

Summary of Proposed Affordable Housing Code Amendments

These amendments will build on the existing incentives for affordable housing that exist in [Chapter 112 of the Kirkland Zoning Code](#) for density limited multifamily zones and in the Totem Lake and Rose Hill business district zones (see [TL 10B](#) and [RH 2B](#) Use Zone Charts as examples). The following is a summary of the elements that will be included in the proposed code amendments, based on input provided through September 2009 from the Planning Commission.

Affordability Requirements

- 10% affordable housing required in projects adding 4 or more multifamily units
- Required affordability levels:
 - 50% of King County median income, adjusted for household size, for rental units
 - 80% of King County median income, adjusted for household size, for for-sale units in TL and RH zones
 - 100% of King County median income, adjusted for household size, for for-sale units in density limited zones
 - Add sliding scale option in TL and RH zones (more affordable units than prescribed at higher percentage of median income or fewer affordable units than prescribed at lower percentage of median income)
 - Phase in of affordability requirement in TL and RH zones to encourage pioneer projects (for example, first 100 rental units developed required to be affordable at 70% of median, next 100 rental units required to be affordable at 60% of median, etc.)

Incentives to Offset Requirements

- Provide package of incentives in density limited zones similar to existing code:
 - Allow 2 additional market rate units for every unit of affordable housing included in base density
 - Allow flexible development standards to fit bonus units on site, including
 - increased impervious area and height allowances
 - decreased setbacks, parking and open space requirements
 - Provide permit fee waivers for bonus units
 - Allow use of [Multifamily Tax Exemption](#)
- Require affordable housing based on allowed height increases in applicable TL and RH zones, affordable housing required even if extra height not used
- Add 20' height incentive and require affordable housing in TL 4A,4B and 8

Other Program Elements

- Expand the area where stand-alone housing is allowed in TL 10B and 10C
- Allow some alternative compliance options
 - Fee-in-lieu payment only when portions of affordable units are required
 - Expand existing allowance for off-site development of units to TL and RH zones
 - Add location criteria for off-site development of affordable units