

1 AN ACT Relating to establishing minimum density standards around
2 regional transit; and adding a new section to chapter 36.70A RCW.

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

4 NEW SECTION. **Sec. 1.** A new section is added to chapter 36.70A
5 RCW to read as follows:

6 (1) Except as provided in subsection (2) of this section, in
7 areas designated for residential use and located within one-half mile
8 of a light rail station to be operated by a regional transit
9 authority under chapter 81.112 RCW and funded in the regional transit
10 system plan approved by voters in 2016, cities and counties must
11 establish a minimum gross urban density of no less than one hundred
12 fifty dwelling units per acre on or before the date of the light rail
13 station opening for revenue service.

14 (2)(a) Parcels of land with affordable housing units that are
15 rented or occupied by low-income households are exempt from the
16 minimum density requirements of subsection (1) of this section.

17 (b) For the purposes of this subsection:

18 (i) "Affordable housing" means residential housing that is rented
19 by a person or household whose monthly housing costs, including
20 utilities other than telephone, do not exceed thirty percent of the
21 household's monthly income. For the purposes of housing intended for

1 owner occupancy, "affordable housing" means residential housing that
2 is within the means of low-income households.

3 (ii) "Low-income household" means a single person, family, or
4 unrelated persons living together whose adjusted income is at or
5 below fifty percent of the median family income adjusted for family
6 size, for the county where the household is located, as reported by
7 the United States department of housing and urban development.

8 (3) Any plans, development regulations, or amendments adopted by
9 a city or county pursuant to subsection (1) of this section are not
10 subject to review under RCW 36.70A.280 until the next periodic update
11 as required under RCW 36.70A.130.

12 (4) Any state environmental policy act decision, as referenced in
13 chapter 43.21C RCW, that arises from implementing the requirements of
14 subsection (1) of this section is not subject to appeal under RCW
15 43.21C.075.

--- END ---