

# State Legislative Session Wrap-up

Economic Development District Board

6/7/23



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 sand 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



**75,000–150,000 units** of housing produced with additional capacity according to [PSRC analysis](#)

## ✓ [HB 1110](#) (Bateman) / [SB 5190](#) **DEAD** (Trudeau) Middle Housing

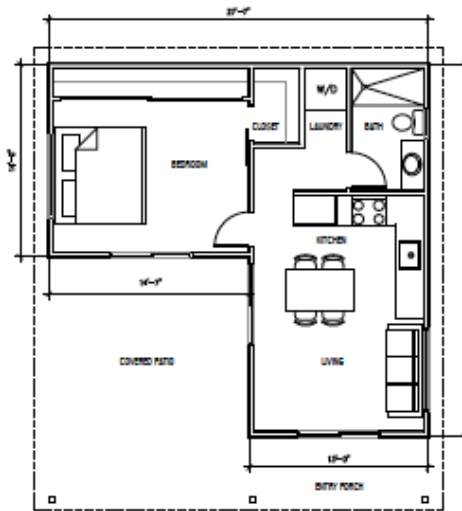
- Cities of 25K–75K must allow:
  - 2 units per lot on all residential lots, or 4 if one unit is affordable,
  - 4 units per lot if 1/4 mile walking distance of transit
- Cities 75k and above must allow:
  - 4 units per lot on all residential lots, or 6 if 2 units are affordable,
  - 6 units per lot if ¼ mile walking distance of transit
- Cities < 25K in Contiguous UGA in Counties with city of 275K
  - 2 units per lot



# Housing: Supply

## ✓ [HB 1337](#) Accessory Dwelling Units

Requires cities planning under the UGA to allow for construction of ADUs



1 BEDROOM / 1 BATH  
555 SF

1 BEDROOM PLAN



1 BEDROOM EXTERIOR RENDERING



# 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](#) (Liias)  
**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





# Growth Management – Climate & Environmental Justice



✓ [HB 1181](#) (Duerr) /  
[SB 5203](#) **DEAD** (Lovelett)  
Improving the state's response  
to climate change by  
updating the state's planning  
framework





# 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!

**Robin Koskey**

Director, Government Relations and Communications

[Rkoskey@psrc.org](mailto:Rkoskey@psrc.org)



Puget Sound Regional Council