

7/20/20  
CB-TDR to RDI

[JT]

Sponsor: Balducci

Proposed No.: 2020-0045

1 **AMENDMENT TO STRIKING AMENDMENT S4.1 to PROPOSED**

2 **ORDINANCE 2019-0413, VERSION 1**

3 On page 159, strike lines 3202 through 3203, and insert:

4 "27.a. Only in accordance with K.C.C. 21A.34.040.F.1.g. ~~((and))~~, F.1.h. or F.6."

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6 On page 221, after line 4437, insert:

7 "SECTION 79. Ordinance 10870, Section 562, as amended, and K.C.C.

8 21A.34.030 are hereby amended as follows:

9 A. Except as otherwise provided in subsection B. of this section, the maximum  
10 density permitted through residential density incentive ("RDI") review shall be one-  
11 hundred fifty percent of the base density of the underlying zone of the development site.

12 B. The maximum density permitted through RDI review shall be two hundred  
13 percent of the base density of the underlying zone of the development site for the  
14 following RDI proposals:

15 1. For proposals where one hundred percent of the units are affordable units;

16 ~~((or))~~

17 2. For cottage housing proposals; or

18           3. For proposals where all units above one hundred fifty percent of the base  
19 density are affordable at forty percent of the King County median income.

20           SECTION 80. Ordinance 10870, Section 563, as amended, and K.C.C.

21 21A.34.040 are hereby amended as follows:

22           A. The public benefits eligible to earn increased densities, and the maximum  
23 incentive to be earned by each benefit, are in subsection F of this section. The density  
24 incentive is expressed as additional bonus dwelling unit, or fractions of dwelling units,  
25 earned per amount of public benefit provided.

26           B. Bonus dwelling units may be earned through any combination of the listed  
27 public benefits.

28           C. The guidelines for affordable housing bonuses including the establishment of  
29 rental levels, housing prices and asset limitations, will be updated and adopted annually  
30 by the council in the consolidated housing and community development plan.

31           D. Bonus dwelling units may also be earned and transferred to the project site  
32 through the transfer of development rights (TDR) program established in K.C.C. chapter  
33 21A.37, by providing any of the open space, park site or historic preservation public  
34 benefits set forth in subsection F.2. or 3. of this section on sites other than that of the RDI  
35 development.

36           E. Residential development in R-4 through R-48 zones with property specific  
37 development standards requiring any public benefit enumerated in this chapter, shall be  
38 eligible to earn bonus dwelling units in accordance with subsection F of this section if the  
39 public benefits provided exceed the basic development standards of this title. If a  
40 development is located in a special overlay district, bonus units may be earned if the

41 development provides public benefits exceeding corresponding standards of the special  
42 district.

43 F. The following are the public benefits eligible to earn density incentives  
44 through RDI review:

BENEFIT	DENSITY INCENTIVE
1. AFFORDABLE HOUSING	
a. Benefit units consisting of rental housing permanently priced to serve nonsenior citizen low-income households (that is no greater than 30 percent of gross income for households at or below 50 percent of King County median income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.	1.5 bonus units per benefit unit, up to a maximum of 30 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 30 low-income units.
b. Benefit units consisting of rental housing designed and permanently priced to serve low-income senior citizens (that is no greater than 30 percent of gross income for 1- or 2-person households, 1 member of which is 62 years of age or older, with incomes at or below 50 percent of King County median	1.5 bonus units per benefit unit, up to a maximum of 60 low-income units per five acres of site area; projects on sites of less than five acres shall be limited to 60 low-income units.

income, adjusted for household size). A covenant on the site that specifies the income level being served, rent levels and requirements for reporting to King County shall be recorded at final approval.

c. Benefit units consisting of senior citizen assisted housing units 600 square feet or less.

1 bonus unit per benefit unit

d. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

0.75 bonus unit per benefit unit.

e. Benefit units consisting of moderate income housing reserved for income and asset-qualified home buyers (total household income

1 bonus unit per benefit unit.

at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with a 15 year restriction binding prices and eligibility on resale to qualified moderate income purchasers. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

f. Benefit units consisting of moderate income housing reserved for income- and asset-qualified home buyers (total household income at or below 80 percent of King County median, adjusted for household size). Benefit units shall be limited to owner-occupied housing, with prices restricted to same income group, based on current underwriting ratios and other lending standards for 30 years from date of first sale. A covenant on the site that specifies the income level and other aspects of buyer eligibility, price levels and requirements

1.5 bonus units per benefit unit.

for reporting to King County shall be recorded at final approval.

g. Projects in which 100 percent of the units are reserved for moderate income - and asset-qualified buyers (total household income at or below 80 percent of the King County median, adjusted for household size). All units shall be limited to owner-occupied housing with prices restricted based on current underwriting ratios and other lending standards, and with prices restricted to same income group, for 15 years from date of first sale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

h. Projects where all units over 150 percent of base density are either:

(1) rental housing permanently priced to serve households with a total household income at or below 40 percent of the King County median income, adjusted for household size. A covenant on the property that specifies the income level being served, rent levels and

200 percent of the base density of the underlying zone. Limited to parcels 5 acres or less in size and located in the R-4 through R-8 zones. Housing types in the R-4 or R-6 zones shall be limited to structures containing four or less units, except for townhouses. Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.

200 percent of the base density of the underlying zone.

requirements for reporting to King County

shall be recorded at final approval; or

(2) housing reserved for income- and asset-qualified home buyers with total household income at or below 40 percent of the King County median, adjusted for household size. The units shall be limited to owner-occupied housing with prices restricted based on typical underwriting ratios and other lending standards, and with no restriction placed on resale. Final approval conditions shall specify requirements for reporting to King County on both buyer eligibility and housing prices.

i. Benefit units consisting of mobile home park space or pad reserved for the relocation of an insignia or noninsignia mobile home, that has been or will be displaced due to closure of a mobile home park located in incorporated or unincorporated King County.

1.0 bonus unit per benefit unit.

## 2. OPEN SPACE, TRAILS AND PARKS

a. Dedication of park site or trail right-of-way meeting King County location and size

0.5 bonus unit per acre of park area or quarter-mile of trail exceeding

standards for neighborhood, community or regional park, or trail, and accepted by the parks division.

b. Improvement of dedicated park site to King County standards for developed parks.

c. Improvement of dedicated trail segment to King County standards.

the minimum requirement of K.C.C. chapter 21A.14 for on-site recreation space or trail corridors, computed on the number of dwelling units permitted by the site's base density.

0.75 bonus unit per acre of park improvement. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added to the bonus units earned by the dedication.

1.8 bonus units per quarter mile of trail constructed to county standard for pedestrian trails; or

2.5 bonus units per quarter mile of constructed to county standard for multipurpose trails (pedestrian/ bicycle/equestrian).

Shorter segments shall be awarded bonus units on a pro rata basis. If the applicant is dedicating the site of the improvements, the bonus units earned by improvements shall be added

to the bonus units earned by the dedication.

d. Dedication of open space, meeting King County acquisition standards to the county or a qualified public or private organization such as a nature conservancy.

0.5 bonus unit per acre of open space.

### 3. HISTORIC PRESERVATION

a. Dedication of a site containing an historic landmark in accordance with K.C.C. chapter 20.62, to King County or a qualifying nonprofit organization capable of restoring and/or maintaining the premises to standards set by the King County landmarks commission.

0.5 bonus unit per acre of historic site.

b. Restoration of a site or structure designated as an historic landmark in accordance with K.C.C. chapter 20.62 to a specific architectural or site plan approved by the King County landmarks commission.

0.5 bonus unit per acre of site or one thousand square feet of floor area of building restored.

### 4. ENERGY CONSERVATION

a. Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by electricity that save at least 20 percent of space heat energy

0.15 bonus unit per benefit unit that achieves the required savings.

use from the maximum permitted by the Northwest Energy Code, as amended. No more than 50 percent of the required savings may result from the installation of heat pumps. None of the required savings shall be achieved by reduction of glazing area below 15 percent of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).

b. Benefit units that incorporate conservation features in the construction of all on-site dwelling units heated by natural gas, or other nonelectric heat source, that save at least 25 percent of space heat energy use from the maximum permitted by the Northwest Energy Code, as amended. None of the required savings shall be achieved by reduction of glazing area below 15 percent of floor area. Energy use shall be expressed as allowable energy load per square foot or as total transmittance (UA).

c. Developments located within 1/2 mile of transit routes served on at least a half-

0.10 bonus unit per benefit unit that achieves the required savings.

10 percent increase above the base density of the zone.

hourly basis during the peak hours and hourly during the daytime nonpeak hours or within 1/2 mile of a light rail transit or commuter rail station.

## 5. PUBLIC ART

a. Devoting 1% of the project budget to public art on site.

5 percent increase above the base density of the zone.

b. Contributing 1% of the project budget to the King County public art fund for development of art projects. The contribution shall be used for projects located within a one mile radius of the development project.

5 percent increase above the base density of the zone.

## 6. COTTAGE HOUSING

Provision of three to sixteen detached cottage units clustered around at least one common open space.

Two hundred percent of the base density of the underlying zone. Limited to parcels in the R4-R8 zones. Such RDI proposals shall not be eligible to utilize other RDI bonus density incentives listed in this section.

## 7. COMPACT HOUSING

In R and UR zones, for the construction of detached single family homes 1500 square feet or smaller.

One hundred fifty percent of the base density of the underlying zone.

8. WALKABLE COMMUNITIES

In commercial centers located inside the urban growth area, as part of a development proposal that includes elements of walkable design and transit oriented development.

Two hundred percent of the base density of the underlying zone.

45        G. If proposed energy conservation bonus units of this section are reviewed in  
46 conjunction with a subdivision or a short subdivision, the applicant shall provide data and  
47 calculations for a typical house of the type to be built in the development that  
48 demonstrates to the department's satisfaction how the required savings will be achieved.  
49 A condition of approval shall be recorded with the plat and shown on the title of each lot  
50 specifying the required energy savings that must be achieved in the construction of the  
51 dwelling unit. The plat notation shall also specify that the savings shall be based on the  
52 energy code in effect at the time of preliminary plat application."

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54 Beginning on page 233, strike lines 4710 through 4814

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56 Renumber the remaining sections consecutively and correct any internal references  
57 accordingly, including in Attachment D.

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59 In Attachment A, beginning on page 15, strike lines 347 through 384

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61 **EFFECT: Remove TDR affordable housing pilot project. Instead, add an allowance to**  
62 **the Residential Density Incentive program that would allow a development to achieve**  
63 **200% of base density when affordable housing is provided at 40% area medium income**  
64 **in unincorporated King County.**