



Impact Fees, Application to Exempt or Request Incentives

Affordable Housing Project

Please submit this application to the Department of Local Services, Permitting Division (Permitting). The application will also be reviewed by the Department of Community and Human Services (DCHS).

For information regarding impact fees, please see Impact Fees, Information to Exempt or Request Incentives on the Permitting [Permit application forms and handouts, by title web page](#).

Applicant Information		
APPLICANT NAME		
AGENT FOR (IF APPLICANT IS NOT OWNER)		
APPLICANT ORGANIZATION		
APPLICANT STREET ADDRESS		
CITY	STATE	ZIP CODE
TELEPHONE NUMBER	TELEPHONE NUMBER	
EMAIL ADDRESS		

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The applicant is (check one):

A public housing agency, non-profit developer, or private developer

An individual developer: an owner or household who is building (or contracting to build) a single house on property they own, for their own use)

This application is for (check all that apply)

Exemption from school impact fees (See Section A.1 below)

Request for density bonus (See Section B below)

Request to reduce on-site parking (See Section C below)

Request to reduction on-site recreation space (See Section D below)

Project Information

Location of Proposed Development (parcel number and address, city, zip code, or street coordinates)

PARCEL NUMBER(S)

PROJECT/PERMIT FILE NUMBER

SIZE OF PROPERTY IN ACRES OR SQUARE FEET

STREET ADDRESS OR STREET COORDINATES

CITY

STATE

ZIP CODE

UNDERLYING ZONE

Please provide a brief description of the proposed development, including the amount of low-income housing and why you believe the project will qualify for low-income housing exemptions or incentives.

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Amount and Type of Low-Income Housing Proposed	
1. Total number of housing units proposed (rented or owned)	
2. Number of rental units of each size affordable to households earning 60% or less of area median income adjusted for household size	
a. Studio (affordable for one-person household)	
b. One bedroom (affordable for two-person household)	
c. Two bedroom (affordable to three-person households)	
d. Three or more bedrooms (affordable to four or more person households)	
Total number of rental housing units proposed (add a. through d. above)	
3. Number of ownership units of each size affordable to households earning 80% or less of area median income adjusted for household size.	
a. Studio (affordable for one-person household)	
b. One bedroom (affordable for two-person household)	
c. Two bedroom (affordable to three-person households)	
d. Three bedroom (affordable to four or more person households)	
e. Four or more bedrooms (affordable to five or more person households)	
Total number of ownership housing units proposed (add a. through e. above)	
PLEASE DESCRIBE ANY SPECIAL CONDITIONS OR CONSIDERATIONS REGARDING THE AFFORDABLE HOUSING PROPOSED.	

Covenants

I understand that a covenant and lien will be recorded against this development to assure the continued provision of low- or moderate-income housing units as described in this application and as specified above.

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Application for Fee Exemption

[Current School Impact Fees](#)

School Impact Fee: Amount that would be owed for this project <i>without</i> affordable income housing exemption:	\$
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A lien against the property stipulates that these amounts are payable to King County at current rates if at any time the affordable housing requirement is not met.

A. Application for Residential Density Incentive (RDI) – Worksheet

Residential density (or “du”) is the average number of families living on one acre of land.

1. Base density allowed by current zone		du/acre
2. Number of acres or portion of acres in this property		acres
3. Number of units allowed prior to any density bonus (acres/du per acre)		units

A density “bonus” allows you to build more units than usually allowed. You can never go beyond 200% of base density, but having “benefit units” does allow you to increase the residential density of your project. (See [King County Codes](#) 21A.34.040-050)

For example, four affordable “benefit” units earning 1.5 bonus units = 6 additional units.

4. Number of affordable “benefit” units:	No. of bonus units		
a. Serving non-senior citizens at or below 50% AMI			
b. Serving a one or two-person household at or below 50% AMI, in which at least one person is 62 years or older (maximum of 60 low-income units over five acres of site)			
c. Senior citizen assisted housing units of 600 square feet or less			
d. Ownership units for income-qualified buyers at 80% AMI (no restrictions on resale)			

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e. Ownership units for income-qualified buyers at 80% AMI (Resale restricted to income qualified buyers for 15 years)			
f. Ownership units for income-qualified buyers at 80% AMI (Resale restricted to income qualified buyers for 30 years)			
g. 100% ownership units for income qualified buyers at 80% AMI (Resale restricted to income qualified buyers for 15 years)			
h. Mobile home space or pad reserved for mobile home relocated from closed facility in King County			
Total number of bonus units earned (add a through h)			
Number of units allowed by base density (same as #3 above)			
Total number of units allowed on property due to Residential Density Incentives:			

Note that the total number of units allowed may not exceed 150% of the base density (or 200%, if 100% of the planned units are affordable according to one of the criteria above).

B. Reduction of Parking Requirement. See KCC 21A.34.080 (D)

Number of required on-site parking spaces per unit prior to affordability reduction (See KCC 21A.34.080 (D):		per unit
Reduction requested to:		per unit
PLEASE TELL WHY THE PARKING SHOULD BE REDUCED.		

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C. Reduction of Required On-site Recreation Area

For more information about the required onsite recreation area, please see *On-Site Recreation for Residential and Mixed-Use Developments*, on the Permitting [Permit application forms and handouts, by title web page](#).

Amount of on-site recreation area required prior to affordability reduction:			acres or sq. ft.
Reduction requested to		percent of requirement, resulting in	acres or sq. ft.
PLEASE TELL WHY THE ON-SITE RECREATION AREA SHOULD BE REDUCED.			

I, the undersigned applicant, certify that all statements in this application are true.

SIGNATURE OF APPLICANT _____	DATE _____
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