

Renton Affordable Housing Snapshot

Demographic Data		Housing Costs					
Population: 105,500 Southwest King County Owners: 51.7% Renters: 48.3%		Single-Family Zoning: 50.3% Multifamily Zoning: 36.1%		Average Estimated Rent: \$1,792 Rent Change (2019-2020): +5% <small>Source: Rent Café Market Trends February 2020</small>		Median Estimated Home Value: \$507,247 Median Home Value Change (2018-19): 3.9% <small>Source: Zillow, calculated using ZHVI from 6/2018 and 6/2019</small>	
People Experiencing Homelessness: Sheltered (Southwest County): 822 people Unsheltered (Southwest County): 1,115 people <small>Sources: US Census Bureau QuickFacts owner-occupied housing unit ratio 2018, 2020 AllHome Counts Us In report, OFM Population Estimates April 2020</small>		Cost burdened – A household that spends over 30% of income on housing. • 47.2% of rental households are cost-burdened • 33.7% of households with a mortgage are cost-burdened <small>Source: 2018 ACS 5-year estimates</small>					
Equity and Affordability: A household in Renton must earn \$71,680/year or \$34/hour to afford the average two-bedroom market-rate rental. 2018 King County Median Household Income (Annual by race): Black: \$55,152 Hispanic or Latino: \$66,853 Asian: \$111,609 White: \$100,298 <small>Source: King County Economic Indicators, MHI by Race</small>							
	FUND SOURCE	ZONING & LAND USE	SPECIAL POPULATION & INCLUSIVE HOUSING	INCENTIVES & EXEMPTIONS	PARTNERSHIPS & COLLABORATION		
COMMITMENTS	<ul style="list-style-type: none"> Continue to advance partnerships with other cities located within South King County. Continue partnership with the Renton Housing Authority (RHA) on the revitalization of RHA properties, such as Sunset Terrace and other locations in the Sunset Area. 	<ul style="list-style-type: none"> Foster and locate new housing near Employment Centers and streets that have public transportation systems in place. Implement inclusionary zoning and other provisions that result in a range of housing types. Continue to allow ADUs in single family residential areas and ensure they are compatible with the existing neighborhood. 	<ul style="list-style-type: none"> Encourage expansion of programs that result in home repair, weatherization, and other energy-efficient improvements to owner-occupied and rental housing. Provide technical assistance and access to resources for housing adaptations and remodels to allow people to age in place. Increase the stability of neighborhoods by fostering long-term homeownership and investments in existing housing. 	<ul style="list-style-type: none"> To encourage the development of new affordable owner-occupied housing in the City by waiving certain development and mitigation fees for eligible affordable housing. To expand the MFTE to more areas and adjust AMI qualifying levels. 	<ul style="list-style-type: none"> Regional collaboration to identify, fund, and address housing and affordability needs. Support nonprofit agencies that construct, manage, and provide services for the homelessness programs within the city. 		
POLICIES	<ul style="list-style-type: none"> Adopted HB 1406 through SKHHP for acquisition, production and/or preservation of affordable housing Resolution 4386. 	<ul style="list-style-type: none"> TOD Subarea Plan. ADU code revisions RMC 4-9-030. Manufactured Home Park zone Ordinance 5575. 	<ul style="list-style-type: none"> Housing Repair Assistance Program for affordable owner-occupied housing. Rental Registration Program RMC 4-5-125. 	<ul style="list-style-type: none"> 12-year property tax exemption in residential target areas when 20% of units are affordable RMC 4-1-220. Affordable housing density bonus RMC 4-9-065. Waived fees for projects where with 50% of units are affordable RMC 4-1-210 Waived Fees. Transportation & park impact fee exemption for nonprofit AH developments RMC 4-1-190. 	<ul style="list-style-type: none"> SKHHP SCA King County Consortium Renton Housing Authority King County Housing Authority 		

ADU	Accessory Dwelling Unit
AH	Affordable Housing
AMI	Area Median Income
ARCH	A Regional Coalition for Housing
AWC	Association of Washington Cities
DADU	Detached Accessory Dwelling Unit
Devs	Developments (affordable housing developments)
EHSF	Eastside Human Services Forum
EKC	East King County
FAR	Floor Area Ratio
KC	King County
MFH	Multi-Family Housing
MFTE	Multi-Family Tax Exemption
MIZ	Mandatory Inclusionary Zoning
MUR	Mixed-Use Residential
NKC	North King County
NP	Nonprofit
NUHSA	North Urban Human Services Alliance
PHA	Public Housing Authority
PSH	Permanent Supportive Housing
PTE	Property Tax Exemption
RTA	Residential Target Areas
SCA	Sound Cities Association
SF	Single Family
SKC	South King County
SKHHP	South King Housing and Homelessness Partners
TDR	Transfer of Development Rights
TOD	Transit Oriented Development

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