

Housing supply & affordability

2025



Support the transition from *planning* for more housing to *building* more housing.

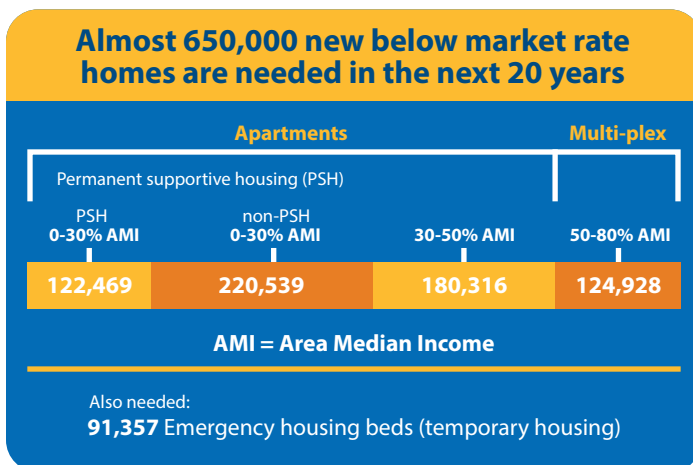
Background:

Washington state is experiencing a housing affordability crisis, and cities are committed to working in partnership with the state to address it.

Since 2017, the state has passed at least 15 laws related to how cities plan for and accommodate housing that is affordable to residents of all income levels. Cities have been hard at work incorporating those changes into their local comprehensive plans and land use regulations, and over time these efforts will provide for significantly increased housing capacity in communities across the state.

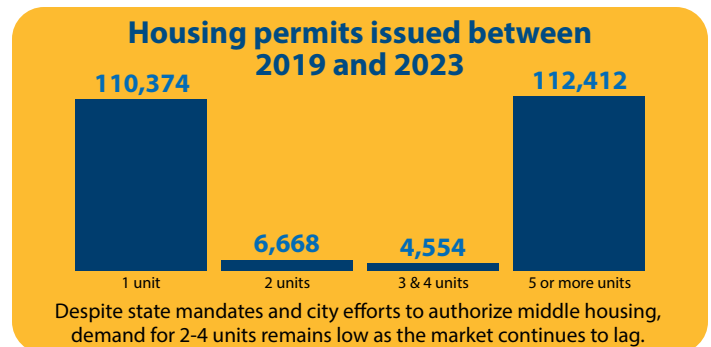
The work of cities to plan for more housing capacity will not be enough to ensure affordability—especially for lower-income households—without meaningful action from the state.

Over the next 20 years, Washington needs nearly 650,000 more homes that are accessible to households that cannot afford market-rate rental or purchase options. Providing for this housing will require new revenue options sized to fit the substantial scale of need.



Strong cities need:

- **New tax revenue and flexibility for cities to preserve and build affordable housing**, such as an optional local real estate excise tax or short-term rental tax (**HB 1694, HB 1717/SB 5591, HB 1791, HB 1867 & HB 1763/SB 5576**).
- **Dedicated and sustainable investment from the state across the continuum of need for all parts of the state, large and small.** The state should develop and fund an investment plan that is scaled to meet projected future housing needs.
- **Increased state funding for homelessness crisis response**, including expansion of the successful WSDOT rights-of-way resolution program to city-owned properties.
- **New tools to fund infrastructure to support housing development and growth**, including increased funding for the Public Works Assistance Account and Connecting Housing and Infrastructure Program (CHIP).
- **Predictability and consistency in growth management and planning requirements** to allow the state and cities to work toward implementation of affordable housing plans and for the market to respond to new conditions.



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