
SUBSTITUTE SENATE BILL 5587

State of Washington

69th Legislature

2025 Regular Session

By Senate Housing (originally sponsored by Senators Cleveland, Nobles, and Orwall)

READ FIRST TIME 02/17/25.

1 AN ACT Relating to affordable housing development in counties not
2 closing the gap between estimated existing housing units within the
3 county and existing housing needs; amending RCW 36.70A.610 and
4 43.155.070; and creating a new section.

5 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

6 **Sec. 1.** RCW 36.70A.610 and 2020 c 173 s 6 are each amended to
7 read as follows:

8 (1) The Washington center for real estate research at the
9 University of Washington shall produce a series of reports as
10 described in this section that compiles housing supply and
11 affordability metrics for each city planning under RCW 36.70A.040
12 with a population of (~~ten thousand~~) 10,000 or more.

13 (a) The initial report, completed by October 15, 2020, must be a
14 compilation of objective criteria relating to income, employment,
15 housing and rental prices, housing affordability by housing tenure,
16 and other metrics relevant to assessing housing supply and
17 affordability for all income segments, including the percentage of
18 cost-burdened households of each jurisdiction. This report may also
19 include city-specific median income data for those cities
20 implementing the multifamily tax exemption program under chapter
21 84.14 RCW.

1 (b) The report completed by October 15, 2021, must include an
2 analysis of the private rental housing market for each area outlining
3 the number of units, vacancy rates, and rents by unit type, where
4 possible. This analysis should separate market rate multifamily
5 rental housing developments and other smaller scale market rate
6 rental housing. This analysis should also incorporate data from the
7 Washington state housing finance commission on subsidized rental
8 housing in the area consistent with the first report under this
9 subsection.

10 (c) The report completed by October 15, 2022, must also include
11 data relating to actions taken by cities under chapter 348, Laws of
12 2019 as well as detailed information on development regulations,
13 levies and fees, and zoning related to housing development.

14 (d) The report completed by October 15, 2024, and every two years
15 thereafter, must also include relevant data relating to buildable
16 lands reports prepared under RCW 36.70A.215, where applicable, and
17 updates to comprehensive plans under this chapter.

18 (e) The report completed by October 15, 2026, and every two years
19 thereafter, must also include:

20 (i) (A) Except as provided in (e) (i) (B) of this subsection, an
21 analysis of the estimated existing housing units and existing housing
22 needs within each county at the following income levels: 0 to 30
23 percent of the area median income, 30 to 50 percent of the area
24 median income, 50 to 80 percent of the area median income, 80 to 100
25 percent of the area median income, 100 to 120 percent of the area
26 median income, and greater than 120 percent of the area median
27 income;

28 (B) If a county's estimated existing housing units, existing
29 housing needs, or both, cannot be determined at the income levels
30 under (e) (i) (A) of this subsection or at the individual county level
31 due to insufficient data, alternative thresholds may be used to best
32 determine existing housing units and existing housing needs;

33 (ii) Each county's progress in closing the gap between estimated
34 existing housing units within the county and existing housing needs;
35 and

36 (iii) Each county's progress in meeting emergency housing,
37 emergency shelters, and permanent supportive housing needs within the
38 county.

39 (2) The Washington center for real estate research shall
40 collaborate with the Washington housing finance commission and the

1 office of financial management to develop the metrics compiled in the
2 series of reports under this section.

3 (3) The series of reports under this section must be submitted,
4 consistent with RCW 43.01.036, to the standing committees of the
5 legislature with jurisdiction over housing issues and this chapter.

6 **Sec. 2.** RCW 43.155.070 and 2021 c 65 s 49 are each amended to
7 read as follows:

8 (1) To qualify for financial assistance under this chapter the
9 board must determine that a local government meets all of the
10 following conditions:

11 (a) The city or county must be imposing a tax under chapter 82.46
12 RCW at a rate of at least one-quarter of one percent;

13 (b) The local government must have developed a capital facility
14 plan; and

15 (c) The local government must be using all local revenue sources
16 which are reasonably available for funding public works, taking into
17 consideration local employment and economic factors.

18 (2) Except where necessary to address a public health need or
19 substantial environmental degradation, a county, city, or town
20 planning under RCW 36.70A.040 may not receive financial assistance
21 under this chapter unless it has adopted a comprehensive plan,
22 including a capital facilities plan element, and development
23 regulations as required by RCW 36.70A.040. This subsection does not
24 require any county, city, or town planning under RCW 36.70A.040 to
25 adopt a comprehensive plan or development regulations before
26 requesting or receiving financial assistance under this chapter if
27 such request is made before the expiration of the time periods
28 specified in RCW 36.70A.040. A county, city, or town planning under
29 RCW 36.70A.040 that has not adopted a comprehensive plan and
30 development regulations within the time periods specified in RCW
31 36.70A.040 may apply for and receive financial assistance under this
32 chapter if the comprehensive plan and development regulations are
33 adopted as required by RCW 36.70A.040 before executing a contractual
34 agreement for financial assistance with the board.

35 (3) In considering awarding financial assistance for public
36 facilities to special districts requesting funding for a proposed
37 facility located in a county, city, or town planning under RCW
38 36.70A.040, the board must consider whether the county, city, or town
39 planning under RCW 36.70A.040 in whose planning jurisdiction the

1 proposed facility is located has adopted a comprehensive plan and
2 development regulations as required by RCW 36.70A.040.

3 (4) (a) The board must develop a process to prioritize
4 applications and funding of loans and grants for public works
5 projects submitted by local governments. The board must consider, at
6 a minimum and in any order, the following factors in prioritizing
7 projects:

8 (i) Whether the project is critical in nature and would affect
9 the health and safety of many people;

10 (ii) The extent to which the project leverages other funds;

11 (iii) The extent to which the project is ready to proceed to
12 construction;

13 (iv) Whether the project is located in an area of high
14 unemployment, compared to the average state unemployment;

15 (v) Whether the project promotes the sustainable use of resources
16 and environmental quality, as applicable;

17 (vi) Whether the project consolidates or regionalizes systems;

18 (vii) Whether the project encourages economic development through
19 mixed-use and mixed income development consistent with chapter 36.70A
20 RCW;

21 (viii) Whether the project encourages infill development or any
22 other increase in affordable housing in counties identified as having
23 a gap between estimated existing housing units and estimated housing
24 needs by the report produced under RCW 36.70A.610. For purposes of
25 this subsection (4) (a) (viii), "affordable housing" has the same
26 meaning as in RCW 36.70A.030;

27 (ix) Whether the system is being well-managed in the present and
28 for long-term sustainability;

29 ~~((ix))~~ (x) Achieving equitable distribution of funds by
30 geography and population;

31 ~~((x))~~ (xi) The extent to which the project meets the following
32 state policy objectives:

33 (A) Efficient use of state resources;

34 (B) Preservation and enhancement of health and safety;

35 (C) Abatement of pollution and protection of the environment;

36 (D) Creation of new, family-wage jobs, and avoidance of shifting
37 existing jobs from one Washington state community to another;

38 (E) Fostering economic development consistent with chapter 36.70A
39 RCW;

1 (F) Efficiency in delivery of goods and services and
2 transportation; and

3 (G) Reduction of the overall cost of public infrastructure;

4 (~~(xi)~~) (xii) Whether the applicant sought or is seeking funding
5 for the project from other sources; and

6 (~~(xii)~~) (xiii) Other criteria that the board considers
7 necessary to achieve the purposes of this chapter.

8 (b) Before September 1, 2018, and each year thereafter, the board
9 must develop and submit a report regarding the construction loans and
10 grants to the office of financial management and appropriate fiscal
11 committees of the senate and house of representatives. The report
12 must include:

13 (i) The total number of applications and amount of funding
14 requested for public works projects;

15 (ii) A list and description of projects approved in the preceding
16 fiscal year with project scores against the board's prioritization
17 criteria;

18 (iii) The total amount of loan and grants disbursements made from
19 the public works assistance account in the preceding fiscal year;

20 (iv) The total amount of loan repayments in the preceding fiscal
21 year for outstanding loans from the public works assistance account;

22 (v) The total amount of loan repayments due for outstanding loans
23 for each fiscal year over the following (~~ten~~) 10-year period; and

24 (vi) The total amount of funds obligated and timing of when the
25 funds were obligated in the preceding fiscal year.

26 (c) The maximum amount of funding that the board may provide for
27 any jurisdiction is (~~ten million dollars~~) \$10,000,000 per biennium.

28 (5) Existing debt or financial obligations of local governments
29 may not be refinanced under this chapter. Each local government
30 applicant must provide documentation of attempts to secure additional
31 local or other sources of funding for each public works project for
32 which financial assistance is sought under this chapter.

33 (6) Before September 1st of each year, the board must develop and
34 submit to the appropriate fiscal committees of the senate and house
35 of representatives a description of the loans and grants made under
36 RCW 43.155.065 and 43.155.068.

37 (7) The board may not sign contracts or otherwise financially
38 obligate funds from the public works assistance account before the
39 legislature has appropriated funds to the board for the purpose of
40 funding public works projects under this chapter.

1 (8) To qualify for loans, grants, or pledges for solid waste or
2 recycling facilities under this chapter, a city or county must
3 demonstrate that the solid waste or recycling facility is consistent
4 with and necessary to implement the comprehensive solid waste
5 management plan adopted by the city or county under chapter 70A.205
6 RCW.

7 (9) After January 1, 2010, any project designed to address the
8 effects of stormwater or wastewater on Puget Sound may be funded
9 under this section only if the project is not in conflict with the
10 action agenda developed by the Puget Sound partnership under RCW
11 90.71.310.

12 (10) For projects involving repair, replacement, or improvement
13 of a wastewater treatment plant or other public works facility for
14 which an investment grade efficiency audit is reasonably obtainable,
15 the public works board must require as a contract condition that the
16 project sponsor undertake an investment grade efficiency audit. The
17 project sponsor may finance the costs of the audit as part of its
18 public works assistance account program loan or grant.

19 (11) The board must implement policies and procedures designed to
20 maximize local government consideration of other funds to finance
21 local infrastructure.

22 NEW SECTION. **Sec. 3.** This act may be known and cited as the
23 affordable housing action act.

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