
SENATE BILL 5424

State of Washington **66th Legislature** **2019 Regular Session**

By Senators Palumbo, Lias, Nguyen, and O'Ban

Read first time 01/21/19. Referred to Committee on Local Government.

1 AN ACT Relating to establishing minimum density standards around
2 regional transit; adding a new section to chapter 81.112 RCW; and
3 adding a new section to chapter 36.70A RCW.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 81.112
6 RCW to read as follows:

7 A regional transit authority may not approve or adopt a final
8 alignment, or select a preferred alternative, for any light rail
9 station proposed to be funded in the regional transit system plan
10 approved by voters in 2016, unless the city or county in which a
11 light rail station is proposed to be located has adopted the minimum
12 density standards as specified in section 2 of this act. A city or
13 county in which a light rail station is proposed must adjust the
14 minimum density standards as provided in section 2 of this act to
15 account for the proposed final location of a light rail station prior
16 to a regional transit authority adopting a final alignment, or
17 selecting a preferred alternative.

18 NEW SECTION. **Sec. 2.** A new section is added to chapter 36.70A
19 RCW to read as follows:

1 (1) Except as provided in subsection (2) of this section, in
2 areas designated for residential use and located within one-half mile
3 of a light rail station as referred to in section 1 of this act,
4 cities and counties must establish a minimum gross urban density of
5 no less than one hundred fifty dwelling units per acre.

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

9 (b) For the purposes of this subsection:

10 (i) "Affordable housing" means residential housing that is rented
11 by a person or household whose monthly housing costs, including
12 utilities other than telephone, do not exceed thirty percent of the
13 household's monthly income. For the purposes of housing intended for
14 owner occupancy, "affordable housing" means residential housing that
15 is within the means of low-income households.

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

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