

# SENATE BILL REPORT

## E2SHB 1108

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As of March 19, 2025

**Title:** An act relating to creating a task force on housing cost driver analysis.

**Brief Description:** Creating a task force on housing cost driver analysis.

**Sponsors:** House Committee on Appropriations (originally sponsored by Representatives Klicker, Peterson, Barkis, Ybarra, Low, Leavitt, Schmidt, Eslick, Penner, Connors, Paul, Ramel, Jacobsen, Shavers, Burnett, Rude, Keaton, Obras, Timmons, Wylie, Caldier, Barnard, Rule, Nance, Berg and Bernbaum).

**Brief History:** Passed House: 3/11/25, 93-2.

**Committee Activity:** Housing: 3/21/25.

### Brief Summary of Bill

- Creates a legislative task force to research, analyze, and determine the primary cost drivers for homeownership and rental housing in Washington State.

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## SENATE COMMITTEE ON HOUSING

**Staff:** Benjamin Omdal (786-7442)

**Background:** The Legislature created the Affordable Housing Advisory Board (AHAB) in 1993 to advise the Department of Commerce on various housing and housing-related issues. The AHAB has 25 members representing public entities, local governments, housing industries, and other stakeholders.

**Summary of Bill:** A legislative task force to research, analyze, and determine the primary cost drivers for homeownership and rental housing in Washington is established with the following members:

- one member from each of the two largest caucuses of the Senate;

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- one member from each of the two largest caucuses of the House of Representatives;
- two economists with expertise in the most relevant economic disciplines;
- one member representing developers of rental housing;
- one member representing developers of housing for homeownership;
- one member representing for-profit housing developers;
- one member representing builders;
- one member representing a statewide organization for building trades labor;
- one member representing realtors;
- one member representing cities;
- one member representing counties;
- one member representing tenants;
- one member representing landlords who provide at least ten rental housing units;
- one member representing landlords who provide no more than two rental housing units;
- one member representing a statewide association of real estate appraisers;
- one member representing home mortgage lenders;
- one member representing multifamily lenders;
- one member representing utility providers;
- one member representing public housing authorities;
- one member representing the Washington State Housing Finance Commission;
- one member representing the Office of Equity;
- one member representing the Carpenters Union;
- one member from a statewide association representing business; and
- one member from an organization representing architects.

The legislative membership must convene the initial meeting. The task force must meet virtually and may not meet more than three times. The task force must choose its cochairs from among its legislative membership.

The task force must solicit and consider information and perspectives provided by the AHAB and other entities and persons with relevant interest and expertise. Staff support for the task force must be provided by Senate Committee Services and the House of Representatives Office of Program Research.

The task force must report its findings and recommendations to the appropriate committees of the Legislature by December 1, 2026.

**Appropriation:** The bill contains a null and void clause requiring specific funding be provided in an omnibus appropriation act.

**Fiscal Note:** Available.

**Creates Committee/Commission/Task Force that includes Legislative members:** Yes.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.