

# State Legislative Session Wrap-up

Growth Management Policy Board

6/1/23



Puget Sound Regional Council

# 2023 – 2025 Biennial Budgets



- [ESB 5187 Operating Budget](#)
- [ESSB 5200 Capital Budget](#)
- [EHB 1125 Transportation Budget](#)



# Capital Budget Housing Investments

- **\$400m** Housing Trust Fund
- **\$60m** for the Connecting Housing to Infrastructure Program (CHIP) to provide grants to local governments and public utility districts to assist in the cost of utility improvements or connections to new affordable housing projects
- **\$40m** for the Washington State Housing Finance Commission's Land Acquisition Program
- **\$25m** for Transit Oriented Development, which is being matched with \$25M from Amazon
- **\$124m** for weatherization and home upgrade programs



# Operating Budget Housing Investments

- **\$150m** to implement of House Bill 1474 to create the Covenant Investment Act to provide homeownership opportunities for people harmed by racist real estate practices like restrictive covenant and redlining
- **\$38m** for permanent supportive housing through the Apple Health & Homes program



# Operating Budget Local Government Planning Investments

- \$2.3m Middle Housing
- \$40.9m Local Government Climate Planning
- \$3.5m Local Permit Review
- \$6m Planning for Housing Supply



# Housing: Supply

- ✓ [SB 5258](#) (Shewmake) / [HB 1298](#) (Hutchins) **DEAD** Condos and Townhouses

Aims to increase supply of condominiums and townhomes by reforming some regulations of condominiums and creates a new down payment assistance program at the Washington State Housing Finance Commission.



# Housing: Supply

[HB 1517](#) (Reed) **DEAD** / [SB 5466](#) (Lias)  
**DEAD**

## Promoting Transit Oriented Development

Creates flexible standards for cities to allow larger buildings near transit stops

[HB 1245](#) (Barkis) **DEAD** / [SB 5364](#) **DEAD**  
**(Frame) Lot Splitting**

Allows lots zoned single family of 1,500 sq ft or more to be split



# Housing: Stability

## Limiting Rent Increases

### [HB 1124](#) **DEAD** (Petersen)

Rent increase greater than 5% requires 6 month notice

### [HB 1388](#) **DEAD** (Macri)

Defines excessive rent increases, allows the Attorney General to take action on excessive rents, regulates fees, puts landlord tenant act under enforcement of consumer protection act

### [HB 1389](#) **DEAD** (Ramel) / [SB 5435](#) **DEAD** (Trudeau)

Allows rent increase of 3% or inflation, but never more than 7%





# Housing: Subsidy



## ✓ HB 1474 (Taylor) Covenant Homeownership

- Provides homeownership opportunities for people harmed by racist real estate practices
- Creates \$100 new document recording fee

## HB 1628 (Chopp) **DEAD**

- Increase REET from 4% to 5% on portion of the selling price greater than \$5 million, dedicates revenue to HTF
- Local option for a .25% REET for affordable housing



# Other: Property Tax Cap



**HB 1670** (Ormsby) Property Tax Limit Factor **DEAD**

**SB 5770** (Pedersen) State and Local Property Tax Reform **DEAD**

Changes the 1% cap on property taxes to allow for 3% increase, tied to inflation and population growth.



# Permitting

- ✓ [HB 1293](#) Streamlining Development Regulations (Klicker)
- ✓ [HB 5290](#) Consolidating Local Permit Processes (Mullet)/[HB 1296](#) (Peterson) DEAD
- ✓ [SB 5412](#) Reducing Local Gov't Land Use Permitting Workload (Salomon)





# Thank You!

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