

East King County Cities: Incentive Zoning Programs

Jurisdiction	Geographic Focus	Set Aside Minimum	Required Participation	Incentives Offered	Income Targeting (AMI)		In-Lieu Fee
					Rent	Owner	
Kirkland	Commercial zones, high-density residential zones, medium density zones, office zones	10% of units (including base)	Yes	Height bonus, bonus units, density bonus, and fee exemptions	60-70% AMI	70-100% AMI	Based on cost of construction vs. revenue generated
Bellevue	New multifamily residential developments	None	No	One bonus market-rate unit per affordable unit	Up to 80% AMI	Up to 80% AMI	
Bel-Red, Bellevue	All Bel-Red Land Use Districts	None	No	Density bonus	Up to 80% AMI	Up to 100% AMI	\$18/sq. ft
Central Issaquah Density Bonus Program	Central Issaquah*	20% of density bonus sq. ft.	No	Density bonus	50% AMI	60% AMI	\$15/sq. ft of density bonus
Central Issaquah Urban Core*	Central Issaquah Urban Core*	10% of units (including base)	Yes	Exemption from various impact fees	80% AMI for first 300 units, 70% after	90% AMI for first 300 units, 80% after	For fractional units only
Redmond: Overlake District	All new dwelling units	10% of units (including base)	Optional for first 100 units** Required after first 100 units**	Density bonus of up to one story	80% AMI (if 50% or less, counts as two affordable units)	80% AMI (if 50% or less, counts as two affordable units)	Administrative order needed to calculate formula
Redmond: Downtown	All new dwelling units	10% of units (including base)	Yes	Density credit equal to sq. footage of affordable units	80% AMI (if 50% or less, counts as two affordable units)	80% AMI (if 50% or less, counts as two affordable units)	Administrative order needed to calculate formula
Redmond: Willows/Rose Hill, Education Hill, Grass Lawn, North Redmond	All new single family attached and detached dwelling units	10% of units (including base)	Yes	1 bonus market-rate unit/affordable unit, impact fee waivers (depending on affordability)	80% AMI (if 50% or less, counts as two affordable units)	80% AMI (if 50% or less, counts as two affordable units)	Administrative order needed to calculate formula
Redmond: Affordable Senior Housing Bonus***	Any zoning district that allows retirement residents or multifamily housing	50% of housing or retirement residence units	No	Density bonus if 50% of units or more are affordable for seniors	50% AMI	50% AMI	

*Developers can use the Density Bonus Program in addition to the mandatory Urban Core program

**Requirements are optional for the first 100 housing units built in the district. Each proposed development site may qualify for waiver of no more than 25 units of affordable housing.

***Senior Housing Bonus program is a special incentive program that can be used in addition to other programs

*Central Issaquah & Central Issaquah Urban Core identified on page 34 of Central Issaquah Plan - <http://issaquahwa.gov/DocumentCenter/View/1139>