AGENDA
Planning & Development Committee Regular Meeting
4:30 PM - Monday, February 24, 2020
Council Conference Room, 7th Floor, City Hall – 1055 S. Grady Way

1. 2020 CED Work Program

2. Transit-oriented Development Subarea Plan
   a) AB - 2558 Community & Economic Development Department submits the proposed Transit Oriented Development (TOD) Subarea Plan for review and future action.

3. Affordable Housing
   a) Affordable Housing Tools Matrix
   b) Supplement to the Affordable Housing Tools Matrix
   c) Presentation

4. Emerging Issues in CED
Transit Oriented Development (TOD) Subarea Plan

Refer to Planning Commission and Planning & Development Committee

Community & Economic Development Department

Paul Hintz, Senior Planner

7436

N/A

SUMMARY OF ACTION:

Sound Transit’s I-405 Bus Rapid Transit (BRT) project will connect communities along I-405 and SR 518 with a dedicated BRT stop at the future Renton Transit Center. Located at the corner of Rainier Avenue and South Grady Way, the relocation of the transit center and new high frequency transit service are expected to have a significant impact on the surrounding area. In anticipation of the transit center relocation and BRT service, Community and Economic Development Staff recommends developing a subarea plan to fully capitalize on the public investments being made and to incentivize transit oriented private development. Topic areas for plan include multimodal accessibility, land use, urban design, and health and equity.

The goal of the anticipated 18-month planning process is to create a vision and strategies for a multimodal neighborhood around the planned transit center that facilitates mixed-use development, maximizes multimodal transportation options, improves pedestrian connectivity, integrates with neighboring areas, and establishes a neighborhood that’s distinct from the downtown but aligned with the goals of the City Center Community Plan. The plan will cite and justify development regulations, zoning and overlay changes, and infrastructure investments necessary to transform the area into a pedestrian-oriented neighborhood, as well as opportunities to leverage public investment to maximize the efficacy of corresponding private investments.

EXHIBITS:

STAFF RECOMMENDATION:

Refer to the Planning Commission and Planning & Development Committee for review. Following this review, the Planning Commission will present recommendations to Council.
### Affordable Housing Tools Matrix

<table>
<thead>
<tr>
<th>Category</th>
<th>Strategy</th>
<th>Current</th>
<th>Who Provides</th>
<th>Income Served</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Incentives</td>
<td>SKHHP</td>
<td>Yes</td>
<td>Outside Agency</td>
<td>&gt;80%</td>
<td>A newly formed coalition of cities working together to address affordable housing and homelessness in south King County.</td>
</tr>
<tr>
<td></td>
<td>RHA</td>
<td>Yes</td>
<td>Outside Agency</td>
<td>30-80%</td>
<td>Autonomous, not-for-profit public corporation tasked with developing housing as well as administering HUSD vouchers.</td>
</tr>
<tr>
<td></td>
<td>Homestead Community Land Trust</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>Preserves and advances access to permanently affordable homeownership as a means to create thriving, equitable and inclusive communities.</td>
</tr>
<tr>
<td></td>
<td>Low Income Housing Institute (LIHI)</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>Develops, owns and operates housing for the benefit of low-income, homeless and formerly homeless people in Washington State.</td>
</tr>
<tr>
<td></td>
<td>REACH</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>Day and night shelter for women, children, and families, as well as meal programs.</td>
</tr>
<tr>
<td></td>
<td>HOMAH</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>Shelter activated when weather is 32 degrees or lower with imminent snow, or weather that results a safety risk lasting for 24 hours or more.</td>
</tr>
<tr>
<td></td>
<td>ECHA</td>
<td>Yes</td>
<td>Outside Agency</td>
<td>30-80%</td>
<td>Develops housing and administers HUSD vouchers for King County, including Renton’s Potential Annexation Area and excluding the cities of Seattle and Renton</td>
</tr>
<tr>
<td>Housing Development Consortium</td>
<td>Yes</td>
<td>Outside Agency</td>
<td>&gt;80%</td>
<td>A member-coalition working to collaboratively meet the housing needs of people with limited incomes through advocacy and policy work throughout King County.</td>
<td></td>
</tr>
<tr>
<td>Enterprise Community Partners</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>A national housing nonprofit which delivers capital and business development programs, and advocates for policies to create and preserve well-designed homes and inclusive, connected communities.</td>
<td></td>
</tr>
<tr>
<td>Vision House</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>Provides transitional housing with supportive services to help families experiencing homelessness move from crisis to stability and self-sufficiency.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Microsoft and Other Private-Sector Entities</td>
<td>Yes</td>
<td>Private Sector</td>
<td>80-100%</td>
<td>Has identified Renton as a focus area for philanthropic investments.</td>
</tr>
<tr>
<td></td>
<td>Seattle Housing</td>
<td>Yes</td>
<td>Non-Profit</td>
<td>&gt;80%</td>
<td>NVR rating awareness of the lack of affordable housing for middle income residents, and recommending public- and private-sector actions.</td>
</tr>
<tr>
<td>Bonus Density</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>10% increase for select zones; half of units allowed must be affordable for 50 years.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Multifamily Tax Exemption (MTE)</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>&lt;60%</td>
</tr>
<tr>
<td></td>
<td>Welfare</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>&lt;80%</td>
</tr>
<tr>
<td></td>
<td>Reduced Parking</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>&lt;80%</td>
</tr>
<tr>
<td></td>
<td>Incentive Zoning</td>
<td>Yes</td>
<td>City</td>
<td>30-100%</td>
<td>Development using incentive zoning may provide amenities such as open space and Green Street improvements or may transfer development rights from other property to support the preservation of historic landmarks and unimproved masonry buildings.</td>
</tr>
<tr>
<td></td>
<td>Density and Housing Types Review</td>
<td>Yes</td>
<td>City</td>
<td>80-120%</td>
<td>The City’s RHA zone preserves existing manufactured housing communities, where applied.</td>
</tr>
<tr>
<td></td>
<td>Planned Unit Developments for Affordable Housing</td>
<td>Yes</td>
<td>City</td>
<td>&gt;80%</td>
<td>By funding capital improvements near planned affordable housing the City can greatly offset the cost to construct said housing.</td>
</tr>
<tr>
<td></td>
<td>Planned Action EIS</td>
<td>Yes</td>
<td>City</td>
<td>&gt;80%</td>
<td>Currently only a formal prioritization process for affordable housing projects.</td>
</tr>
<tr>
<td></td>
<td>Accessory Dwelling Units</td>
<td>Yes</td>
<td>City</td>
<td>30-100%</td>
<td>2019 amendments to reduce barriers accepted. Could go further by parking requirement, permit fee, and need for separate sewer stub.</td>
</tr>
<tr>
<td></td>
<td>Manufactured Home Park Zone</td>
<td>Yes</td>
<td>City</td>
<td>50-80%</td>
<td>The City’s RHA zone preserves existing manufactured housing communities, where applied.</td>
</tr>
<tr>
<td></td>
<td>Plan Amendment to Allow Accessory Dwelling Units</td>
<td>Yes</td>
<td>City</td>
<td>&gt;80%</td>
<td>Could include a requirement for a community benefits agreement that includes a minimum of 1 for each 4 dwelling units is required, and a maximum of 1.75 per dwelling unit is allowed.</td>
</tr>
<tr>
<td></td>
<td>Just Cause Eviction</td>
<td>Yes</td>
<td>City</td>
<td>50-100%</td>
<td>By funding capital improvements near planned affordable housing the City can greatly offset the cost to construct said housing.</td>
</tr>
<tr>
<td></td>
<td>Source of Income Discrimination (SOID)</td>
<td>Yes</td>
<td>City/State</td>
<td>n/a</td>
<td>The tool should be evaluated by a consultant to study feasibility and calculation in Renton market.</td>
</tr>
<tr>
<td></td>
<td>Just Cause Eviction</td>
<td>Yes</td>
<td>City/State</td>
<td>n/a</td>
<td>Currently being considered statewide in HSBS5. City level action would allow determination of what qualifies as a “just cause”.</td>
</tr>
<tr>
<td></td>
<td>Right of First Refusal</td>
<td>Yes</td>
<td>City</td>
<td>n/a</td>
<td>As part of Housing Element, evaluate zoning by density and type and increase workforce housing.</td>
</tr>
<tr>
<td></td>
<td>Notice of Rent Increase</td>
<td>Yes</td>
<td>City</td>
<td>n/a</td>
<td>Requires property owners to notify tenants, nonprofits, and/or the city before selling an affordable housing property for option to purchase.</td>
</tr>
<tr>
<td></td>
<td>Eviction</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>Requires landlords to give tenants XX days written notice of any increase in housing costs of 10% or more in a 12 month period.</td>
</tr>
<tr>
<td></td>
<td>Housing Relocation Assistance</td>
<td>Yes</td>
<td>State/City</td>
<td>n/a</td>
<td>State law requires landlords to pay relocation assistance in certain cases, but city could require compensation for displacement due to other circumstances such as housing demolition, substantial rehabilitation, change of use or rent restriction.</td>
</tr>
<tr>
<td></td>
<td>Housing Repair Assistance Program</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>Can only be applied to owner-occupied housing.</td>
</tr>
<tr>
<td></td>
<td>ECHA Weatherization Program</td>
<td>Yes</td>
<td>County</td>
<td>40-60%</td>
<td>Helps low-income homeowners and renters reduce their energy costs and improve the indoor air quality of their homes.</td>
</tr>
<tr>
<td></td>
<td>King County Loan Program</td>
<td>Yes</td>
<td>City</td>
<td>&gt;50%</td>
<td>Up to $25,000; no interest, with matching funds from the homeowner for a total of $50,000 towards home repair.</td>
</tr>
<tr>
<td></td>
<td>Property Acquisition</td>
<td>Yes</td>
<td>County</td>
<td>&gt;80%</td>
<td>Provides safe and healthy housing for homeowners by completing home repairs free of charge to those served.</td>
</tr>
<tr>
<td></td>
<td>Renton Housing Opportunity Fund</td>
<td>Yes</td>
<td>City</td>
<td>&gt;80%</td>
<td>Fund housing preservation and land acquisition in partnership with the RHA and others.</td>
</tr>
<tr>
<td></td>
<td>Surface Property for Affordable Housing</td>
<td>Yes</td>
<td>City</td>
<td>50%</td>
<td>There are currently no funds in the account and no funds have been added since its creation.</td>
</tr>
</tbody>
</table>

### Continuum of Affordable Housing Providers

<table>
<thead>
<tr>
<th>Income Class</th>
<th>Extremely Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Percentage of Area Median Income</td>
<td>80% AMI</td>
<td>50-80% AMI</td>
<td>50-100% AMI</td>
</tr>
<tr>
<td>Income Limits</td>
<td>$51,800</td>
<td>$77,250</td>
<td>$98,400</td>
</tr>
</tbody>
</table>

1 Department of Housing and Urban Development (HUD) FY 2019 Income Limits.
Supplement to the Affordable Housing Tools Matrix  
From PSRC’s Housing Innovations Program

Bonus Density

Density bonuses are a zoning tool that permits developers to build more housing units, taller buildings, or more floor space than normally allowed, in exchange for provision of a defined public benefit, such as a specified number or percentage of affordable units included in the development. An affordable housing density bonus program can be designed to allow developers to contribute to a housing fund in lieu of building the affordable units.

MFTE

A state law (RCW 84.14) helps cities attract residential development. Cities may exempt multifamily housing from property taxes in urban centers with insufficient residential opportunities. The city defines a residential target area or areas within an urban center; approved project sites are exempt from ad valorem property taxation on the residential improvement value for a period of eight or 12 years. The 12-year exemption requires a minimum level of affordable housing to be included in the development (at least 20% of the units or 100% if the building is solely owner-occupied). The eight-year exemption leaves the public benefit requirement—both type and size—to the jurisdiction’s discretion. The eight-year exemption carries no affordable housing requirement. Cities must pass an enabling ordinance to enact the MFTE and to allow applications for the exemption.

Waived Fees

Costs associated with the development process, such as impact fees and building permit fees, can be reduced or eliminated to encourage selected types of development. For example, jurisdictions may enact measures to reduce or waive such fees for projects that include a percentage or number of affordable housing units.

Reduced Parking

Reducing parking standards can help prevent excessive parking requirements that add to the cost of housing. Jurisdictions can better match residential parking standards with parking demand by studying neighborhood and resident characteristics, transit access and mobility. Once a balance is struck between standards and parking needs, maximum parking standards may be enacted to eliminate development of excessive parking.

Incentive Zoning

Incentive zoning is a broad regulatory framework for encouraging and stimulating development that provides a desired public benefit as established in adopted planning goals. An incentive zoning system is implemented on top of an existing base of development regulations and works by offering developers regulatory allowances in exchange for public benefits. It can incorporate one or several incentives including density bonuses, flexible development regulations, parking reductions, fee waivers or reductions and permitting priority. Common public benefits achieved through incentive programs include affordable housing, historic preservation, open space and recreation, and increased environmental protection.
Inclusionary Zoning

Inclusionary zoning is a tool that stipulates that new residential development in certain zones include some proportion or number of affordable housing units, or meet some type of alternative compliance. In order to ensure that costs are offset, jurisdictions often increase the development rights (i.e., density) of a proposed project. Adopting this combination—mandatory affordable housing and increased density—into the local code a priori an actual development application distinguishes inclusionary zoning from other types of incentive zoning zoning may be applied in ownership and rental developments, single-family and multi-family zones, and can be tied to specific geographic areas. Jurisdictions should craft inclusionary zoning policies that best reflect the needs of their residents, paying close attention to details relating to program management and monitoring. In the state of Washington all units developed through an inclusionary zoning program must remain affordable for at least 50 years (RCW 36.70A.540).

ADUs

An accessory dwelling unit (ADU) is a small, self-contained residential unit built on the same lot as an existing single family home. ADUs may be built within a primary residence (e.g., basement unit) or detached from the primary residence. They can be an effective way to add variety and affordable rental housing stock to existing single family neighborhoods.

Mobile Home Protections

Mobile/manufactured homes offer a very affordable option for single-family ownership and rental housing. Allowing placement of mobile or manufactured homes in single-family zones can increase affordability and housing choice in single-family neighborhoods. Preserving manufactured home communities at risk of redevelopment is an effective strategy for sustaining an important component of the affordable housing stock, as well as preventing dislocation of existing residents.

TOD Overlay

Transit oriented development, or TOD, refers to residential and commercial centers designed to maximize access by transit and non-motorized transportation. A TOD overlay is a floating zone that implements an array of development regulations that support transit usage and create a vibrant neighborhood around a transit station. Usually, the overlay zone extends a “walkable” distance around the station, depending on the type of transit amenity and size of the center. TOD overlays implement some or all of the following characteristics:

- **Mixed uses.** Land uses are mixed and may include shops, job centers, restaurants, public services such as schools and community centers, and a variety of housing choices including housing that is affordable to households across the income spectrum.
- **Affordable housing.** Mixed-income housing affordable to a range of income, household sizes, and types.
- **Compact development.** Development around station areas is compact, with medium to high densities.
- **Neighborhood center.** Transit station areas are complemented by concentrations of business, civic and cultural activities that support vibrant street life.
- **Parking management.** Parking around transit station areas is limited and requirements are reduced.
- **Pedestrian and bicycle friendly design.** Streets around transit station areas encourage walking and bicycling.
Linkage Fees

Commercial linkage fees are a form of impact fee assessed on new commercial developments or major employers based on the need for workforce housing generated by new and expanding businesses. Revenues generated by the fee are then used to help fund the development of affordable housing opportunities within accessible commuting distance to the employment center.

Public Land for Affordable Housing

Local governments can facilitate the development of affordable housing by making public land available for eligible projects. Parcels may be surplus or underutilized public properties, as well as vacant, abandoned, and tax-delinquent private properties acquired through purchase or tax foreclosure. Land banking programs can strategically acquire and preserve multiple properties for affordable housing development.

Local Housing Fund

A local housing fund provides a dedicated source of funding for affordable housing projects. Jurisdictions can use the funds in a variety of ways:

- Direct loans or grants to owners or developers of affordable housing.
- The underwriting of general obligation or councilmanic bonds sold to support low-income housing.
- Direct low-income renter or first-time homebuyer subsidies.

Typically, a local housing fund is established through a legislative process that generates fund revenue (e.g., a special purpose housing levy enacted through voter approval, general funds, or a portion of sales tax from new development).

Planned Action EIS

An Environmental Impact Statement (EIS) is a report prepared by counties or cities in accordance with the State Environmental Policy Act (SEPA, RCW 43.21c) and SEPA rules (WAC 197-11). An EIS provides information about environmental conditions, potential impacts, and mitigation measures related to a development proposal or legislation. The goal of a planned action EIS is to simplify and expedite environmental review of future individual projects in a study area. Detailed and comprehensive environmental analysis occurs upfront during the planning stage for a study area, thereby streamlining the permit review process and reducing or eliminating the possibility of legal challenges to individual projects within the study area. A planned action EIS can reduce the overall costs for project developers, which may translate into lower final housing costs. It can also help to attract growth to a priority planning area of a community.

Displacement & Displacement Resources

Displacement can refer to several different processes. First, residents may be displaced when a property is slated for redevelopment, conversion, or when the affordability restrictions on a subsidized unit/building expire. A second definition of displacement describes the impact of increasing housing prices in a neighborhood prompted by neighborhood reinvestment, major infrastructure investments,
and processes of gentrification. In this scenario, displacement may occur through legal rent increases, illegal evictions, and foreclosure. State legislation (RCW 59.18.440) establishes standards for the former definition regarding the amount of financial support jurisdictions and property owners are required to provide to displaced residents. Resources to mitigate the latter definition of displacement include, but are not limited to: preservation of affordability, community land banking, community land trust, right of first refusal, relocation advisory services, reimbursement for moving expenses, and payments for the added cost of renting or purchasing comparable replacement housing.

Planned Unit Development (PUD)

Planned unit development (PUD) ordinances allow developers flexibility to depart from existing zoning requirements in exchange for fulfilling an established set of planning criteria. PUDs are also called planned residential developments (PRDs) or urban planned developments (UPDs). The benefits of PUD can include more efficient site design and lower infrastructure and maintenance costs. Ordinances can also be written to require or incentivize public benefits such as affordable housing or open space in exchange for regulatory flexibility and assumed cost savings. Tools like density bonuses and parking reductions can help underwrite the cost of incorporating low- and moderate-income units into a project, either through established incentive programs or implemented on a case-by-case basis through development agreements.

Permitting Priority

Jurisdictions can offer priority permit review and approval to developers of affordable housing and other projects that meet local housing goals.

Transfer of Development Rights

A transfer of development rights (TDR) program relocates development potential from properties in designated “sending areas” to sites in designated “receiving areas.” A TDR transaction involves: (a) selling the development rights from a sending site, thereby preserving the sending site from future redevelopment; and (b) purchase of those development rights by the owner of a site in the receiving area to be allowed to build at a higher density or height than ordinarily permitted by the base zoning. Typically, TDR sending areas are located in rural and resource lands. However, a TDR program can be structured to allow urban affordable housing preservation projects to qualify as a sending site (e.g., mobile home parks, high-rise low income apartments).
Affordable Housing Update

Hannah Bahnmiller • Housing Programs Manager • February 24, 2020
Overview

The Continuum of Affordable Housing

The Need

Implementation

Past Work

Upcoming Work

Next Steps
# Continuum of Affordable Housing | Income & Rent

<table>
<thead>
<tr>
<th>Household Income Limits</th>
<th>Extremely Low Income</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% AMI &amp; Below</td>
<td>$25,700</td>
<td>$42,800</td>
<td>$64,200</td>
<td>$107,000</td>
</tr>
<tr>
<td>30% to 50% AMI</td>
<td>$32,100</td>
<td>$53,500</td>
<td>$80,250</td>
<td>$133,750</td>
</tr>
<tr>
<td>50% to 80% AMI</td>
<td></td>
<td></td>
<td>$80,250</td>
<td></td>
</tr>
<tr>
<td>80% to 125% AMI</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- **2-Person Family Income & Affordable Rent**
  - 30% AMI & Below: $25,700 ($643)
  - 30% to 50% AMI: $42,800 ($1,070)
  - 50% to 80% AMI: $64,200 ($1,605)
  - 80% to 125% AMI: $107,000 ($2,675)

- **4-Person Family Income & Affordable Rent**
  - 30% AMI & Below: $32,100 ($803)
  - 30% to 50% AMI: $53,500 ($1,338)
  - 50% to 80% AMI: $80,250 ($2,006)
  - 80% to 125% AMI: $133,750 ($3,344)

- **Government support needed in all markets**

- **Government support needed in many markets**

- **Subsidy or incentives needed in many markets**

- **Permissive zoning or zoning flexibility needed in some markets**

King County Regional Affordable Housing Taskforce Report, HUD 2017

Household Income Limits
## Continuum of Affordable Housing | Occupations

<table>
<thead>
<tr>
<th>Extremely Low Income</th>
<th>Very Low Income</th>
<th>Low Income</th>
<th>Moderate Income</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>30% AMI &amp; Below</strong></td>
<td><strong>30% to 50% AMI</strong></td>
<td><strong>50% to 80% AMI</strong></td>
<td><strong>80% to 125% AMI</strong></td>
</tr>
<tr>
<td>Cashier ($25,410)</td>
<td>Teacher ($37,447)</td>
<td>Welder ($48,548)</td>
<td>Computer programmer ($86,092)</td>
</tr>
<tr>
<td>Home health aid ($25,864)</td>
<td>Restaurant cook ($30,281)</td>
<td>Retired couple ($42,200)</td>
<td>Civil Engineer ($92,194)</td>
</tr>
<tr>
<td>2-Person Family Example Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Janitor ($31,799)</td>
<td>Secretary ($49,569)</td>
<td>Biologist ($76,900)</td>
<td>Engineering tech ($60,379)</td>
</tr>
<tr>
<td>Retail worker ($31,640)</td>
<td>Auto mechanic ($31,640)</td>
<td>Accountant ($69,940)</td>
<td>plus Public school teacher ($61,441)</td>
</tr>
<tr>
<td>4-Person Family Example Occupations</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Government support needed in all markets</td>
<td>Government support needed in many markets</td>
<td>Subsidy or incentives needed in many markets</td>
<td>Permissive zoning or zoning flexibility needed in some markets</td>
</tr>
</tbody>
</table>

King County Affordable Housing Committee Presentation, 1/2020, HUD 2019: National Housing Conference Paycheck to Paycheck Report
The Need | Production in King County

Loss of Affordable Rental Housing
(# of units in thousands)

King County Regional Affordable Housing Taskforce Report, McKinsey, American Community Survey PUMS
Households vs Housing Unit Growth in Renton

<table>
<thead>
<tr>
<th>Year</th>
<th>Housing Units</th>
<th>Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>36,000</td>
<td></td>
</tr>
<tr>
<td>2011</td>
<td>37,000</td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>38,000</td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>39,000</td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>40,000</td>
<td></td>
</tr>
<tr>
<td>2015</td>
<td>41,000</td>
<td></td>
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<tr>
<td>2016</td>
<td>42,000</td>
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<tr>
<td>2017</td>
<td>43,000</td>
<td></td>
</tr>
<tr>
<td>2018</td>
<td>44,000</td>
<td></td>
</tr>
<tr>
<td>2019</td>
<td>45,000</td>
<td></td>
</tr>
</tbody>
</table>

The Need | Cost Burden in King County

<table>
<thead>
<tr>
<th>Income Level</th>
<th>King County Households</th>
<th>Cost-Burdened King County Households</th>
<th>% Cost-Burdened</th>
<th>% Cost-Burdened</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low Income</td>
<td>130,800 (15%)</td>
<td>101,100</td>
<td>77%</td>
<td>30% AMI &amp; Below</td>
</tr>
<tr>
<td>Very Low Income</td>
<td>105,300 (12%)</td>
<td>72,200</td>
<td>69%</td>
<td>30% to 50% AMI</td>
</tr>
<tr>
<td>Low Income</td>
<td>151,900 (17%)</td>
<td>67,000</td>
<td>44%</td>
<td>50% to 80% AMI</td>
</tr>
<tr>
<td>Moderate Income</td>
<td>159,800 (18%)</td>
<td>35,700</td>
<td>22%</td>
<td>80% to 125% AMI</td>
</tr>
</tbody>
</table>

King County Affordable Housing Availability Presentation, 10/2017, Regional Affordable Housing Taskforce
### The Need | Cost Burden for Renton Renters

<table>
<thead>
<tr>
<th>Cost Burden</th>
<th>Less than 20%</th>
<th>20 to 29%</th>
<th>More than 30%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $35k</td>
<td>3%</td>
<td>8%</td>
<td>89%</td>
</tr>
<tr>
<td>$35k to $50k</td>
<td>1%</td>
<td>30%</td>
<td>68%</td>
</tr>
<tr>
<td>$50k to $75k</td>
<td>10%</td>
<td>41%</td>
<td>48%</td>
</tr>
<tr>
<td>$75k+</td>
<td>57%</td>
<td>37%</td>
<td>6%</td>
</tr>
</tbody>
</table>

*Note category shift from % AMI to dollars
~40%, 60%, 90% AMI for 2-person family, respectively

American Community Survey, 2018 5-year estimates, Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months
## The Need | Cost Burden for Renton Owners

<table>
<thead>
<tr>
<th>Cost Range</th>
<th>Less than 20%</th>
<th>20 to 29%</th>
<th>More than 30%</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Less than $35k</em></td>
<td>11%</td>
<td>9%</td>
<td>80%</td>
</tr>
<tr>
<td>$35k to $50k</td>
<td>26%</td>
<td>14%</td>
<td>60%</td>
</tr>
<tr>
<td>$50k to $75k</td>
<td>30%</td>
<td>27%</td>
<td>43%</td>
</tr>
<tr>
<td>$75k+</td>
<td>60%</td>
<td>29%</td>
<td>11%</td>
</tr>
</tbody>
</table>

*Note category shift from % AMI to dollars

~40%, 60%, 90% AMI for 2-person family, respectively

American Community Survey, 2018 5-year estimates, Tenure by Housing Costs as a Percentage of Household Income in the Past 12 Months
The Need | Research and Response

King County will need to add 244,000 additional affordable homes by 2040 so that no household earning <80% AMI is cost burdened. A population proportionate figure for Renton would be 11,475 units by 2040.

King County will need to spend between $450 million and $1.1 billion each year for the next 10 years to end the homelessness crisis.

2018 Regional Affordable Housing Taskforce

King County Affordable Housing Committee

PSRC 2019 Housing Types & Incentives Survey

Up for Growth 2020 "Housing Underproduction in Washington State" Report

2020 McKinsey “Why Does a Prosperous King County Have a Homelessness Crisis?” Report

King County 5 Year Goals

Create and support an ongoing structure for regional collaboration

Increase construction and preservation of affordable homes for households earning less than 50% AMI

Prioritize affordability accessible within a half mile walkshed of existing and planned frequent transit service, prioritizing high-capacity transit stations

Preserve access to affordable homes for renter by supporting tenant protections and increase housing stability and reduce risk of homelessness

Protect communities of color and low-income communities from displacement in gentrifying communities

Promote greater housing growth and diversity to achieve a variety of housing types at a range of affordability and improve jobs/housing connections

Better engage local communities and other partners in addressing the urgent need for and benefits of affordable housing
Immediate payoffs and low hanging wins

Year 1 - 2
Filling in gaps by leveraging available resources

Year 3 - 5
Addressing needs for long-term affordability
Implementation | Partners

King County Housing Authority

Renton Housing Authority

Low Income Housing Institute (LIHI)

REACH

Enterprise Community Partners

South King County Housing & Homelessness Partners (SKHHP)

For-Profit Developers

Harambe

Homestead Community Land Trust

Housing Development Consortium

Vision House

Challenge Seattle

Microsoft and Private Funders

Housing Authorities

Developers

Regional Collaborations

Non Profits
- 1,933 units have been or are planned to be created by MFTE
- Density bonuses have been awarded to 1 project, with two in the pipeline
- Fees have been waived for 7 projects, producing 163 affordable units with an additional 72 in the pipeline
AGENDA ITEM #3.c

Transit Oriented Development: Zoning Evaluation & Overlay

Accessory Dwelling Units (ADUs)

Manufactured Home Park Zone

Density Bonus for Cottage Housing

Planned Action EIS

- 60% of housing units in Renton are single-family detached
- 19% are apartments in buildings with ≥20 units

Density and Housing Types Review

Transfer of Development Rights (TDR)

Inclusionary Zoning

Implementation | Regulatory & Statutory
Implementing Tenant Protections

- 2019 PSRC survey showed Renton as 1 of 8 cities in the region with rental protections.
- State-wide rental protections are currently being considered on a number of topics.
Implementation | Preservation

- KCHA Weatherization Program
- Housing Repair Assistance Program (HRAP)
- Rebuilding Together Seattle
- King County Loan Program
- King County Property Tax Exemptions
- Property Acquisition
- Revolving Loan Fund for Home Owners

- HRAP served 324 clients last year
- Rebuilding Together Seattle served 22 Renton clients in 2019
- KCHA weatherized 150 Renton units in 2019

AGENDA ITEM #3. c)
Implementation | Funding

- Last year, Renton allocated a record $1,057,000 in grants to support affordable housing projects.
- Renton Housing Authority, Homestead Community Land Trust, and others have a pipeline of potential projects that could be moved with more funding.
Past Work | Projects

AGENDA ITEM #3. c)
Upcoming Work

AGENDA ITEM #3. c)

- RRP Launch
- Housing Action Plan
- Willowcrest Townhomes (RCLT)
- ADU and Cottage Housing
- Potential Affordable Housing Levy
- Potential Land Use
- Sunset Oaks (RHA)
- Housing Element Update
- Comprehensive Plan Update
Next Steps

Work Program Items

- Cottage housing density
- Linkage fees
- ADUs
- PUDs for affordable housing
- Code alignment on affordable housing language
- Bonus density third party language alignment
- Clarification on waived fees obligations
Next Steps

Priorities & Interests of Council

What areas of work would you like us to further?

What areas are we currently not addressing that we should?

Staff recommends the Planning and Development Committee identify items on the 5-year work plan and affordable housing tools matrix, on which staff develop information and recommendations for Council to consider.