



**NICK BROWN**  
**ATTORNEY GENERAL OF WASHINGTON**

Administration Division  
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June 12, 2025

The Honorable Steve Hobbs  
Elections Division  
ATTN: Initiative and Referendum  
PO Box 40220  
Olympia, WA 98504-0220

Re: Referendum Measure No. 108

Dear Secretary Hobbs:

Referendum Measure No. 108 is a referendum for submission to the people. In accordance with RCW 29A.72.060, we supply herewith the ballot title and ballot measure summary for Referendum Measure No. 108 (act relating to promoting community and transit-oriented housing Development).

*If this measure qualifies to appear on the ballot, it will bear the following ballot title, including the bracketed language, which need not appear on the petitions:*

**BALLOT TITLE**

Statement of Subject: The legislature passed Third Substitute House Bill 1491 concerning promoting community and transit-oriented housing development [and voters have filed a sufficient referendum petition on this act].

Concise Description: This bill would require, with exceptions, that cities allow higher density housing in areas near certain transit stations. It also establishes affordability requirements for residential units in buildings constructed within transit station areas.

Should this bill be     \_\_\_  Approved           \_\_\_  Rejected

**BALLOT MEASURE SUMMARY**

Third Substitute House Bill 1491 requires that cities permit high-density housing developments near public transit stations, with certain exceptions. High density development must be allowed within one-half mile walking distance of a qualifying train station and one-quarter mile walking distance of a qualifying bus station. Housing developments within these areas must offer a

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certain amount of lower cost housing, and the measure provides incentives, including tax exemptions, to increase the supply of lower cost housing.

Sincerely,

*s/William McGinty*

WILLIAM MCGINTY

Deputy Solicitor General

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