

20.20.128 Affordable housing.

A. Purpose

The purpose of this section is to encourage development of Affordable Housing by providing density bonus, dimensional standard modification, and modification of other requirements for Affordable Housing projects.

B. Definitions.

1. "Mixed-Income Multifamily Development" means a multifamily development project that includes both market rate and affordable housing units.
2. "Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property as defined in RCW 35A.63.300, now or as hereafter amended.

C. Eligibility.

The following residential development shall be eligible to receive a density bonus as provided in subsection D of this section, dimensional standard modification as provided in subsection E of this section, and modification of other requirements as provided in subsection F of this section:

1. Mixed-Income Multifamily Development as provided in subsection D.1 and consistent with Chart 20.20.128.E.1 and the applicable procedures in LUC 20.20.128.G;
2. Residential development located on a property in Single-Family Residential Land Use Districts owned by a religious organization when all housing units are Affordable Housing; or
3. Residential development located on a property in Land Use Districts that are zoned to allow multifamily development as a permitted use and owned by a religious organization, nonprofit organization, or public agency, except for Bellevue Parks Department, Bellevue Community Development Department, or any public utility entity, and all housing units are Affordable Housing.

D. Density Bonus.

1. Mixed-Income Multifamily Development. Consistent with Chart 20.20.128.E.1 and subject to the applicable procedures in LUC 20.20.128.G, one bonus market rate unit may be exempted for each equivalent-sized affordable unit provided, up to 15 percent above the maximum density allowed in the underlying Land Use District.

Commented [A1]: New section 20.20.128 to replace repealed section.

Commented [A2]: Topic #1, Eligibility Criteria, for discussion in Study Session 1.

Definition section for consistency with RCW 35A.21.300.

Commented [A3]: Topic #2, New Density Bonus, for discussion in Study Session 1.

Retains previous density bonus and adds second, larger bonus.

- 2. Eligible Religious Organization, Nonprofit, or Public Agency Development. Consistent with Chart 20.20.128.E.2 and subject to the applicable procedures in LUC 20.20.128.G, eligible residential development as provided in subsection C.2 and C.3 of this section shall receive a bonus of 50 percent above the maximum density allowed in the underlying Land Use District.

E. Dimensional Standard Modification.

Commented [A4]: Topic #4, Dimensional Standard Modification, for discussion in Study Session 2.

F. Modification of Other Applicable Requirements.

Commented [A5]: Topic #4, Dimensional Standard Modification, for discussion in Study Session 2.

G. Applicable Procedures for Modification of Dimensional Standards and Other Requirements for Eligible Residential Development Under LUC 20.20.128C.

Commented [A6]: Topic #5, Applicable Procedures, for discussion in Study Session 2.

20.25A.070 Amenity incentive system and floor area ratio.

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C. FAR Exemptions, Special Dedications, and Conversion of Previously Approved Exempt Retail Activity Space.

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- 2. Affordable Housing Development Flexibility. A maximum of 1.0 FAR of floor area may be exempted to support the provision of Affordable Housing, minimum parking may be reduced, and additional development flexibility allowed, as provided below.

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- a. Up to 1.0 FAR of floor area dedicated to supporting the creation of on-site Affordable Housing shall not be counted for the purposes of calculating the FAR of a project; provided, that:

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- i. For every 1.0 square feet of Affordable Housing provided, 2.5 square feet is allowed for market-rate housing not to exceed a maximum of 1.0 FAR total; and

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- ii. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.

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Deleted: ; and

20.25A.080 Parking Standards

Deleted: <#>An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant. ¶

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Notes to Parking Requirements:

...

(5) The minimum requirement for studio apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit.

Deleted: An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with the King County Recorder's Office (or its successor agency), and a copy shall be provided to the Director.

20.25D.090 FAR Amenity Incentive System.

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7. Chart 20.25D.090.C FAR Amenity Incentive System.

FAR Amenity Standards		
AMENITY (1)	APPLICABLE ZONES AND BONUS (2)	DESIGN CRITERIA
	MO-1, OR-1, OR-2, RC-1, RC-2, RC-3, CR, R	
TIER 1		
1. AFFORDABLE HOUSING* Threshold bonus for residential/mixed-use development.	Rental: 4.6 sf bonus building area per sf of affordable rental housing at 80% median income. Owner: 7.2 sf bonus	1. May be integrated into the same building as market rate housing, or in a stand-alone building on-site.
	*Floor area shall not be counted for the purpose of calculating FAR. building area per sf of ownership affordable housing at 100% median income. Fee-in-lieu for Tier 1 residential: \$18 per sf bonus area. Fee-in-lieu for nonresidential and Tier 2: \$15 per sf bonus area.	2. Design shall be generally consistent with associated market rate housing; provided, that unit size, amenities, and interior finishes may vary from market rate units; and further provided, that the bedroom mix and exterior finishes shall be comparable to the market rate units.

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Notes: Chart 20.25D.090.C FAR Amenity Incentive System:

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(2) Where a bonus is earned by payment of a fee-in-lieu, the fee-in-lieu amount established in Chart 20.25D.090.C as of May 26, 2009, will be reviewed annually, and, effective January 1st of each year, may be administratively increased or decreased by an adjustment to reflect the current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers as needed in order to maintain accurate costs for the region.

Deleted: (2) An agreement in a form approved by the City must be recorded with King County Department of Records and Elections requiring affordable housing square footage that is provided under this section to remain affordable housing for the life of the project. This agreement shall be a covenant running with the land, binding on the assigns, heirs, and successors of the applicant.¶

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20.25D.120 Parking, Circulation, and Internal Walkway Requirements.

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B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

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Notes applicable to parking standards for BelRed (Chart 20.25D.120.B.2):

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(5) The minimum requirement for up to and including one bedroom apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit.

Deleted: An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with King County.

20.25P.060 Dimensional requirements.

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B. Exceptions to Dimensional Requirements.

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2. Floor Area Ratio. A maximum of 1.0 FAR (floor area ratio) may be excepted for Affordable Housing, public restrooms, open space, and special dedications as provided below. Provided, neither the combination nor the singular use of any of these methods shall exceed an exception of 1.0 FAR. Underground buildings as defined in LUC 20.50.050 are not structures for the purpose of calculating floor area.

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a. In the EG-TOD land use district, up to 1.0 FAR of floor area dedicated to on-site Affordable Housing shall not be counted for the purposes of calculating the FAR of a project, provided that:

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i. The Affordable Housing is provided at a ratio of 2.5 market rate units to 1 Affordable Housing unit; and

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ii. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.

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20.25P.080 Parking, circulation, and internal walkway requirements.

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B. Minimum/Maximum Parking Requirements by Use – Specified Uses.

...

Notes applicable to parking standards for EG-TOD (Chart 20.25P.080.B.2):

...

(5) The minimum requirement for up to and including 1 bedroom apartment units available to persons earning 60 percent or less than the median income as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area is 0.25 stalls per unit.

Deleted: <#>An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder’s Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.¶

Deleted: An agreement to restrict the rental or sale of any such units to an individual earning 60 percent or less of the median income shall be recorded with King County.

20.50.010 A definitions.

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Affordable Housing. Housing used as the primary residence of an affordable housing qualified household. Unless otherwise specified, the price of affordable units is based on that amount a household can afford to pay for housing, when household income is less than 80 percent of the median annual income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than 30 percent of household income for housing expenses. Households with income less than 80 percent of the median annual income, adjusted for household size, may purchase or rent these affordable units. An agreement in a form approved by the City will be executed by the applicant and recorded with the King County Recorder's Office, or its successor organization, requiring the affordable housing to remain for the life of the project. This agreement shall be a covenant running with the land, binding on assigns, heirs, and successors of the applicant.

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Deleted: In addition, affordable housing in the BelRed Subarea shall include for-sale units that are affordable up to 100 percent of the median annual income.

Deleted: The Director shall issue administrative rules for establishing the sales or rental price of affordable units and the eligibility of residents.

Deleted: Affordable Housing – Low Income. Housing, used as the primary residence of a low income qualified household. The price of low income units is based on that amount a low income household can afford to pay for housing, when household income is less than 50 percent of the median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development for the Seattle Metropolitan Statistical Area, and when the household pays no more than 30 percent of household income for housing expenses. Households with income less than 50 percent of the median annual income, adjusted for household size, may purchase or rent these affordable units. The Director shall issue administrative rules for establishing the sales or rental price of low income units.¶