

# 2025 Housing Incentives and Tools Survey

Findings and Next Steps

February 19, 2026

Growth Management Planning Board



Puget Sound Regional Council

# 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

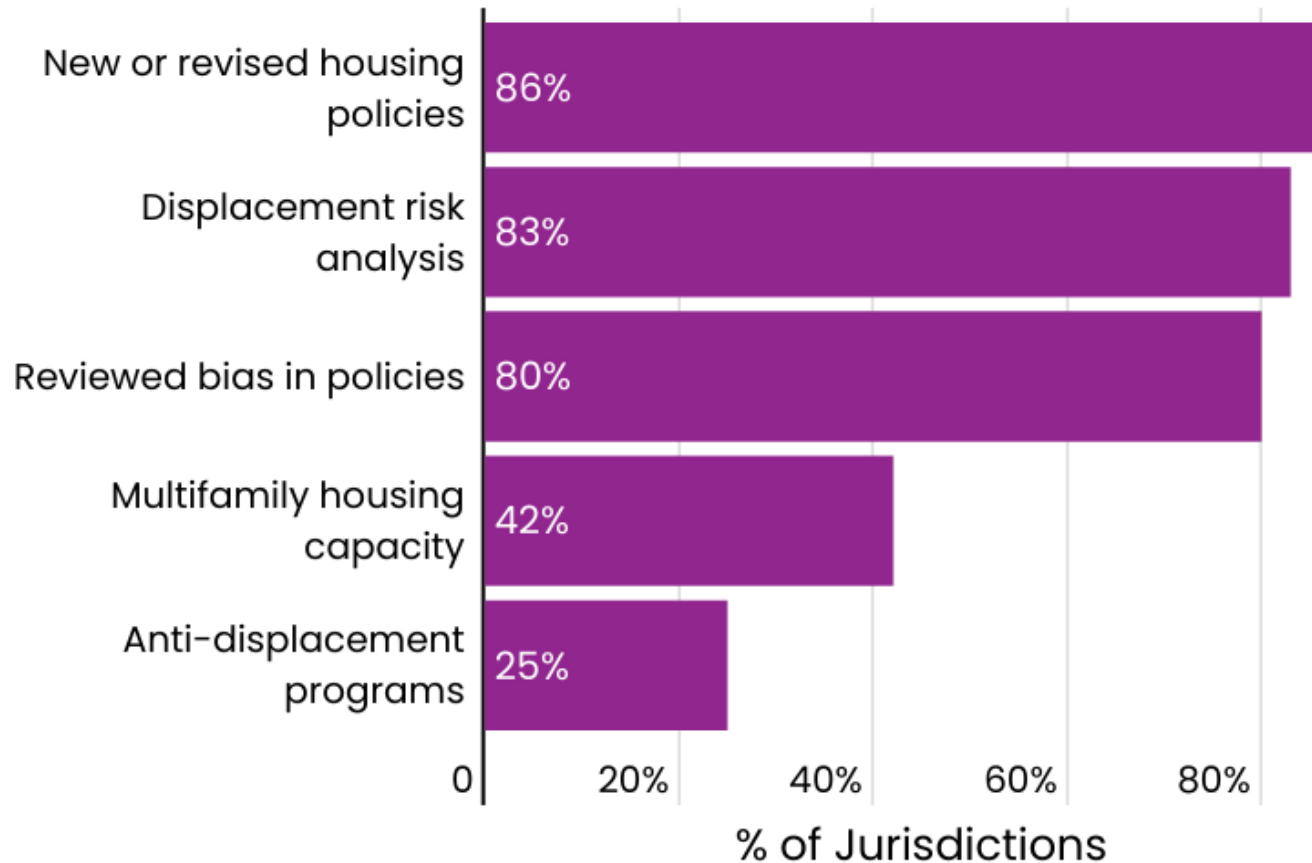


# Key Findings



# 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

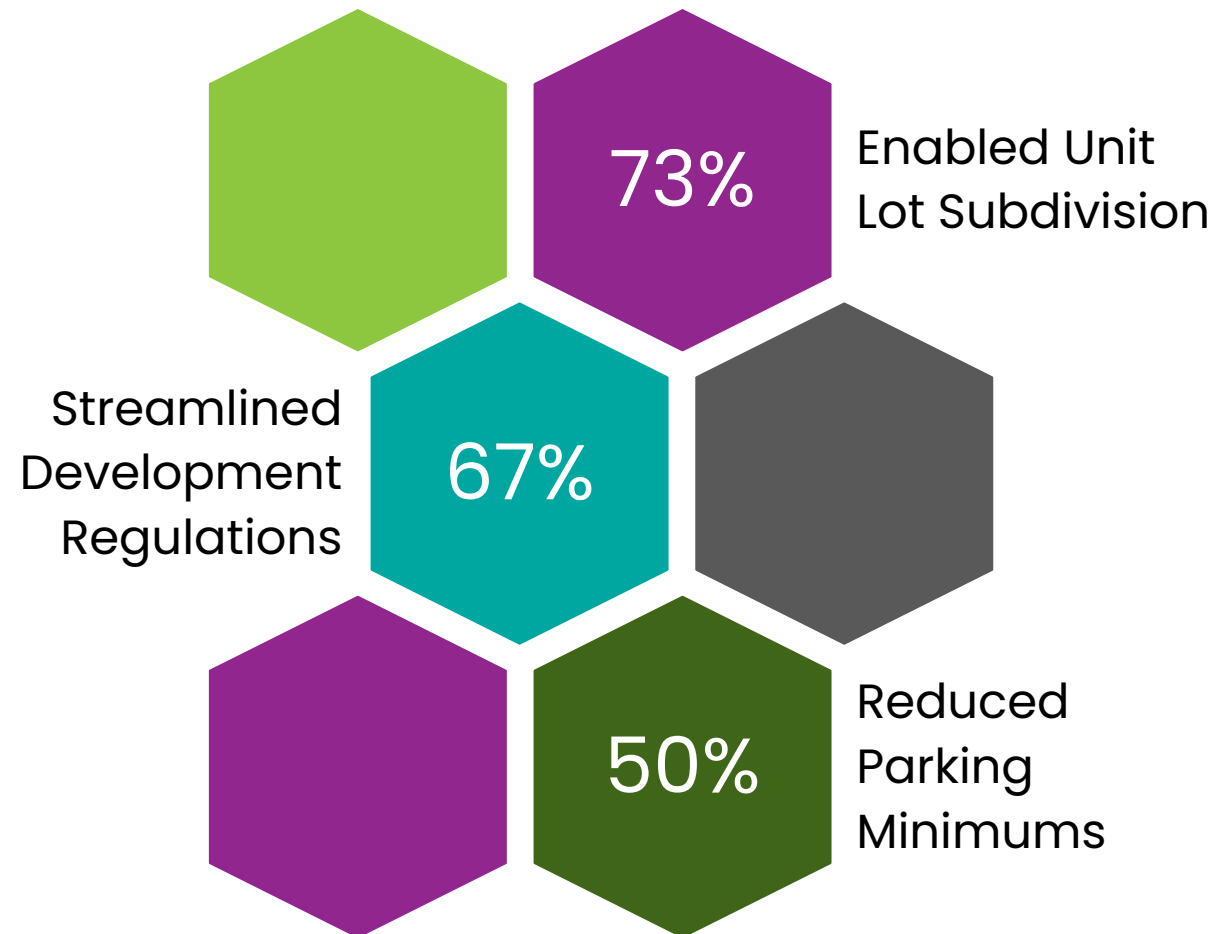
Jurisdictions across the region upzoned to make room for an additional 800,000 new units



# Key Findings – Development Regulations

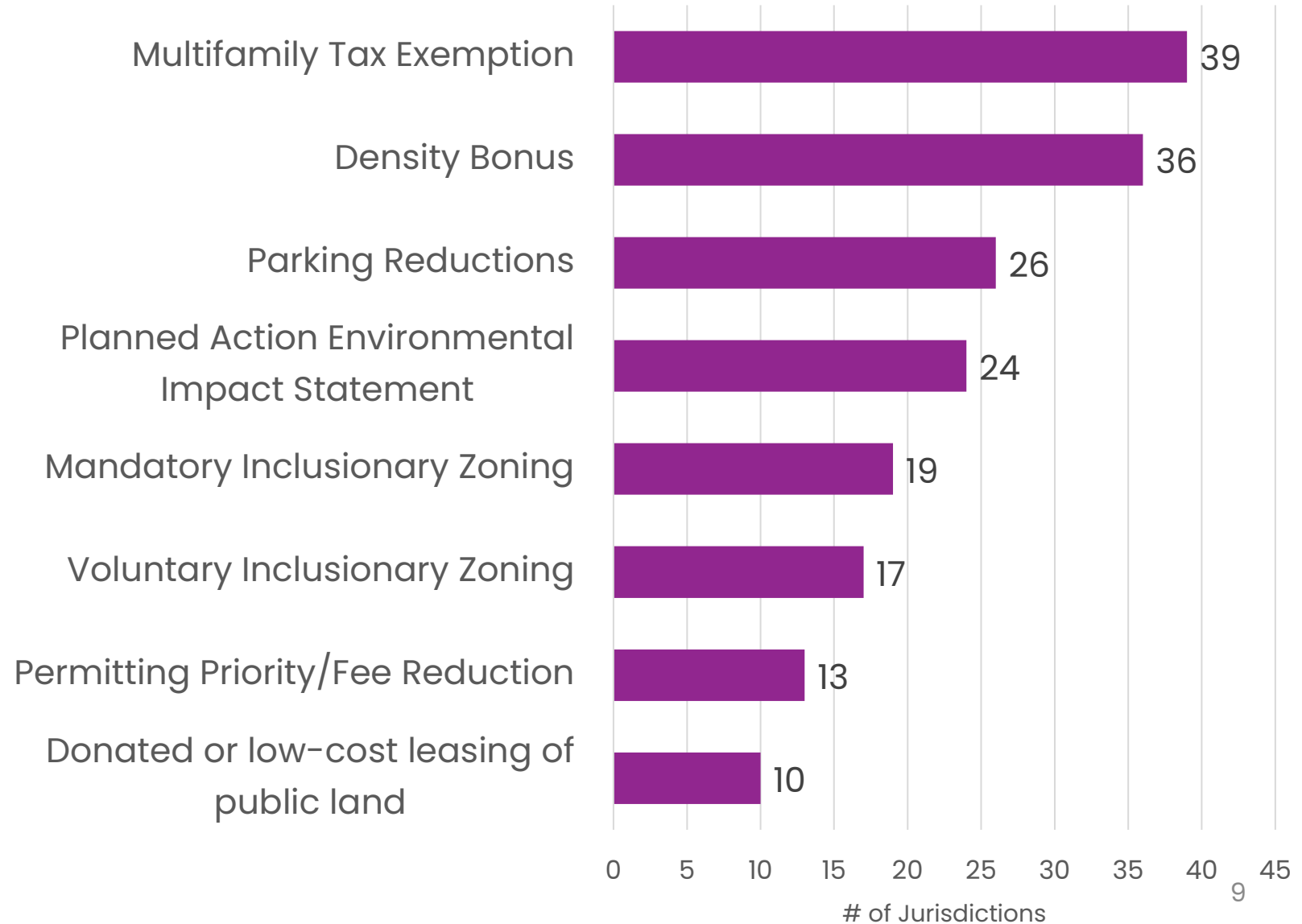


Jurisdictions simplified regulations to reduce costs and encourage infill housing.



# Key Findings – Tools for Affordable Housing

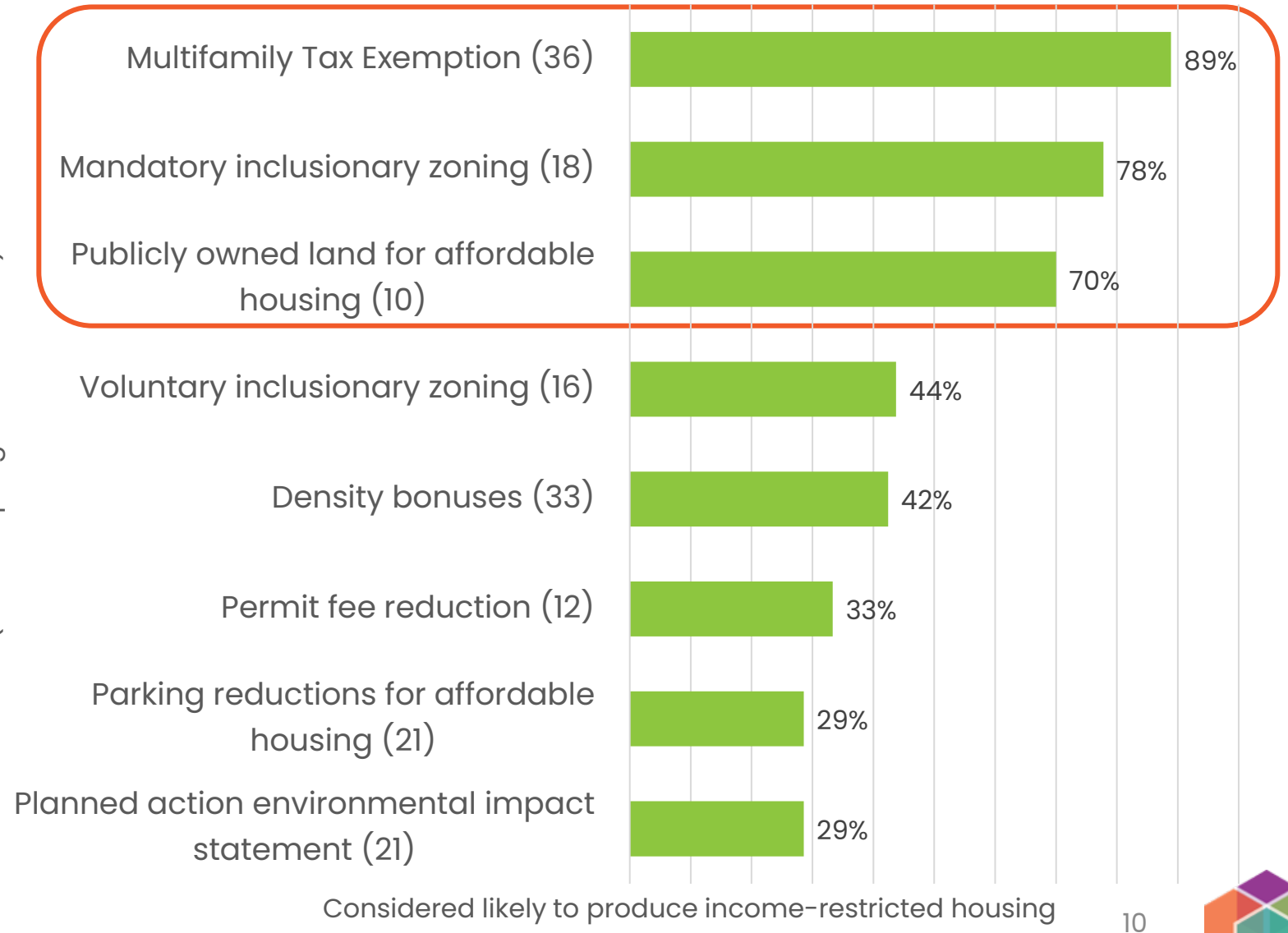
The Multifamily Tax Exemption (MFTE) and density bonuses are the most common tools to incentivize affordable housing development.



# 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.

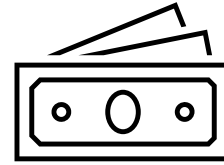
Affordable Housing Tool  
(# of Adopting Jurisdictions\*)



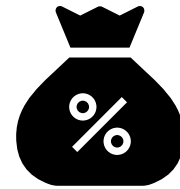
\*Only includes jurisdictions responding in 2025



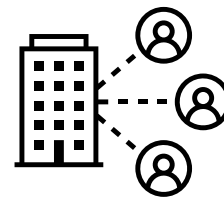
# Key Findings – Funding



**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)



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