

# 2025 Housing Incentives and Tools Survey



Puget Sound Regional Council



For a printable version of this survey, use this link: [2025 HITS](#). Please submit all responses through the online form.

PSRC is surveying cities and counties to understand the tools and strategies being used across the region to encourage housing development (at both market rate and below) and promote housing stability for current and future residents. We recognize the significant work that staff have put into updating comprehensive plans and development regulations to meet new legislative requirements for affordable housing. Through this survey, we hope to document and share the progress that our region has made in supporting housing affordability.

Building upon previous versions conducted in 2019 and 2022, this survey is an important part of PSRC's [Regional Housing Strategy](#), helping us to share best practices and identify effective tools for encouraging affordable housing development. It contains questions about recent updates to your jurisdiction's plans and development regulations, as well as local housing programs that your jurisdiction is implementing.

**Note: Completing the survey may require coordination with staff or departments outside of planning.** We appreciate your coordination across your organization to document the range of programs and policies that support housing outcomes.

PSRC is coordinating this survey with input from local jurisdictions and the Washington State Department of Commerce to reduce the need for additional survey data collection. *For King County jurisdictions, completing this survey instrument (and the addendum) fully fulfills the requirements of CPP H-27(a)(2) and partially fulfills the requirements of CPP H-27(a)(3).*

We appreciate your efforts to respond as accurately and completely as possible.

**If you are unable to complete the survey in one sitting, you may save and resume later by selecting the "Save Progress" option at the bottom of any page to create an account.**

## Contact Information

This information will only be used for survey response follow-up and not shared publicly.

**Name \***

**Job Title \***

**Jurisdiction \***

**Email \***

## Legislative Compliance

Recent state legislation requires jurisdictions to adopt compliant development regulations to expand housing choices, including middle housing (RCW 36.70A.635), accessory dwelling units (RCW 36.70A.681 and 681), and co-living housing (RCW 36.70A.535). The Washington State Department of Commerce provides detailed [guidance and resources](#) on complying with the new requirements.

**1. Which path has your jurisdiction taken to comply with the HB 1110 (RCW 36.70A.635) middle housing legislation? \***

- We adopted the state model ordinance.
- We adopted a customized ordinance.
- We did not adopt a middle housing ordinance, and the model ordinance is in effect by default.
- Not applicable, the requirement does not apply to our jurisdiction.
- The requirement does not apply to our jurisdiction, but we are adopting some middle housing regulations.

**2. Has your jurisdiction gone beyond the middle housing development requirements? If so, please describe these changes.**

**3. Which path has your jurisdiction taken to comply with the [HB 1337](#) (RCW 36.70A.680 and 681) accessory dwelling unit (ADU) legislation? \***

- We adopted an ordinance that implements all of the state requirements.
- We adopted an ordinance that implements most of the new ADU requirements and the remainder of the state requirements are in effect by default.
- We did not adopt an ADU ordinance, and the state requirements are in effect by default.
- Not applicable, the requirement does not apply to our jurisdiction.

**4. Has your jurisdiction made changes to other ADU-related development regulations to encourage development? If so, please describe what changes were made.**

**5. Which path has your jurisdiction taken to comply with the [HB 1998](#) (RCW 36.70A.535) co-living housing legislation? \***

- We adopted a consistent co-living housing ordinance.
- We plan to adopt a co-living housing ordinance by the December 31, 2025 deadline.
- We do not plan to adopt a co-living housing ordinance, and the requirements of RCW 36.70A.535 will go into effect by default.
- Not applicable, the requirement does not apply to our jurisdiction.

**6. If any of the above housing laws will be implemented by defaulting to the state requirements, what steps does your city plan to take to notify the public of the new statewide requirements that go into effect by default?**

## STEP Housing Types

Recent changes to the Growth Management Act (GMA) and the Washington municipal code aim to address the homelessness crisis through requirements for four different housing types: emergency shelter, transitional housing, emergency housing, and permanent supportive housing. Collectively, these housing types have been termed “STEP.” The acknowledgement of STEP housing types is a response to the lack of services and shelter for the people who need it most, and the HB 1220 (RCW 36.70A.070(2)) updates to GMA call out these types of housing.

Commerce has published a User Guide and Model Ordinance for these housing types: [STEP Model Ordinance, User Guide, and Best Practices Report](#).

**7. Which of the following best practices, if any, has your jurisdiction adopted to remove barriers to the development of STEP? (select all that apply) \***

- Added STEP types to the land use tables in the required zones
- Allowed STEP outright as a permitted use (not a conditional use) in required zones
- Allowed STEP in zones beyond those required by HB 1220 (RCW 35A.21.430, RCW 35.21.683)
- Reduced barriers to STEP development regarding occupancy, spacing, and intensity of use requirements
- Expedited permitting processes for STEP projects
- Provided land use and financial incentives for STEP projects
- None of the above
- Other

**8. Does your jurisdiction have occupancy, spacing, or intensity of use requirements for STEP? If so, please note these requirements.**

**9. Has your jurisdiction permitted any emergency shelters, transitional housing facilities, emergency housing facilities, or permanent supportive housing facilities in the last five years? \***

- Yes
- No

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## Planning for Affordable Housing

A range of incentives and tools are available for jurisdictions to encourage affordable housing development. PSRC collects information on this topic to understand how common these tools are and to gather staff perspectives on the challenges and opportunities for their use.

**10. Based on your department's analysis, which of the following incentives and regulatory housing tools, if any, has your jurisdiction adopted to support the development of income-restricted housing affordable to households at or below 80% of the Area Median Income (AMI)? (select all that apply) \***

- Density bonuses
- Impact fee waivers
- Mandatory inclusionary zoning
- Voluntary inclusionary zoning
- Multifamily Tax Exemption
- Parking reductions for affordable housing
- Permitting priority
- Permit fee reduction
- Planned action environmental impact statement
- Free, discounted, or long-term leased, publicly owned land for affordable housing
- None of the above
- Other

**11. Which of your jurisdiction's *ADOPTED* tools and incentives are likely to result in the highest production of income-restricted housing units? (select all that apply) \***

- Density bonuses
- Impact fee waivers
- Mandatory inclusionary zoning
- Voluntary inclusionary zoning
- Multifamily Tax Exemption
- Parking reductions for affordable housing
- Permitting priority
- Permit fee reduction
- Planned action environmental impact statement
- Free, discounted, or long-term leased, publicly owned land for affordable housing
- None of the above
- Other

**12. What are the primary barriers to income-restricted housing development identified within your jurisdiction? Note: This can include, but should not be limited to, items identified through your comprehensive plan housing analysis. \***

**13. Has your jurisdiction adopted any other zoning or development regulation changes to encourage housing development? (select all that apply) \***

- Form-based zoning
- Increasing minimum densities
- Reduced parking requirements
- Small lot development
- TOD zoning/overlays
- Unit lot subdivision
- Zero lot line development
- Other:

# Housing Capacity

Recent amendments to the Growth Management Act require jurisdictions identify "sufficient capacity of land" to support the types and quantities of new housing required to meet their allocated share of countywide housing needs in periodic comprehensive plan updates. The Department of Commerce published guidance for conducting this land capacity analysis here: [Guidance for Updating Your Housing Element v.3.4.](#)

In this section, please detail the magnitude of changes to residential capacity resulting from your latest comprehensive plan update, using information from your jurisdiction's recently completed land capacity analysis.

*Note for King County jurisdictions:* Completing this section satisfies your annual reporting requirements mandated by CPP H-27(a)(2).

**14. Please provide the total residential land capacity allowed in your jurisdiction, measured in units, by zone category\*, both before and after adopting its comprehensive plan.**

*Note: If your jurisdiction did not make zoning changes to comply with HB 1220, the numbers in each column may be the same. \**

	Total residential unit capacity before comprehensive plan update (as reported in your land capacity analysis)	Total residential unit capacity after comprehensive plan update** (as reported in your land capacity analysis)
Low density (Detached single family)		
Moderate density housing (Townhomes, duplex, triplex, quadplex)		
Low-rise multifamily (Walk-up apartments, 2-3 floors)		
Mid-rise multifamily / Mixed Use (Apartments, 4-8 floors or 40-85 ft high)		
High-rise / tower (Apartments 9+ floors or >85, requiring steel frame construction)		
Accessory Dwelling Unit (in any zone)		

\*Zone categories mirror those in Exhibit 11 of Commerce's land capacity analysis guidance in Guidance for Updating Your Housing Element v.3.4. If these categories do not align with the existing categories of zoning that you track, reach out to PSRC ([ddixon@psrc.org](mailto:ddixon@psrc.org)) for troubleshooting.

\*\*Residential unit counts should account for changes in land capacity resulting from zoning and development regulations enacted that align with the adopted comprehensive plan.

**15. In what areas does your jurisdiction's plan create the majority of new housing capacity? (select all that apply) \***

- Regional Growth Centers
- Countywide Centers
- Downtowns or neighborhood/urban centers with or without official designation
- High-capacity transit station (light rail, bus rapid transit, commuter rail, or ferry) areas not included in one of the above options
- None of the above

**16. Does your jurisdiction currently have or intend to develop subarea plans for any of these focus areas? \***

- Yes, we have subarea plans that were created or updated with the periodic update.
- Yes, we have existing subarea plans, but do not intend to update them in the next five years
- Yes, we have existing subarea plans and intend to update them in the next five years
- No, but we intend to develop subarea plans in the next five years
- No, and we are not currently planning to develop subarea plans

## Housing Priorities

PSRC's housing work program is informed by the priorities of elected officials and local staff. Please share any unique focuses of your jurisdiction's housing approach.

**17. Are there any housing types that your jurisdiction is trying to encourage? (select all that apply) \***

- Accessible housing (ADA)
- Emergency housing or shelter
- 3+ bedroom multifamily units
- Live/work studio housing
- Permanent supportive housing
- Senior housing
- Workforce housing
- None of the above
- Other:

18. If yes, what techniques is your jurisdiction using to encourage these types of housing?

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## Adequate Provisions

Jurisdictions are directed by the GMA (RCW 36.70A.070 (2)(d)) to document barriers to achieving housing availability and the programs and actions to address barriers through a consideration of [adequate provisions](#). This includes a review of development regulations, approval processes, and funding gaps, among other potential barriers. The following questions seek to understand which strategies your jurisdiction is employing through the periodic update to reduce barriers to housing development.

19. Which of the following changes to development regulations, if any, did your jurisdiction adopt to remove barriers to denser housing construction? (select all that apply) \*

- Improved clarity in development regulations
- Reduced minimum lot sizes
- Increased maximum density or FAR
- Increased maximum building heights
- Reduced setback requirements
- Reduced off-street parking requirements
- Reduced impervious coverage limits
- Improved alignment between building and development codes
- None of the above
- Other:

20. Which of the following changes to approval processes, if any, did your jurisdiction adopt to remove barriers to denser housing construction? (select all that apply) \*

- Removed/reduced conditional use permit processes
- Removed/reduced design review requirements

- Improved clarity and accessibility to information about process and fees
- Reduced permit fees, impact fees, and/or utility connection fees
- Reduced processing times
- Streamlined SEPA process
- None of the above
- Other:

**21. Did your jurisdiction identify any other significant barriers to denser housing construction? (select all that apply) \***

- Environmental constraints
- Lack of large parcels for multifamily development
- Lack of developers
- Housing construction costs
- None of the above
- Other:

## Racially Disparate Impacts

Recent updates to GMA (RCW 36.70A.070 (2) (e-h)) require jurisdictions to identify, evaluate, and begin to undo policies and regulations that result in racially disparate impacts, displacement, or exclusion in housing. The following questions ask about your jurisdiction's experience in the process of incorporating this new requirement as well as the outcomes for the city's plan and programs.

**22. Which of the following factors, if any, were evaluated in your jurisdiction's comprehensive planning process to address racially disparate impacts? (select all that apply) \***

- Assessment of residential displacement
- Community outreach and engagement strategies
- Comparison of residential population to workforce population
- Concentration of affordable housing
- Displacement risk analysis
- Evaluation of land use and housing policies for racial bias
- Evaluation of policies in other plan elements (e.g., transportation, capital facilities, utilities)
- Housing data analysis by race

Residential segregation by race/ethnicity

None of the above

Other:

**23. Which of the following actions, if any, did your jurisdiction take because of findings on racially disparate impacts? (select all that apply) \***

Revised existing housing policies in the comprehensive plan

Included new housing policies in the comprehensive plan

Included new or revised policies in comprehensive plan elements other than the housing element

Increased land capacity for multifamily housing to reduce disparities in housing outcomes

Revised development regulations to reduce potential racially disparate impacts, exclusion, or displacement

Established or changed anti-displacement programs/policies

Modified community engagement strategies

Coordinated with other city departments on programs or policies to reduce potential racially disparate impacts, exclusion, or displacement

None of the above

Other:

**24. Is there anything else you would like to share about your jurisdiction's experience addressing racially disparate impacts in the comprehensive plan update?**

## Funding Tools

The next question asks about the use of local funding and/or pass-through funding that is used to support housing within your jurisdiction, including direct support to residents as well as funds for housing development or land acquisition.

**25. Which of the following tools, if any, does your jurisdiction use to provide funding for affordable housing? (select all that apply) \***

- Bond underwriting for low-income housing development
- Commercial linkage fees
- Donation of or reduced-cost leasing of public lands
- General fund dedication to housing
- Payroll expense tax for housing
- Special purpose property tax levy for housing
- Sales and use tax for housing
- Use of CDBG funds
- None of the above
- Other:

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## Housing Stability Programs

The following questions ask about programs that your jurisdiction has enacted to support housing that are distinct from programs provided by the county, state, or federal government.

**26. Which of the following programs, if any, does your jurisdiction provide for renters? (select all that apply) \***

- Caps on move-in fees
- Direct assistance to low-income renters
- Just cause eviction requirements
- Landlord-provided housing relocation assistance
- Prohibited criminal background checks
- Prohibited source of income discrimination
- Rental inspection program
- Rental registry program
- Regulation of short-term rentals
- Required notice of rent increase
- Right to payment plan
- Right to live with family
- Right to return policy
- Sewage and solid waste fee assistance programs

- Support for tenant education programs
- Tenant opportunity to purchase program
- None of the above
- Other:

**27. Which of the following programs, if any, does your jurisdiction provide for homeowners? (select all that apply) \***

- Direct assistance to low-income and/or first-time homebuyers
- Fee waivers for water or sewer connection
- Foreclosure education and counseling resources
- Low-income weatherization and/or repair programs
- None of the above
- Other:

**28. Which other housing stability programs or resources, if any, does your jurisdiction provide? (select all that apply) \***

- Support for community benefits agreements
- Monitoring equitable outcomes
- Partnership with community land trusts
- Support or guidance for resident-owned cooperative conversion for apartments and/or mobile home communities
- None of the above
- Other:

## Resources Needed

PSRC wants to understand the effectiveness of the tools we currently provide and understand the need for additional support for housing planning.

See [THIS LIST](#) for links to each of the tools indicated below.

**29. Which of the following tools, if any, did your jurisdiction use to update your comprehensive plan or development regulations? (select all that apply)**

- PSRC's Community Profiles
- PSRC's Housing Opportunities by Place Typology
- PSRC's Housing Innovations Program
- PSRC's Passport to 2044 Webinar Series
- Commerce's Adequate Provisions Guidance
- Commerce's Racially Disparate Impacts Data
- Commerce's Housing Element Examples
- Commerce's HB 1110 Model Ordinance
- Commerce's Housing Needs Assessment Guidance
- Commerce's Land capacity guidance to accommodate all housing needs
- Commerce's STEP User Guide and Best Practices
- Commerce's STEP Communications Toolkit
- Commerce's Racially Disparate Impacts Assessment Guidance
- Commerce's ADU Guidance
- Commerce's Co-living Guidance
- Commerce's Unit Lot Subdivision Guidance
- Washington Center for Real Estate Research's Housing Market Data
- None of the above
- Other:

**30. Does your jurisdiction anticipate needing more assistance to implement housing programs or regulatory updates? If yes, please explain.**

## Closing

Thank you for your time in completing this survey.

**Are there any additional thoughts or comments you would like to share?**

