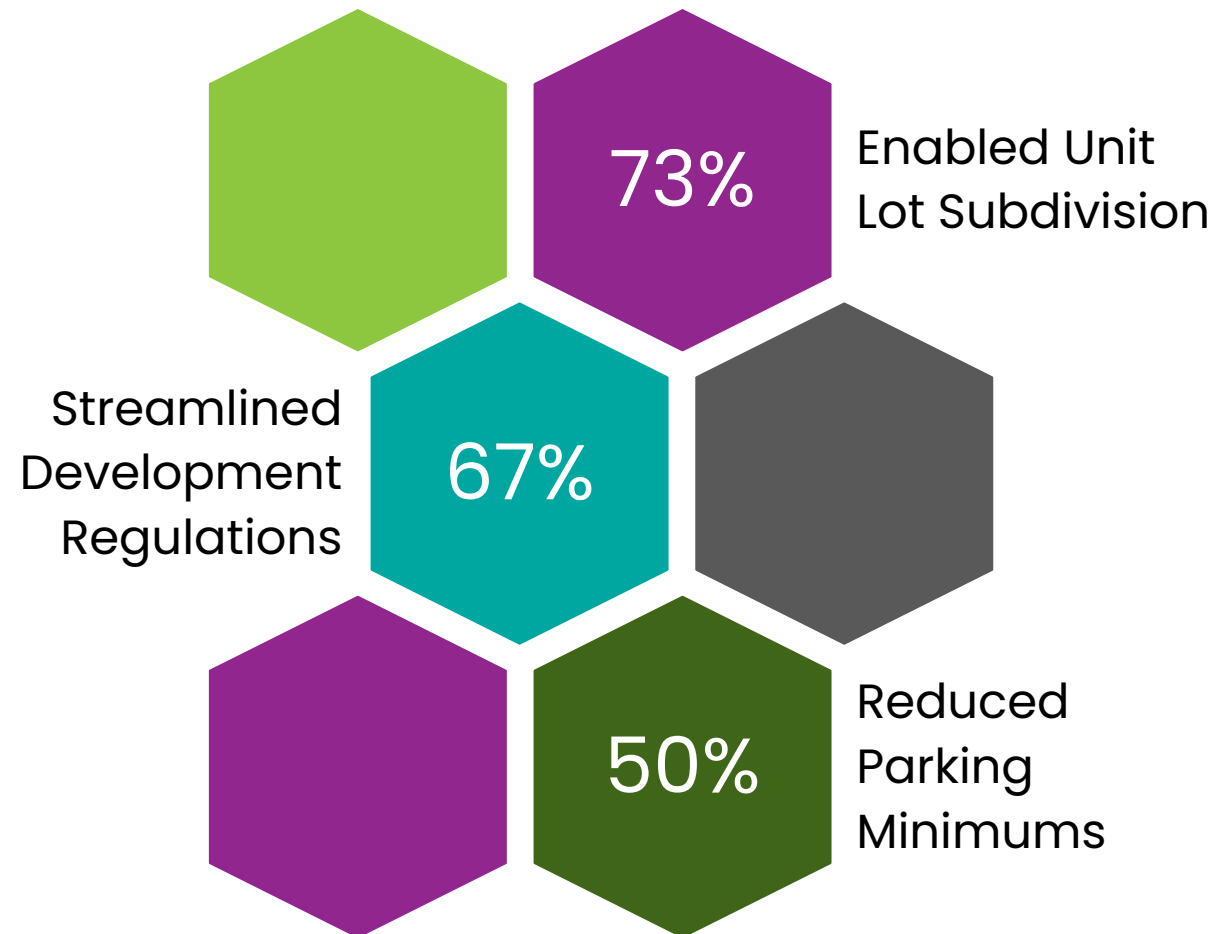
Jurisdictions across the region upzoned to make room for an additional 800,000 new units



Key Findings – Development Regulations

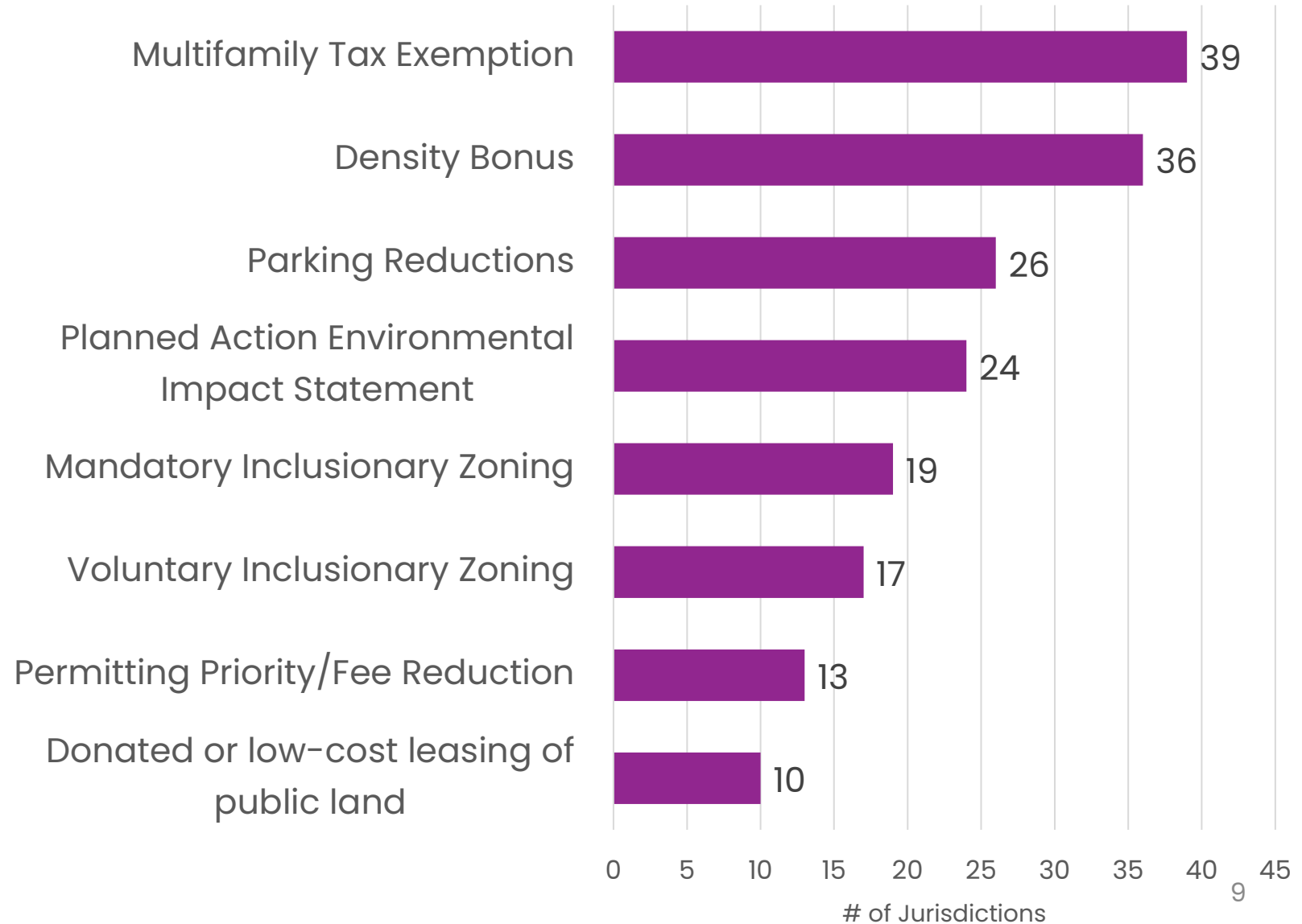


Jurisdictions simplified regulations to reduce costs and encourage infill housing.



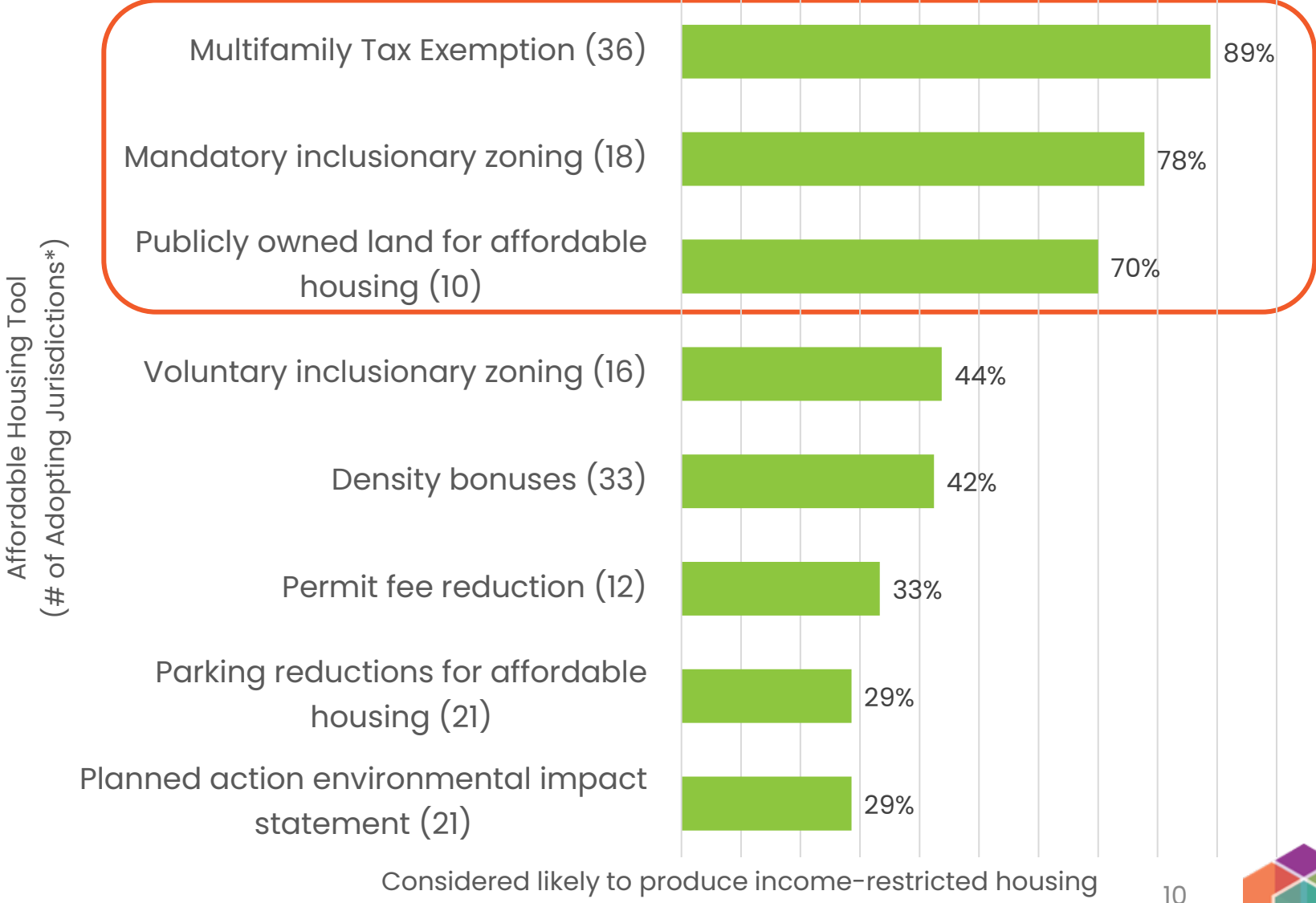
Key Findings – Tools for Affordable Housing

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.)

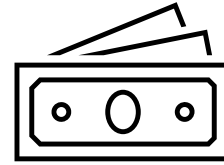
MFTE, mandatory inclusionary zoning, and programs to use public lands for housing are seen as most likely to result in production of affordable units.



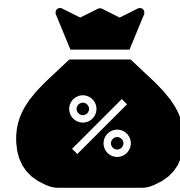
*Only includes jurisdictions responding in 2025



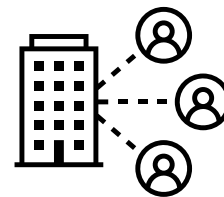
Key Findings – Funding



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?

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