

# Appendix XX.

## Housing Need Land Capacity and Adequate Provisions

Renton Comprehensive Plan Update |

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### Introduction & Context

The Growth Management Act (GMA), adopted in 1990, provides the statewide framework for Washington State to manage its growth, including planning for future housing needs. The GMA directs the Office of Financial Management to project long term growth and requires counties to allocate the growth in consultation with cities. King County has an inter-governmental process to establish growth targets so that each planning agency provides enough development capacity to accommodate their allocated share of future growth. To help address the legacy of discriminatory housing and land use policies and practices (e.g., redlining, racially restrictive covenants, exclusionary zoning, etc.) that have led to significant racial and economic disparities in access to housing and neighborhoods of choice, 2020 revisions to the GMA expanded the obligations of planning agencies to ensure development capacity in the densities and land use types necessary to meet growth targets for each economic sector.

**This memo describes how Renton's updated Comprehensive Plan provides sufficient development capacity to accommodate its allocated housing targets for each economic segment of the community.**

### Regional Growth Strategy

Located in King County, growth targets for the City of Renton began with the development of the Puget Sound Regional Council's VISION 2050, which is a four-county (King, Snohomish, Pierce, and Kitsap counties) regional plan for managing long term growth. Adopted in October 2020, VISION 2050 provides common goals and guidance for updating county and city policies and regulations and sets growth shares by bands of communities based on their role in the region.

Within this regional framework, Renton is categorized as one of sixteen "Core Cities" characterized as having designated regional growth centers with connections to the Region's high-capacity transit system. As a core city, Renton is expected to be among the most intensely urban places in the region.

King County Countywide Planning Policies (CPPs), adopted in 2021, implements the VISION 2050 plan for growth and establishes population, housing, and job targets for its 39 cities and unincorporated urban areas. The targets are designed to accommodate the addition of approximately 660,000 people and 490,00 jobs in King County by 2044.

In coordination with the cities in King County, the projected county-wide growth was apportioned to planning areas (cities and potential annexation areas) in the King County Countywide Planning Policies (CPPs) so that:

- All the projected growth was accommodated.
- The pattern for growth is consistent with VISION 2050 by
  - Focusing growth within cities and Potential Annexation Areas with designated centers and within high-capacity transit station areas
  - Limiting development in the Rural Area and protection of the designated Natural Resource Lands
  - Allocating growth to Potential Annexation Areas within urban areas where there is capacity for housing and employment growth
- Efficient use of urban land and existing and planned infrastructure.
- Promoting a land use pattern that can be served by a connected network of public transportation services and pedestrian and bicycle infrastructure.
- Improving jobs/housing balance
- Ensuring racial and social equity in housing and employment opportunity

## Renton's Housing Targets

The King County CPPs establishes a countywide need for affordable housing defined as the additional housing units needed in King County by 2044 so that no household with a household income at or below 80 percent of Area Median Income (AMI) is housing cost burdened. Renton's housing growth targets are presented in **Exhibit 1**.

**Exhibit 1. Renton Housing Supply and Future Housing Need**

|                                  | Total         | 0 to 30% AMI |              | 30 to 50% AMI | 50 to 80% AMI | 80 to 100% AMI | 100 to 120% AMI | ≥120% AMI    | Emergency Housing |
|----------------------------------|---------------|--------------|--------------|---------------|---------------|----------------|-----------------|--------------|-------------------|
| Housing Supply: 2020             | 43,362        | 1,410        | 232          | 6,206         | 9,259         | 10,863         | 6,988           | 8,404        | 114               |
| <b>Net New Need: 2020 - 2044</b> | <b>17,000</b> | <b>4,110</b> | <b>2,161</b> | <b>1,624</b>  | <b>1,019</b>  | <b>1,062</b>   | <b>1,205</b>    | <b>5,819</b> | <b>3,248</b>      |
| Total Future Need: 2044          | 60,362        | 5,520        | 2,393        | 7,830         | 10,278        | 11,925         | 8,193           | 14,223       | 3,362             |
| Share of Future Housing Need     |               | 9%           | 4%           | 13%           | 17%           | 20%            | 14%             | 24%          |                   |

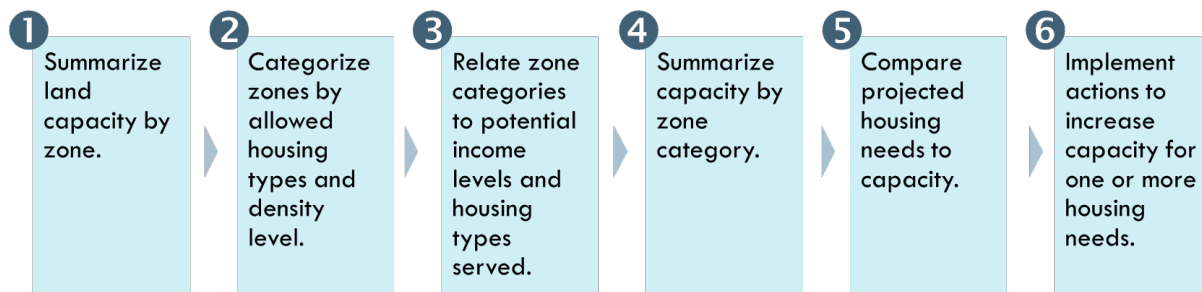
Source: King County Countywide Planning Policies, 2021; Renton, 2023

- Between 2019 and 2044, Renton must plan to accommodate a total of 17,000 new housing units, which represents an increase of approximately 39% over the 2020 housing supply.
- Based on the affordability levels of the 2020 housing supply:

- Approximately 26% of the new unit capacity should be affordable to households in the lowest income categories (below 50% AMI). This includes a combination of Permanent Supportive Housing (4% of units)<sup>1</sup> and deeply affordable housing without services (non-PSH).
- Approximately 38% of new unit capacity should be affordable to households with income at 100% of AMI or greater.

## Land Capacity Analysis

To meet its obligations for planning for housing for all economic segments, the Land Capacity Assessment determines if Renton is planning for sufficient buildable land to ensure capacity to accommodate the housing targets for each economic sector. The methodology follows Washington State Department of Commerce's [Guidance for Updating Your Housing Element \(2023\)](#). This guidance was developed to help jurisdictions conduct housing land capacity analysis as part of housing element updates implementing HB 1220. It provides directions on how to categorize zones, and default assumptions for high-cost communities like Renton about which household income levels can feasibly be served by residential development under the zoning schema. The Guidance specifies six steps:



### Step 1. Summarize land capacity by zone.

GMA requires a review and update of the development capacity for each county and city that is planning under the act. The larger, faster growing counties are subject to the Buildable Lands Program that requires the review and evaluation of urban growth capacity to ensure each jurisdiction has designated adequate residential, commercial, and industrial lands to meet growth allocations developed by the counties in consultation with their cities.

The [King County Urban Growth Capacity Report](#) (adopted December 14, 2021) assessed the available development capacity for each parcel in King County based on planned density assumptions under the zoning in place in 2020. Growth capacity was determined for existing residential parcels that are suitable for redevelopment as well as parcels for which new projects had been issued a permit but had not yet been built. The sum of the capacity of among these two groups of parcels is the total capacity, presented in **Exhibit 2**.

<sup>1</sup> Permanent supportive housing (PSH) is defined in [RCW 36.70A.030 \(16\)](#) as non-time-limited housing for persons with disabling conditions who have experienced homelessness or risk of homelessness and are offered voluntary supportive services aimed at assisting the client in maintaining the terms of their lease agreement.

## Exhibit 2. Renton Land Capacity for Housing by Zone (2019 data)

| Zone Name                     | Zone     | Adjusted Buildable Acres | Residential Capacity (2019)       |                  |                |
|-------------------------------|----------|--------------------------|-----------------------------------|------------------|----------------|
|                               |          |                          | Redevelopable Residential Parcels | Pipeline Parcels | Total Capacity |
| Commercial Arterial           | CA       | 60                       | 3,257                             | 24               | 3,281          |
| Center Downtown               | CD       | 8                        | 855                               | 530              | 1,385          |
| Commercial Neighborhood       | CN       | 1                        | 6                                 | -                | 6              |
| Commercial Office             | CO       | 6                        | 637                               | 73               | 710            |
| Commercial Office (TOD)       | CO (TOD) | 26                       | 2,590                             | -                | 2,590          |
| Commercial Office Residential | COR      | 39                       | 1,592                             | 1,281            | 2,873          |
| Center Village                | CV       | 13                       | 1,041                             | 184              | 1,225          |
| Residential-1                 | R-1      | 28                       | 45                                | -                | 45             |
| Residential-10                | R-10     | 32                       | 302                               | -                | 302            |
| Residential-14                | R-14     | 29                       | 357                               | 80               | 437            |
| Residential-4                 | R-4      | 147                      | 733                               | 86               | 819            |
| Residential-6                 | R-6      | 61                       | 200                               | -                | 200            |
| Residential-8                 | R-8      | 192                      | 518                               | 148              | 666            |
| Resource Conservation         | RC       | 13                       | 2                                 | -                | 2              |
| Residential Multi-Family      | RM-F     | 9                        | 152                               | 30               | 182            |
| Urban Center                  | UC       | 16                       | 1,781                             | -                | 1,781          |
| <b>Total</b>                  |          | <b>680</b>               | <b>14,067</b>                     | <b>2,436</b>     | <b>16,503</b>  |

Sources: Residential capacity elements are based on the 2021 King County Urban Growth Capacity Report, June 2021 based on 2019 data; City of Renton, 2021

The 2021 analysis (2019 data) assessed Renton's residential capacity at 16,503 units, a 497- unit shortfall from the 2020 – 2044 17,000-unit growth target.

For the 2024 Comprehensive Plan update, Renton has identified redeveloped and pipeline lots and updated its analysis of vacant and developable lands, as presented in [Exhibit 3](#). Analysis assumptions include:

- **Adjusted Buildable Acres** include all vacant and developable acres, less the critical areas and pipeline acres (acres already permitted for development). The result is 955 buildable acres.
- **Built/Pipeline between 2020 and 2024** include the units that have been built or are imminent between the original 2021 analysis and the 2024 Comprehensive Plan Update analysis. Since 2019, Renton has added 9,457 new housing units, representing 56% of its 2000 – 2044 growth targets, primarily in mixed-use areas.
- **Housing Unit Capacity Baseline** is calculated by multiplying the available acres by the assumed density (housing units per acre) with deductions based on:
  - Mixed Use. For zones that allow mixed use development, the analysis subtracts a proportion of the development capacity from residential use. The deductions range from 5% in the COR zone to 90% in the CO zone.
  - Right of way. The analysis deducts a portion of the developable acreage to account for public rights of way based on zoning. The deductions range from 3% in the mixed use zones to 15% in the low-density residential zones.

- **Public purposes.** Public purpose uses are generally stormwater facilities, parks, or other open space. These discounts are approximated using observed development data collected to calculate achieved densities.
- **Market factors.** Not all landowners chose to develop their land to its full development potential. The market factor deduction represents an estimate of underutilized development capacity based on landowner preferences. Assumptions by zone are within ranges recommended in the 2021 King County Buildable Lands analysis as well as observed market conditions in Renton.
- **Existing Units** account for existing units that will be lost when redevelopment occurs.

### Exhibit 3. Renton Land Capacity for Housing by Zone, updated 2024 analysis

| Zone Name                       | Zone         | Adjusted Buildable Acres | Built/Pipeline between 2020 and 2024 | Residential Capacity 2024      |                |                       |
|---------------------------------|--------------|--------------------------|--------------------------------------|--------------------------------|----------------|-----------------------|
|                                 |              |                          |                                      | Housing Unit Capacity Baseline | Existing Units | Housing Unit Capacity |
| Commercial Arterial             | CA           | 117                      | 914                                  | 2,054                          | 10             | 2,044                 |
| Commercial Arterial 150 du/acre | CA (PAA 150) | 52                       | -                                    | 4,270                          | 10             | 4,260                 |
| Commercial Arterial 200 du/acre | CA (PAA 250) | 17                       | -                                    | 2,372                          | 10             | 2,362                 |
| Center Downtown                 | CD           | 9                        | 860                                  | 880                            | 2              | 878                   |
| Commercial Neighborhood         | CN           | 4                        | -                                    | 18                             | -              | 18                    |
| Commercial Office               | CO           | 26                       | 3,389                                | 397                            | -              | 397                   |
| Commercial Office (TOD)         | CO (TOD)     | 20                       | -                                    | 2,278                          | -              | 2,278                 |
| Commercial Office Residential   | COR          | 12                       | 1,666                                | 373                            | -              | 373                   |
| Center Village                  | CV           | 10                       | 1,046                                | 433                            | 4              | 429                   |
| Residential-1                   | R-1          | 46                       | 2                                    | 53                             | 9              | 44                    |
| Residential-10                  | R-10         | 50                       | 4                                    | 305                            | 23             | 282                   |
| Residential-14                  | R-14         | 28                       | 269                                  | 243                            | 28             | 215                   |
| Residential-4                   | R-4          | 188                      | 200                                  | 639                            | 62             | 577                   |
| Residential-6                   | R-6          | 88                       | 45                                   | 355                            | 195            | 160                   |
| Residential-8                   | R-8          | 250                      | 321                                  | 1,016                          | 724            | 292                   |
| Resource Conservation           | RC           | 21                       | -                                    | 2                              | 3              | (1)                   |
| Residential Multi-Family        | RM-F         | 11                       | 201                                  | 86                             | 8              | 78                    |
| Urban Center                    | UC-2         | 7                        | 540                                  | 310                            | -              | 310                   |
| <b>Total</b>                    |              | <b>955</b>               | <b>9,457</b>                         | <b>16,085</b>                  | <b>1,088</b>   | <b>14,997</b>         |

|                                                                          |              |
|--------------------------------------------------------------------------|--------------|
| Units built 2020 - 2024                                                  | 9,457        |
| Additional unbuilt capacity                                              | 14,997       |
| Housing Unit Target 2020 - 2044                                          | 17,000       |
| <b>Total development capacity relative to target (surplus/ -deficit)</b> | <b>7,454</b> |

Source:

The updated Housing Unit Capacity includes 14,997 units. This combined with the new 9,457 units built since the 2020 analysis results in a development capacity of 24,454 units between 2020 and 2044, 7,454 units above the 17,000 unit target.

## Steps 2, 3 & 4 Capacity by Affordability Level

Housing costs vary significantly by housing type, primarily due to the land associated with the specific unit. Since zoning and other local development regulations specify the type of housing and densities that can be built, they impact the availability of housing affordable to different economic segments of the

community. The Commerce Guidance Steps ○ through ○ estimate the residential development capacity according to the economic needs served.

Step ○ is identifying the housing types and density allowed in each zone. **Exhibit 4** presents the allowed housing types in each of Renton’s residential zones and identifies an “Assigned Zone Category” based on a rubric provided by the Commerce Guidance.

**Exhibit 4. Commerce Guidance’s Rubric for Zone Category**

| Zone Category    | Typical Housing Types Allowed                                                                                              |
|------------------|----------------------------------------------------------------------------------------------------------------------------|
| Low Density      | Detached single-family homes                                                                                               |
| Moderate Density | Townhomes, duplex, triplex, quadplex                                                                                       |
| Low-Rise         | Walk-up apartments or condominiums (up to 3 floors)                                                                        |
| Mid-Rise         | Apartments or condominiums in buildings with ~4-6 floors (~40-75 feet in height)                                           |
| High-Rise/Tower* | Apartments or condominiums in buildings with ~7 or more floors (>75 feet in height) and requiring steel frame construction |

\* High-Rise/Tower zones are likely to only be relevant in major metropolitan cities.

Source: Washington Department of Commerce, *Guidance for Updating Your Housing Element*, 2023

Step ○ includes assumptions about the potential income levels served by *market rate production* in each of the city’s zones. Under King County’s current market conditions, developers are not able to deliver new housing units affordable to households with very low incomes.<sup>2</sup> To address this challenge, **Exhibit 4** includes assumptions for both **Market Rate** housing as well as housing built **With Subsidies** based on the Commerce Guidance, local market conditions, and a review of achieved densities and housing affordability levels in Renton’s recent development projects.

<sup>2</sup> To meet all economic needs of the community, Renton will need new affordable housing over the 20 year planning period. New affordable housing can be gained through the development of new, income-qualified units using a combination of public and private funds, trickle down effects whereby older housing becomes more affordable as new, higher amenity housing is built, and (if overall housing supply is sufficient) rising incomes of households with low-incomes.

## Exhibit 5. Categorization of Renton's Zones by Affordability Level

| Zone Name                     | Zone Abbreviation | Housing Types Allowed | Buildable Density | Total Capacity | Assigned Zone Category | Lowest Potential Income Level Served |                |
|-------------------------------|-------------------|-----------------------|-------------------|----------------|------------------------|--------------------------------------|----------------|
|                               |                   |                       |                   |                |                        | Market Rate                          | With Subsidies |
| Resource Conservation         | RC                | SF, ADU               | 0                 | (1)            | Low Density            | >120%                                | Not Feasible   |
| Residential-1                 | R-1               | SF, ADU               | 2                 | 46             | Low Density            | >120%                                | Not Feasible   |
| Residential-4                 | R-4               | SF, ADU               | 5                 | 777            | Low Density            | >120%                                | Not Feasible   |
| Residential-6                 | R-6               | SF, ADU               | 6                 | 205            | Low Density            | >120%                                | Not Feasible   |
| Residential-8                 | R-8               | SF, ADU               | 6                 | 613            | Low Density            | >120%                                | Not Feasible   |
| Residential-10                | R-10              | SF, TH, MPL, MF       | 10                | 286            | Moderate Density       | >80-120%                             | Not Feasible   |
| Residential-14                | R-14              | SF, TH, MPL, MF       | 13                | 484            | Moderate Density       | >80-120%                             | Not Feasible   |
| Residential Multi-Family      | RM-F              | MF                    | 17                | 279            | Low Rise               | >50-80%                              | 0-50%          |
| Commercial Neighborhood       | CN                | TH, MF, MU            | 17                | 18             | Low Rise               | >50-80%                              | 0-50%          |
| Commercial Arterial           | CA                | MF, MU                | 54                | 2,958          | Mid Rise               | >50-80%                              | 0-50%          |
| Commercial Arterial PAA       | CA (PAA 150)      | MF, MU                | 136               | 4,260          | Mid Rise               | >50-80%                              | 0-50%          |
| Commercial Arterial PAA       | CA (PAA 250)      | MF, MU                | 226               | 2,362          | Mid Rise               | >50-80%                              | 0-50%          |
| Center Village                | CV                | TH, MF, MU            | 78                | 1,475          | Mid Rise               | >50-80%                              | 0-50%          |
| Commercial Office Residential | COR               | MF, MU                | 41                | 2,039          | High Rise              | >120%                                | 80-120%        |
| Commercial Office             | CO                | MF, MU                | 200               | 3,786          | High Rise              | >120%                                | 80-120%        |
| Commercial Office (TOD)       | CO (TOD)          | MF, MU                | 200               | 2,278          | High Rise              | >120%                                | 80-120%        |
| Center Downtown               | CD                | MF, MU                | 175               | 1,738          | High Rise              | >120%                                | 80-120%        |
| Urban Center                  | UC-2              | MF, MU                | 112               | 850            | High Rise              | >120%                                | 80-120%        |

\* The Commercial Neighborhood zone allows residential development at an approximate density of 8.19 du/acre, which is typically associated with "Low Density" or "Moderate Density" development patterns. However, the zone's intended development pattern is for a higher intensity than typical of residential zones and of which residential is only one component. In addition, the zone allows for Multifamily Housing.

Legend: SF -single family detached dwelling; ADU – accessory dwelling unit; TH – townhouse; MPL – multiplex; MF - multifamily

Since the last 2015 Comprehensive Plan update Renton has made numerous changes to its zoning regulations to encourage a greater variety of housing types, in denser forms, organized around key public investments including high-capacity transit. The updated analysis includes revisions to:

- **Housing Types Allowed.** Since the 2021 analysis, Renton expanded middle housing options across its residential areas. Accessory Dwelling Units are now allowed in the Resource Conservation zone and all Residential Zones. To encourage higher densities in Renton's growth centers and adjacent to regional transit investments, Townhomes are no longer permitted in Residential Multi-Family or Commercial Arterial zones.
- **Buildable Density.** Buildable densities have been updated based on regulation changes and observed market preferences:
  - **Center Downtown zone.** Current zoning allows a maximum of 200 units/acre. In 2019 the observed built density was 108.7 units/acre, but new development proposals since 2019 are at much higher densities. The analysis updates the density assumption to 175 units/acre.
  - **Commercial Neighborhood zone.** The 2019 analysis showed an achieved density of 8.19 units/acre. There is significant demand for residential uses in Commercial Neighborhood (CN) zones, but the zoning requirements for vertically integrated mixed-use buildings were posing a barrier to development. In 2022, Renton updated the CN zoning (Ordinance 6089) to not require ground floor commercial in vertically mixed-use buildings and provide the option to arrange the required commercial and residential product in separate buildings (on the same

site). The zoning was updated to allow a maximum of 20 units/acre. The analysis assumes 17.42 units/acre, similar to observed densities in the Residential Multi-Family zones.

- **Commercial Office.** The Commercial Office zone is intended to provide areas appropriate for professional, administrative, and business offices and related uses, offering high-quality and amenity work environments. The primary land use is commercial to accommodate the development necessary to meet Renton's employment growth targets. In 2015, Renton (Ordinance 5759) updated the zone to allow multi-family housing where it is within ¼ mile of mass transit facilities. Since that update, new qualifying mass transit facilities have made nearly every developable CO-zoned lot eligible for residential development. In 2022, Renton (Ordinance 6093) updated zoning requirements to impose limits on the proportion of the development that can be residential, allowing a greater percentage of residential to incentivize dedicated affordable housing, eliminating the requirement that a residential building be a minimum of eight stories, and requiring residential development to be entitled through the Planned Urban development (PUD) or Master Plan Review process depending on site size. Assumed density on the residential portion of the CO lots has been updated to 17.42 units/acre to reflect likely development.
- **Commercial Office (TOD).** The maximum development in the CO-TOD zone is 250 units/acre. The original analysis used the 2019 achieved density of 101 units/acre. The updated analysis uses 200 units/acre which is more reflective of recent development.
- **CA (Potential Action Area)** In 2020, Renton established a Rainier/Grady Junction TOD Subarea Plan to create a commercial and residential district oriented around near-term bus rapid transit with potential for future light rail service. An Environmental Impact Statement (EIS) was completed in March 2024 to assess the impacts of implementing the land use vision of the subarea plan through development regulation changes.
- **Total Capacity.** Total capacity includes the total development capacity (2024) plus the development that has been built since 2020 or is currently in the pipeline, minus the existing housing units on lots likely to be redevelopment prior to 2044.

Step ○ is summarizing the capacity by assigned zone category. The Commerce Guidance models how to assign an affordability category to each zone based on allowed housing types and density.

- **Assigned Zone Category.** The Zone Category is based on the Commerce Guidance rubric, and ground-truthed based on current market conditions in Renton and observed development.
- **Lowest Potential Income Served.** The income level service is based on the Commerce Guidance and observed development in Renton. Commerce's guidance suggests that new affordable, income qualified housing production is most commonly feasible in multi-family development associated with low- and mid-rise apartments.

Renton has a number of affordable housing incentives in place. As a result, private development can achieve some affordable housing in some of Renton's low-rise zones (Residential Multi-Family and Commercial Neighborhood) without subsidies. Additionally, since 2019 Renton has added 193 units of affordable housing to its Center Downtown zone (assigned to the High Rise zone category) with housing at all affordability levels less than 80% AMI.

## Exhibit 6. Summary of Development Capacity by Income Level and Special Housing Needs

| Income Level (%AMI)<br>and Special Needs<br>Housing | Housing<br>Target | Housing Target<br>by Zone<br>Category | Assigned Zone<br>Category                             | Pipeline +<br>Capacity<br>in Zones | Capacity<br>Surplus or<br>(Deficit) |
|-----------------------------------------------------|-------------------|---------------------------------------|-------------------------------------------------------|------------------------------------|-------------------------------------|
| >120%                                               | 5,819             | 5,819                                 | Low Density<br>(SF, ADU);<br>High Rise<br>(MF, MU)    | 12,332                             | 6,513                               |
| >100-120%                                           | 1,205             | 2,267                                 | Moderate Density<br>(SF, TH, MPL, MF)                 | 770                                | (1,497)                             |
| >80-100%                                            | 1,062             |                                       |                                                       |                                    |                                     |
| >50-80%                                             | 1,019             | 8,914                                 | Low Rise<br>(MF, TH, MU);<br>Mid Rise<br>(MF, TH, MU) | 11,352                             | 2,438                               |
| >30-50%                                             | 1,624             |                                       |                                                       |                                    |                                     |
| 0-30% Other                                         | 4,110             |                                       |                                                       |                                    |                                     |
| 0-30% PSH                                           | 2,161             |                                       |                                                       |                                    |                                     |
| <b>Total</b>                                        | <b>17,000</b>     | <b>17,000</b>                         |                                                       | <b>24,454</b>                      |                                     |

Source:

**Exhibit 6** presents the final summary and demonstrates how Renton is satisfying its obligations for development capacity to accommodate its affordable housing targets.

- **Income level >120% AMI. Low Density Residential Zones** provide capacity for 1,640 households earning more than 120% of Area Median Income. This includes the zones Resource Conservation, Residential-1, Residential-4, Residential-6, and Residential-8. These zones may also accommodate some housing needs in lower income groups through ADUs, adult family homes, group homes, permanent supportive housing, and transitional housing.

The development capacity associated with Renton's High Rise zones is also assumed to serve households earning more than 120% of Area Median Income. This includes new development in mixed use areas near new or planned high-capacity transit.

- **Income levels 80% AMI – 120% AMI.** Renton's two **Moderate Density Residential Zones** provide residential capacity mostly affordable to households with incomes between 80 to 120% of AMI, with some production for the lower affordability categories through attached flats, townhouses, carriage houses, ADUs, adult family homes, group homes, permanent supportive housing, and transitional housing. Combined the zones have capacity for 770 new units.
- **Income levels >80% AMI.** Renton's **Low Rise and Mid Rise zones** provide capacity for households earning between 50 and 80% of AMI, reaching deeper affordability levels with subsidies. Mostly in Mid Rise housing forms with access to high-capacity transit, the zones provide development capacity for 11,352 new households.

## Permanent Supportive Housing

In compliance with RCW 35.21.683, all zones that allow residential dwelling units or hotels also allow Permanent Supportive Housing and Transitional Housing, as shown in **Exhibit 7**.

For addressing the needs of those experiencing homelessness, Renton has a defined Homeless Services Use allowed in all Renton's Commercial Zones as well as R-1, R-10, and R-14. Homeless Services Use includes all homeless services apart from those allowed under a temporary use permit, hosted by a religious organization within buildings on their property, social service organizations, unrelated individuals living together as a "family", and housing for tenants that fall under the protections of the Residential Landlord-Tenant Action (RW 59.18).

Homeless Services Use includes Emergency Shelters and requires a conditional use permit approved by a Hearing Examiner, or the applicant may request the Council approve a negotiated development agreement. Emergency Shelters cannot be located within a ½ mile from another property with Homeless Services Use unless they do not serve more than a combined 115 residents. Facilities with more than fifty beds must be located within one mile of a public transit stop.

**Exhibit 7. Renton Zoning Use Table for Permanent Supportive Housing**

|              | Permenant<br>Supportive<br>Housng | Transitional<br>Housing | Hotel Use<br>Allowed | Homeless<br>Services<br>Use* | Emergency Shelter                       | Land Supply<br>(acres) |
|--------------|-----------------------------------|-------------------------|----------------------|------------------------------|-----------------------------------------|------------------------|
| RC           | H                                 | H                       |                      |                              |                                         | 21.37                  |
| R-1          | H                                 | H                       |                      | H                            | Up to 10 occupants<br>(including staff) | 45.72                  |
| R-4          | H                                 | H                       |                      |                              |                                         | 187.55                 |
| R-6          | H                                 | H                       |                      |                              |                                         | 87.71                  |
| R-8          | H                                 | H                       |                      |                              |                                         | 249.83                 |
| R-10         | H                                 | H                       |                      | H                            | Up to 14 occupants<br>(including staff) | 49.78                  |
| R-14         | H                                 | H                       |                      | H                            |                                         | 27.72                  |
| RM-F         | H                                 | H                       |                      |                              |                                         | 10.99                  |
| CN           | H6                                | H                       |                      |                              |                                         | 3.77                   |
| CA           | H6                                | H6                      | P20                  |                              |                                         | 116.72                 |
| CA (PAA 150) |                                   |                         |                      |                              |                                         | 51.77                  |
| CA (PAA 250) |                                   |                         |                      |                              |                                         | 17.26                  |
| CV           | H6                                | H6                      | P                    | H                            | Up to 100 occupants                     | 10.38                  |
| COR          | H6                                | H6                      | P                    | H                            | (115 with city<br>approval)             | 12.45                  |
| CO           | H16                               | H16                     | P                    | H                            |                                         | 25.80                  |
| CO (TOD)     |                                   |                         |                      |                              |                                         | 19.77                  |
| CD           | H6                                | H6                      | P29                  |                              |                                         | 9.45                   |
| UC-2         | H6                                | H6                      | P18                  | H                            | Up to 100 occupants                     | 7.17                   |
| IL           | H                                 | H                       | P29                  | H                            | (115 with city<br>approval)             | 24.66                  |
| IM           | H                                 | H                       | P29                  | H                            |                                         | 22.08                  |
| IH           | H                                 | H                       | P29                  | H                            |                                         | 6.40                   |

H=Hearing Examiner Conditional Use

P=Permitted Use

P#=Permitted up to number specified

# Addressing Barriers to Affordable Housing

Step 6 of the Commerce Guidance is to “Implement actions to increase capacity for one or more housing needs.” Renton’s Housing Action Plan (2020) reviewed current barriers to affordable housing production in Renton, including financing, land availability and costs, construction costs, regulations and permitting. The analysis identified several possible remedies of which Renton has implemented the following:

## 1. Participate in Partnerships to Meet Housing Goals.

The City works with developers and residents to identify challenges and barriers to local development and growth, including local housing affordability challenges, increases in development costs, changes in community demands for housing types, and other trends. Ongoing community engagement informs City actions to address future housing needs and integrate new housing into existing neighborhoods.

Renton has taken the following steps to implement this remedy:

- 1.1 Created a Housing Advisory Committee to coordinate housing efforts across stakeholders.
- 1.2 Continued efforts with neighboring communities to address housing needs in south King County.
- 1.3 Continued coordination with county and regional agencies on needs for affordable housing.F
- 1.4 Identifying long-term funding sources for the Renton Housing Authority to promote the development of affordable housing options.
- 1.5 Conducting community planning that integrates housing goals.

## 2. Promote Diverse Housing Types and Sizes in Neighborhoods

Renton has updated planning regulations to allow for additional housing types and sizes at higher densities in targeted areas to create more affordable and accessible options for a range of households. Regulation updates provide opportunities for new housing, in more options, at a faster rate

### 2.1 Permitting additional housing types

Renton has updated the use table to allow

- ADUs

[Ordinance 5960](#) was adopted in 2019, amending Renton Municipal Code subsections 4-2-060.D, 4-2-080.A.7, 4-2-110.A, 4-2-110.B, 4-2-110.C, 4-2-110.D, 4-2-110.E, 4-2-110.F, 4-3-110.E.5.A.I, 4-4-080.E.2.A, 4-4-080.E.2.E, and 4-4-080.F.10.D; Chapter 4-2; and Section 4-9-030; by amending Accessory Dwelling Unit (ADU) development standards, including adding a new Section 4-2-116 Regulating ADU Design Standards, amending Parking Standards relating to ADUs, adding a new Subsection 4-9-030.H.

[Ordinance 6046](#) was adopted in 2021, amending Subsections 4-4-080.A.7 and 4-4-080.F.10.D, SECTION 4-9-030, and the definition of “Dwelling Unit, Accessory” in Section 4-11-040 of the Renton Municipal Code, amending Accessory Dwelling Unit (ADU) regulations.

[Ordinance 6002](#) was adopted in 2020, revising Accessory Dwelling Unit (ADU) regulations by amending Subsections 4-2-110.C, 4-2-110.E, and 4-2-116.B.2 of the Renton Municipal Code.

- Cottage Housing

[Ordinance 6042](#) was adopted in 2021, amending Sections 4-2-110 and 4-2-115, Subsections 4-4-080.F.10.D, 4-4-090.A, and 4-4-090.B, Section 4-7-090, Subsections 4-9-065.A, 4-9-065.B, 4-5-065.D, 4-9-200.B, and 4-9-200.D, and Section 4-11-030 of the Renton Municipal Code, adding cottage house development regulations, including adding a definition of “Cottage House Development” to Section 4-11-030.

## **2.2 Adjusted minimum densities.**

[Ordinance 6101](#) was adopted in 2022, amending Subsections 4-2-110.E, 4-2-120.B, 4-2-120.C, and 4-2-130.B of the Renton Municipal Code to adjust the maximum building height in the Center Downtown Zone and correct references to the Airport Related Height restrictions.

require that new projects result in densities of at least 50–75% of the maximum density in Residential High Density areas.

## **2.3 Increase allowed zoning densities to allow for greater flexibility with high-density residential uses.**

[Ordinance 6048](#) was adopted in 2021, amending Subsections 4-2-110.A and 4-2-110.E.20 of the Renton Municipal Code, amending height and setback regulations in the RMF (Residential Multi-Family) Zone.

Considering Creating separate RMF-20 and RMF-40 zones that allow for targeted locations in RMF zones to accommodate up to 40 units per acre as of right can help to increase housing capacity in higher-density neighborhoods.

## **2.4 Adjusting Residential Development Standards**

Adjusting Open space Standards for R-10 and R-14 to allow walkup, townhouse design.

## **2.5 Adjust zoning in R-10, R-14, and RMF to encourage more density and diverse housing types**

City should explore targeted upzoning that will allow for more intensive residential development, specifically with the goal of increasing infill and redevelopment in these neighborhoods where practical. These rezones should be based on the following requirements:

## **2.6 Streamline Permitting**

To simplify and streamline permitting, the City of Renton has already offered pre-approved DADU construction plans that create a faster, easier, and more predictable design and permitting process.<sup>3</sup>

## **2.5 Coordinate outreach to ensure residential design standards promote high-quality design and compatibility.**

# **3. Affordable Housing Incentives**

## **3.1 Parking Requirements.**

City of Renton is strategic in minimizing the amount of parking required for new development, especially for affordable housing projects (which are only required at the rate of one space for every four affordable units). The City maintains a policy to “regularly review and refine parking ratios to account for existing parking supply, land use intensity, and access to transit.” The City also grants parking flexibility to developers that submit a supportive parking demand study. These efforts have allowed for effective management of parking requirements that have reduced costs of development.

ADUs located within 1/4 mile of a mass transit facility, as defined in RMC [4-2-080](#), shall be exempt from off-street parking requirements.

## **3.2 Ground-Floor Commercial Space in Mixed Use Buildings**

Renton’s regulations are designed to provide for housing, jobs, and local services to support resident needs and promote walkability in neighborhoods. To that end, there are requirements under [RMC 4-4-150](#) for the CA, CN, and UC zones to accommodate commercial space in 50% of the gross square footage of the ground floor of mixed use projects.

The City has increased flexibility in mixed use zones to balance the long-term need for walkable, complete urban neighborhoods while supporting short term development feasibility where commercial requirements pose a constraint to development.

# **4. Promote Affordable Housing Production and Preservation**

Renton works to preserve existing affordable housing and encourage new affordable housing development. The City provides funding for income-restricted units and incentivizes property owners to maintain rents at affordable levels. The City also support increased production of new income-restricted units, either as part of market-rate development or wholly affordable projects.

## **4.1 Density Bonus.**

Under [RMC 4-9-060](#), density bonuses of up to 30% can be provided in CD, UC, CV, CO, COR, R-14, and RMF zones, with one bonus market-rate unit provided for each affordable dwelling unit constructed on site (assumed to be 80% AMI for owner-occupied housing and 50% AMI for rental housing).

Density bonus provisions in R-1 of up to eighteen (18) dwelling units per acre to allow assisted living to develop with higher densities within the zone.

<sup>3</sup> See: [https://www.rentonwa.gov/city\\_hall/community\\_and\\_economic\\_development/permit\\_ready\\_a\\_d\\_u\\_program](https://www.rentonwa.gov/city_hall/community_and_economic_development/permit_ready_a_d_u_program).

In R-14 zones opportunities for bonuses up to eighteen (18) dwelling units per net acre and in RMG zones opportunities for bonuses up to twenty five (25) dwelling units per net acre

Cottage housing is currently incentivized for market rate density bonuses at a rate of 2.5 times the maximum density that could be achieved based on the underlying zone.

#### **4.2 Fee Waivers**

#### **4.3 12-year MFTE**

Extending MFTE eligibility to the rehabilitation projects of new *and* existing units while requiring the provision of affordable units can ensure there are incentives to upgrade the quality of older multifamily housing units while preserving units for low-income households.

Under [Chapter 84.14 RCW](#) cities can provide property tax exemptions under an MFTE program for both new and rehabilitated properties in urban centers. Currently, the City's MFTE program permits tax exemptions for new market-rate and affordable construction in Sunset and Downtown. For future expansions of the program to new target areas the City should consider offering exemptions only for affordable construction.

[Ordinance 6078](#) was adopted in 2022, amending Subsection 4-1-220.D.2 of the Renton Municipal Code, amending multi-family tax exemption housing types.

#### **4.4 Surplus Public Land**

The City of Renton follows an approach for managing surplus properties as outlined in [City Policy 100-12](#). This policy outlines a public process for transferring or selling these lands, which includes requirements for public hearings, property appraisal, rights of first refusal, and property sales. However, this policy does not explicitly mention the use of these properties for affordable housing purposes or include any policies that align with the provisions of [RCW 39.33.015](#). Incorporating explicit statements in the policy about this priority can ensure that appropriate sites can be diverted for use in affordable housing.

Renton allows unused public or quasi-public lands at reduced or no cost for affordable housing projects and increasing the rate of production of affordable units in the community.

Coordinate its land acquisition, management, and surplus disposal policies with Sound Transit, King County Metro, non-profits, and other agencies to implement land banking for affordable housing in transit station areas.

#### **4.5 Inclusionary Zoning**

#### **4.6 Protective MHP Zoning**

#### **4.7 Identifying Affordable Housing as a Public Benefit**

Under [RMC 4-9-150](#), applicants interested in development projects may pursue modifications to the regulations regarding allowable uses, urban design, street standards, and other requirements as part of a “planned urban development”, or PUD. The proposed departures from regulations with a PUD design must be supported by a “public benefit”, which can include protection of critical areas and natural features, provision of public facilities, demonstration of sustainable

development techniques, and application of superior urban design techniques (see RMC 4-9-150(D)2). The City includes affordable housing in the public benefits which can be provided as part of a PUD, thus providing these projects with additional flexibility with meeting regulations

#### **4.8 Establishing and Tracking Housing Performance**

commit to a monitoring and review process to track housing production compared to the identified need. This tracking effort should be supported by expanded resources to the Department of Community and Economic Development, with the expectation of regular reporting to Council on progress towards housing goals