Portion of Affordable Housing Regulations

The complete portion of the Zoning Code's Affordable Housing Regulations, as approved via Intent to Adopt by the City Council is located on the Code Rewite Commission's Topics Under Review webpage under Development Standards 2 at: http://www.redmond.gov/cms/One.aspx?portalId=169&pageId=3066

20D.30.10-030 General Requirements and Incentives.

(1) Pursuant to RCW 36.70A.540, the City finds that the higher income levels specified in the definition of "affordable housing" set forth in the definitions section of this Zoning Code are necessary to address local housing market conditions in the City. The income levels specified in the definitions section of this Zoning Code shall therefore be used in lieu of the "low income household" income levels set forth in RCW 36.70A.540.

(2) Unless otherwise specified in RCDG 20D.30.10, at least 10 percent of the units in new housing developments in those areas specified in RCDG 20D.30.10-020(1) of 10 units or greater must be affordable housing units.

(3) At least one bonus market-rate unit is permitted for each affordable housing unit provided, up to 15 percent above the maximum allowed density. For example, if the maximum allowed density for the site is 20 units per acre, the density bonus shall not exceed three units per acre, yielding a total allowed density, with bonus, of 23 units per acre, or 20 units + 15 percent bonus = 23 units. In areas where density limitation is expressed as a Floor Area Ratio (FAR), density bonuses will be calculated as an equivalent FAR bonus.

(4) Each low cost – affordable housing unit provided counts as two affordable housing units for the purpose of satisfying the affordable unit requirement under subsection (2) of this section. For purposes of computing bonus market-rate units under subsection (3) of this section, two bonus market-rate units are permitted for each affordable housing - low cost unit provided, up to 20 percent above the maximum density permitted on the site.

(5) The number of required affordable housing units is determined by rounding fractional numbers up to the nearest whole number from 0.5. In single family zones, the required number of affordable housing units shall be calculated as a minimum of 10 percent of the greater of: (1) proposed dwelling units on the site, excluding cottage housing density bonus or other bonuses, or (2) net buildable area multiplied by the site's allowed density.

(6) The affordable housing units and the bonus market-rate units shall not be included in the total number of the housing units when determining the number of required affordable housing units.

(7) Depending on the level of affordability provided, the affordable housing units may be eligible for the impact fee waivers described in RCDG 20D.60.10-050 and RCDG 20D.60.10-055.