AGENDA
AFFORDABLE HOUSING COMMISSION

June 7, 2023, 4:30 pm

Hybrid Meeting In-person and via Zoom

Members of the public who wish to participate in this meeting may do so either in-person or remotely via video conferencing by joining at the following link:
https://us02web.zoom.us/j/89181074283?pwd=bkYvaUprbHRsM0JCTXpWUjc4YVFHQT09

Meeting ID: 891 8107 8314
Passcode: 967492

Phone participation is also available by calling **1-253-215-8782,**
and entering webinar ID: **891 8107 8314**
When prompted, the password is: **967492**

AGENDA OF THE REGULAR MEETING OF THE
ELLENSBURG AFFORDABLE HOUSING COMMISSION
June 7, 2023 4:30 pm
Hybrid Meeting

1) CALL TO ORDER AND ROLL CALL OF MEMBERS
2) APPROVAL OF THE AGENDA
3) APPROVAL OF MINUTES –
    a. April 5, 2023 Meeting Minutes
    b. May 3, 2023 Meeting Minutes
4) NEW BUSINESS –
    a. Workplan Objective 1 Review Dimensional Standards, Permitted Uses, Bonus Density
    b. Future Land Use and Zoning
5) UNFINISHED BUSINESS
6) CITIZEN COMMENT
7) STAFF UPDATE/DISCUSSION ITEM
8) COMMISSION REPRESENTATIVE UPDATE
9) ADJOURNMENT

City of Ellensburg WASHINGTON

For more information on the Affordable Housing Commission, contact the Community Development office at 509-962-7653

COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

MINUTES OF ELLENSBURG CITY AFFORDABLE HOUSING COMMISSION

Date and Time: Affordable Housing Commission meeting, April 5, 2023 - 4:30 p.m.

Place of Meeting: Hybrid Meeting In-person and via Zoom

Present (in-person):

Present (virtual): Sarah Bedsaul, Jordan Ruhle, John Perrie, Sarah Beauchamp, Kim Funston, Dan Witkowski (7 minutes after start of meeting)

Absent:

Others Present: Jeremy Johnston; Community Development Planning Manager; Kathy Boots, Planning Technician; Heidi Behrends-Cerniwey; City Manager

Others Present Via Zoom:

---

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Bedsaul called the meeting to order at 4:33 pm. Roll call completed.

2. APPROVAL OF THE AGENDA

Commissioner Perrie made a motion to approve the agenda. **Motion passed 5-0.**

3. APPROVAL OF MINUTES

Commissioner Perrie made a motion to approve minutes from February 8, 2023, as presented. **Motion passed 5-0.**

4. NEW BUSINESS

A. Staffing Update- Introductions

Jeremy Johnston; Community Development Planning Manager introduced himself.

B. Catherine Park Update

Johnston reported that the Catherine Park project is on hold. City Council would like to review the publics concerns and site changes may be needed. The City is meeting with Habitat for Humanity next week to address concerns.

5. UNFINISHED BUSINESS

A. Housing Action Plan Implementation

Johnston reported that he is working with the Department of Commerce to try to get deliverables for the grant to them by June 15, 2023. He would like to finish the implementation whether it is before or after the deadline. He may be able to deliver between June 15-30th if necessary but there is no flexibility with the Department of Commerce after that. The grant monies were to be used to fund a year-long position helping with housing. Staff will create a timeline with the work needed to be done and present it at the next meeting. Commissioners are open to meeting more often and are willing to help.

6. CITIZEN COMMENT

None

7. STAFF UPDATE/DISCUSSION ITEMS

Hannah Tower has resigned from the committee. Tower made a recommendation of Courtney Garzone to join the Commission. Garzone is interested and an interview will be scheduled. Commissioners would like the new members to receive some past minutes to get up to speed. Ruhle was unable to find minutes for the 3/16/22 meeting. Staff will look for the 3/16/22 minutes. City Council will be acknowledging Commissioner Towers service.

8. Commission Representative Update

Commissioner Funston and Witkowski were welcomed.

Next meeting scheduled for May 3, 2023, 4:30 pm

9. Adjourned at 5:08 pm

COMMUNITY DEVELOPMENT DEPARTMENT
501 North Anderson Street, Ellensburg WA 98926

MINUTES OF ELLENSBURG CITY AFFORDABLE HOUSING COMMISSION

Date and Time: Affordable Housing Commission meeting, May 3, 2023 - 4:30 p.m.

Place of Meeting: Hybrid Meeting In-person and via Zoom

Present (in-person): Sarah Beauchamp

Present (virtual): Sarah Bedsaul, Jordan Ruhle, John Perrie, Kim Funston, Dan Witkowski

Absent: Courtney Garzone

Others Present: Jeremy Johnston; Community Development Planning Manager; Kathy Boots, Planning Technician

Others Present Via Zoom:

---

1. CALL TO ORDER AND ROLL CALL OF MEMBERS

Bedsaul called the meeting to order at 4:33 pm. Roll call completed.

2. APPROVAL OF THE AGENDA

The agenda was changed to address unfinished business prior to new business.

3. APPROVAL OF MINUTES

Minutes for April 5, 2023, were not included in the packet. Tabled until next meeting.

4. UNFINISHED BUSINESS

a. Housing Action Plan status

Johnston stated the grant was not going to be able to be received since there is not enough time for the deliverables. He wants to continue to work on the objectives even if there is not a hard deadline and apply in 2023 if the grant is offered.

5. NEW BUSINESS

b. Workplan discussion- next steps

Johnston stated that he was going to put together a summary for June's meeting regarding Action 1 in the housing action plan. He has set a goal to complete 1.1 and 1.2 by July. He would like the Commission to look at ways the code may be able to be changed to increase affordable housing. Johnston stated that he would like to have a meeting with the AHC and PC members to collaborate on how to increase affordable housing. Research into other jurisdictions design guidelines for affordable housing is needed. The change in legislation does not apply to the City of Ellensburg due to its size. Johnston will provide links to the Development Code.

6. CITIZEN COMMENT

No citizen comments.

7. STAFF UPDATE/DISCUSSION ITEMS

None

8. COMMISSION REPRESENTATIVE UPDATE

None

Next meeting scheduled for June 7, 2023, 4:30 pm in-person

9. Adjourned at 4:56 pm

<u>Below are three examples of bonus density regulations in Washington State. These regulations can be simple or complicated. The goal is to strike the balance between incentivizing affordable housing and preserving aesthetic and functional compatibility.</u>

City of Poulsbo, WA (Kitsap County)

Bonus Density Example

Affordable Low Income Housing Incentives. A density bonus may be granted as an incentive to encourage developers to build affordable low income ownership and rental housing. For every affordable unit that a developer agrees to build, the developer may build additional units greater than would be allowed otherwise.

1. Density Bonus. Any development that includes at least ten percent of the pre-density-bonus units within the development as affordable for low income households, a density bonus for the development may be granted.

    a. A density bonus of twenty percent unit increase over the maximum number of dwelling units allowed in the underlying zoning district will be granted when ten percent of the pre-density-bonus units are designated as affordable housing.

    b. A density bonus of twenty-five percent unit increase over the maximum number of dwelling units allowed in the underlying zoning district will be granted when fifteen percent of the pre-density-bonus units are designated as affordable housing.

    c. The maximum density bonus is a twenty-five percent increase.

2. Eligibility.

    a. The density bonus shall apply only to housing developments consisting of five or more dwelling units. The density bonus shall be used to include low income housing units as a part of a larger development, as a means of avoiding concentrating such housing in any given area of the city. The affordable units shall be of a similar size and scale as the rest of the development's units.

    b. Prior to issuance of a building permit for any dwelling unit in a development for which density bonus units have been awarded, the developer shall enter into an affordable housing development agreement with the city to guarantee for twenty years their continued use and availability to low income households. The terms and conditions of the agreement shall run with the land, be noticed to title, shall be binding upon the successor in interest of the developer, and shall be recorded in the office of the Kitsap County recorder. The agreement shall include the following provisions:

i. If appropriate, the deeds to the designated units shall state that the developer or his/her successor in interest shall not sell, rent, lease, sublet, assign, or otherwise transfer any interests for same without the written approval of the city confirming the continued use of the designated units for low income households.

ii. The city shall have the authority to enter into other agreements with the developer or purchasers of the dwelling units as may be necessary to assure that the required dwelling units are continuously occupied by eligible households.

Kirkland,WA

Bonus Density Example

Chapter 112 – AFFORDABLE HOUSING INCENTIVES – MULTIFAMILY

Sections:

112.05 User Guide SHARE

This chapter offers dimensional standard flexibility and density and economic incentives to encourage construction of affordable housing units in commercial zones, high density residential zones, medium density zones, and office zones.

If you are interested in proposing four (4) or more residential units in commercial zones, high density residential zones, medium density zones, or office zones, or you wish to participate in the City's decision on such a project, you should read this chapter.

(Ord. 4733 § 1, 2020; Ord. 4392 § 1, 2012; Ord. 4222 § 1, 2009; Ord. 3938 § 1, 2004)

Back to Top

112.10 Purpose

There is a limited stock of land within the City zoned and available for residential development and there is a demonstrated need in the City for housing which is affordable to persons of low and moderate income. Therefore, this chapter provides development incentives in exchange for the public benefit of providing affordable housing units in commercial zones, high density residential zones, medium density zones, and office zones.

(Ord. 4733 § 1, 2020; Ord. 4392 § 1, 2012; Ord. 4222 § 1, 2009; Ord. 3938 § 1, 2004)

Back to Top

112.15 Affordable Housing Requirement

1. Applicability –

    a. Minimum Requirement – All developments creating four or more new dwelling units in commercial, high density residential, medium density and office zones shall provide at least 10 percent of the units as affordable housing units and comply with the provisions of this chapter as established in the General Regulations or the Special Regulations for the specific use in Chapters 20 through 56 KZC. For Transit Oriented Development in the PR 1.8 zone, see the permitted uses for the minimum amount of affordable housing to be provided and other requirements of this chapter that do not apply.

    b. Voluntary Use – All other provisions of this chapter are available for use in developments where the minimum requirement does not apply; provided, however, the provisions of this chapter are not available for use in developments located within the BN zone.

2. Calculation in Density-Limited Zones – For developments in density-limited zones, the required amount of affordable housing shall be calculated based on the number of dwelling units proposed prior to the addition of any bonus units allowed pursuant to KZC 112.20.

3. Calculation in CBD 5A, RH, HENC 2, TL, Transit Oriented Development in PR 1.8, FHNC, BCX and PLA 5C Zones – For developments in the CBD 5A, RH, TL, FHNC, BCX, TOD in PR 1.8, HENC 2, and PLA 5C zones, the required amount of affordable housing shall be calculated based on the total number of dwelling units proposed.

4. Rounding and Alternative Compliance – In all zones, the number of affordable housing units required is determined by rounding up to the next whole number of units if the fraction of the whole number is at least 0.66. KZC 112.30 establishes methods for alternative compliance, including payment in lieu of construction for portions of required affordable housing units that are less than 0.66 units.

(Ord. 4811 § 1, 2022; Ord. 4784 § 1, 2022; Ord. 4733 § 1, 2020; Ord. 4650 § 1, 2018; Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4476 § 3, 2015; Ord. 4474 § 1, 2015; Ord. 4392 § 1, 2012; Ord. 4390 § 1, 2012; Ord. 4337 § 1, 2011; Ord. 4286 § 1, 2011; Ord. 4222 § 1, 2009; Ord. 3938 § 1, 2004)

Back to Top

112.20 Basic Affordable Housing Incentives

1. Approval Process – The City will use the underlying permit process to review and decide upon an application utilizing the affordable housing incentives identified in this section.

2. Bonus –

    a. Height Bonus – In RH, PLA 5C, FHNC, and TL use zones where there is no minimum lot size per dwelling unit, and for Transit Oriented Development in the PR 1.8 zone, additional building height has been granted in exchange for affordable housing, as reflected in each Use Zone Chart for the RH, FHNC and TL zones and tables for the PLA 5C and PR 1.8 zones.

    b. Development Capacity Bonus – On lots or portions of lots in the RH 8 use zone located more than 120 feet north of NE 85th Street, between 132nd Avenue NE and parcels abutting 131st Avenue NE, in the HENC 2 use zone, and in the CBD 5A use zone, where there is no minimum lot size per dwelling unit, additional residential development capacity has been granted in exchange for affordable housing as reflected in the Use Zone Chart.

    c. Bonus Units – For uses in zones where the number of dwelling units allowed on the subject property is determined by dividing the lot size by the required minimum lot area per unit, two (2) additional units ("bonus units") may be constructed for each affordable housing unit provided. (See Plate 32 for example of bonus unit calculations.)

    d. Maximum Unit Bonuses – The maximum number of bonus units achieved through a basic affordable housing incentive shall be 25 percent of the number of units allowed based on the underlying zone of the subject property.

e. Density Bonus for Assisted Living Facilities – The affordable housing density bonus may be used for assisted living facilities to the extent that the bonus for affordable housing may not exceed 25 percent of the base density of the underlying zone of the subject property.

3. Alternative Affordability Levels – An applicant may propose affordability levels different from those defined in Chapter 5 KZC for the affordable housing units.

a. In use zones where a density bonus is provided in exchange for affordable housing units, the ratio of bonus units per affordable housing unit for alternative affordability levels will be as follows:

Affordability Level	**Bonus Unit to Affordable Unit Ratio**
Renter-Occupied Housing	
60% of median income	1.9 to 1
70% of median income	1.8 to 1
Owner-Occupied Housing	
90% of median income	2.1 to 1
80% of median income	2.2 to 1

b. In the CBD 5A, HENC 2, RH, TL and PLA 5C use zones, the percent of affordable units required for alternative affordability levels will be as follows:

Affordability Level	**% of Project Units Required to Be Affordable**
Renter-Occupied Housing	
60% of median income	13%
70% of median income	17%
Owner-Occupied Housing	
70% of median income	8%
90% of median income	13%
100% of median income	21%

c. To encourage “pioneer developments” in the Rose Hill and Totem Lake business districts, the definition of affordable housing for projects in the RH and TL zones shall be as provided in the following table. This subsection shall apply only to those projects which meet the affordability requirements on site or off site. This subsection shall not apply to those projects which elect to use a payment in lieu of constructing affordable units as authorized in KZC 112.30(4).

The affordable housing requirements for projects vested on or after the effective date of the ordinance codified in this section must be targeted for households whose incomes do not exceed the following:

Number of Total Units		**Affordability Level**	
RH Zones	***TL Zones***	***Renter-Occupied***	***Owner-Occupied***
First 50 units	First 150 units	70% of median income	100% of median income
Second 50 units	Second 150 units	60% of median income	90% of median income
All subsequent units	All subsequent units	50% of median income	80% of median income

“Number of total units” shall mean the total number of housing units (affordable and otherwise) permitted to be constructed within the RH and TL zones where affordable housing units are required and which have not received funding from public sources.

d. Depending on the level of affordability provided, the affordable housing units may not be eligible for the impact fee waivers described in subsections (5)(a) and (5)(b) of this section.

4. Dimensional Standards Modification – To the extent necessary to accommodate the bonus units allowed under subsection (2)(c) of this section on site, the following requirements of the Kirkland Zoning Code may be modified through the procedures outlined in this subsection. These modifications may not be used to accommodate the units resulting from the base density calculation.

a. Maximum Lot Coverage – The maximum lot coverage may be increased by up to five (5) percentage points over the maximum lot coverage permitted by the underlying use zone. Maximum lot coverage may not be modified through this provision on properties with streams, wetlands, minor lakes or their buffers. In addition, this modification would require a shoreline variance as set forth in Chapter 141 KZC for properties within jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.

b. Parking Requirement – The required parking may be reduced to 1.0 space per affordable housing unit. No additional guest parking is required for affordable housing units. If parking is reduced through this provision, the owner of the affordable housing unit shall sign a covenant, in a form acceptable to the City Attorney, restricting the occupants of each affordable housing unit to a maximum of one (1) automobile.

c. Structure Height – Maximum height for structures containing affordable housing units may be increased by up to six (6) feet for those portions of the structure(s) that are at least 20 feet from all property lines. Maximum structure height may not be modified through this provision for any portion of a structure that is adjoining a low density zone. This modification may be permitted or may require a shoreline variance as set forth in Chapter 141 KZC for properties within jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.

d. Required Yards – Structures containing affordable housing units may encroach up to five (5) feet into any required yard except that in no case shall a remaining required yard be less than five (5) feet. A modification to the shoreline setback would require a shoreline variance set forth in Chapter 141 KZC for properties within jurisdiction of the Shoreline Management Act. See Chapter 83 KZC.

e. Common Recreational Space – Common recreational open space per unit, when required, may be reduced by 50 square feet per affordable housing unit.

5. Impact Fee and Permit Fee Calculation –

a. Applicants providing a greater number of affordable housing units or a greater level of affordability than is required by this code may request an exemption from payment of:

1) Road impact fees as established by KMC 27.04.050; and

2) Park impact fees as established by KMC 27.06.050.

The allowed exemption shall only apply to those units in excess of the minimum required by code unless the development will be utilizing public assistance targeted for low-income housing.

b. Applicants providing affordable housing units may request an exemption from payment of school impact fees as established by KMC 27.08.050.

c. Applicants providing affordable housing units are eligible for exemption from various planning, building, plumbing, mechanical and electrical permit fees for the bonus units allowed under subsection (2)(c) of this section as established in KMC 5.74.070 and KMC Title 21.

6. Property Tax Exemption – A property providing affordable housing units may be eligible for a property tax exemption as established in Chapter 5.88 KMC.

(Ord. 4749 § 1, 2021; Ord. 4733 § 1, 2020; Ord. 4637 § 3, 2018; Ord. 4636 § 3, 2018; Ord. 4498 § 3, 2015; Ord. 4476 § 3, 2015; Ord. 4474 § 1, 2015; Ord. 4337 § 1, 2011; Ord. 4252 § 1, 2010; Ord. 4222 § 1, 2009; Ord. 3938 § 1, 2004)

Back to Top

112.25 Additional Affordable Housing Incentives

1. Approval Process for Additional Affordable Housing Incentives – An applicant may request that the City grant affordable housing incentives in addition to or in place of the basic affordable housing incentives allowed in KZC 112.20 due to specific site conditions. Such a request shall be reviewed and decided upon as outlined below.

2. Density Bonus – An applicant may propose more than two (2) bonus units for every affordable housing unit or a density bonus exceeding 25 percent of the number of units allowed in the underlying zone of the subject property. However, in no event may a project receive a bonus that would result in a number of bonus units that exceeds 50 percent of the number of units allowed based on the underlying zone of the subject property. Such a request shall be reviewed and decided upon by the Planning and Building Director. The decision of the Planning and Building Director in approving or denying a modification under this subsection may be appealed using the appeal provision, as applicable, of Process I, KZC 145.60 through 145.110.

3. Dimensional Standards Modification – An applicant may request further modification from the dimensional standards listed in KZC 112.20(4). Approval of any further modification of the dimensional standards will be based on the applicant’s demonstration that the subject property cannot reasonably achieve the permitted density, including the bonus units. Such a request shall be reviewed and decided upon using Process I, described in Chapter 145 KZC. If the development, use, or activity requires approval through Process IIA or IIB, the entire proposal will be decided upon using that other process.

4. Criteria for Approving Additional Affordable Housing Incentives – The City may approve one (1) or more of the additional affordable housing incentives listed in subsection (2) or (3) of this section, in addition to or in place of the basic affordable housing incentives, if one (1) or more of the following requirements are met:

a. The additional incentive is necessary to provide sufficient economic incentive to the applicant to offset the cost of providing the affordable housing units.

b. The additional incentive is necessary to reasonably achieve the permitted density, including the bonus units.

c. The additional incentive is necessary to achieve a greater number of affordable housing units than the affordable housing requirements would prescribe or a greater level of affordability than is defined by the term affordable housing unit.

In making its decision on additional incentives, the City will consider the value of any property tax exemptions available to the project from the City as established in Chapter 5.88 KMC, as well as other fee waivers or reductions as established in the Kirkland Municipal Code.

(Ord. 4733 § 1, 2020; Ord. 4286 § 1, 2011; Ord. 4222 § 1, 2009; Ord. 3938 § 1, 2004)

City of Shoreline

20.40.230 Affordable housing.

A. Provisions for density bonuses for the provision of affordable housing apply to all land use applications except the following, which are not eligible for density bonuses: (a) the construction of one single-family dwelling on one lot that can accommodate only one dwelling based upon the underlying zoning designation, and (b) provisions for accessory dwelling units.

1. Density for land subject to the provisions of this section may be increased by up to a maximum of 50 percent above the underlying base density when each of the additional units is provided for households in these groups:

    a. Extremely low income – 30 percent of median household income;

    b. Very low income – 31 percent to 50 percent of median household income;

    c. Low income – 51 percent to 80 percent of median household income;

d. Moderate income – 80 percent of median household income;

e. Median household income is the amount calculated and published by the United States Department of Housing and Urban Development each year for King County.

(Fractions of 0.5 or greater are rounded up to the nearest whole number.)

2. **Residential Bonus Density for the Development of For-Purchase Affordable Housing.** Density for land subject to the provisions of this section may be increased above the base density by the following amounts (fractions of 0.5 or greater are rounded up to the nearest whole number):

a. Up to a maximum of 50 percent above the underlying base density when each of the additional units or residential building lots are provided for households in the extremely low, very low, or low income groups.

3. A preapplication conference will be required for any land use application that includes a proposal for density bonus.

4. Residential bonus density proposals will be reviewed concurrently with the primary land use application.

5. All land use applications for which the applicant is seeking to include the area designated as a critical area in the density calculation shall satisfy the requirements of this Code. The applicant shall enter into a third party contract with a qualified professional and the City to address the requirements of the critical area regulations, Chapter 20.80 SMC, Critical Areas, or Shoreline Master Program, SMC Title 20, Division II.

B. The affordable units constructed under the provisions of this chapter shall be included within the parcel of land for which the density bonus is granted. Segregation of affordable housing units from market rate housing units is prohibited.

C. Prior to the final approval of any land use application subject to the affordable housing provisions, the owner of the affected parcels shall deliver to the City a duly executed covenant running with the land, in a form approved by the City Attorney, requiring that the affordable dwellings that are created pursuant to those sections remain affordable housing for a period of 30 years from the commencement date. The commencement date for for-purchase units shall be the date of settlement between the developer and the first owner in one of the applicable income groups. The commencement date for rental units shall be the date the first lease agreement with a renter in one of the applicable income groups becomes effective. The applicant shall be responsible for the cost and recording of the covenant.

D. When dwelling units subject to this section will be constructed in phases, or over a period of more than 12 months, a proportional amount of affordable housing units must be completed at or prior to completion of the related market rate dwellings, or as approved by the Director.

E. If a project is to be phased, the proportion of affordable units or residential building lots to be completed with each phase shall be determined as part of the phasing plan approved by the Director.

F. In subdivisions where the applicant intends to sell the individual unimproved lots, it is the responsibility of the applicant to arrange for the affordable units to be built.

G. In single-family developments where there are two or more affordable units, side yard setbacks may be waived to allow for attached housing units for affordable units only. The placement and exterior design of the attached units must be such that the units together resemble as closely as possible a single-family dwelling.

H. A development fee waiver may be approved by the Director for City imposed fees based on the percentage of affordable housing units to be constructed or remodeled that will be affordable to residents whose annual income does not exceed 60 percent King County Area Median Income. The development fee waiver will be commensurate with the percentage of affordable units in the development. (Ord. 767 § 1 (Exh. A), 2017; Ord. 731 § 1 (Exh. A), 2015; Ord. 724 § 1 (Exh. A), 2015; Ord. 462 § 1, 2007; Ord. 238 Ch. IV § 3(B), 2000).

B. Affordable housing is voluntary in MUR-35' and mandatory in the MUR-45' and MUR-70' zones. The following provisions shall apply to all affordable housing units required by, or allowed through, any provisions of the Shoreline Municipal Code:

1. The City provides various incentives and other public resources to promote affordable housing. Specific regulations providing for affordable housing are described below:

	MUR-70'+	**MUR-70'**	**MUR-45'**	**MUR-35'**
Mandatory Participation	Yes	Yes	Yes	No
Incentives (3) (4)	Height may be increased above 70 ft.; no density limits; and may be eligible for 12-year or 20-year property tax exemption (PTE) pursuant to Chapter 3.27 SMC; permit fee reduction pursuant to SMC 20.40.235(F); and impact fee reduction pursuant to SMC Title 3.	Entitlement of 70 ft. height; no density limits; and may be eligible for 12-year or 20-year property tax exemption (PTE) pursuant to Chapter 3.27 SMC; permit fee reduction pursuant to SMC 20.40.235(F); and impact fee reduction pursuant to SMC Title 3.	Entitlement of 45 ft. height; no density limits; and may be eligible for 12-year or 20-year property tax exemption (PTE) pursuant to Chapter 3.27 SMC; permit fee reduction pursuant to SMC 20.40.235(F); and impact fee reduction pursuant to SMC Title 3.	No density limits; and may be eligible for 12-year or 20-year property tax exemption (PTE) pursuant to Chapter 3.27 SMC; permit fee reduction pursuant to SMC 20.40.235(F); and impact fee reduction pursuant to SMC Title 3.
Studio, 1 bedroom (3) (4)	20% of rental units shall be affordable to households making 60% or less of the median	20% of rental units shall be affordable to households making 70% or less of the median income for King County adjusted for household size; or		

	MUR-70'+	MUR-70'	MUR-45'	MUR-35'
	income for King County adjusted for household size; or 10% of rental units shall be affordable to households making 50% or less of the median income for King County adjusted for household size.	10% of rental units shall be affordable to households making 60% or less of the median income for King County adjusted for household size.		
2+ bedrooms (3) (4)	20% of the rental units shall be affordable to households making 70% or less of the median income for King County adjusted for household size; or 10% of the rental units shall be affordable to households making 60% or less of the median income for King County adjusted for household size.	20% of the rental units shall be affordable to households making 80% or less of the median income for King County adjusted for household size; or 10% of the rental units shall be affordable to households making 70% or less of the median income for King County adjusted for household size.		

2. Payment in lieu of constructing any fractional portion of mandatory units is available upon City Council's establishment of a fee in lieu formula. See subsection (E)(1) of this section. Full units are not eligible for fee in lieu option and must be built on site.

3. In order to be eligible for a property tax exemption pursuant to Chapter 3.27 SMC, 20 percent of units must be built to affordability standards.

4. In order to be eligible for permit or impact fee reductions or waivers, units must be affordable to households making 60 percent or less of the King County area median income.

C. **Mixed-Use Residential Zone Affordable Housing Requirements.** The following provisions shall apply to all affordable housing units required by or created through any incentive established in the Shoreline Municipal Code unless otherwise specifically exempted or addressed by the applicable code section for specific affordable housing programs or by the provisions of an approved development agreement:

1. **Duration.** Affordable housing units shall remain affordable for a minimum of 99 years from the date of initial occupancy. At the discretion of the Director a shorter affordability

time period, not to be less than 30 years, may be approved for ownership affordable housing units in order to meet federal financial underwriting guidelines at such time as the City creates an affordable ownership program.

2. **Designation of Affordable Housing Units.** The Director shall review and approve the location and unit mix of the affordable housing units, consistent with the following standards, prior to the issuance of any building permit:

a. **Location.** The location of the affordable housing units shall be approved by the City, with the intent that the units are generally mixed with all other market rate housing in the development.

b. **Size (Bedroom).** The affordable housing units shall consist of a range of the number of bedrooms that are comparable to the market rate housing units in the overall development.

c. **Size (Square Footage).** Affordable housing units shall be the same size as market rate housing units with the same number of bedrooms unless approved by the Director. The Director may approve smaller units when: (a) the size of the affordable housing is at least 90 percent of the size of the market rate housing in the project with the same number of bedrooms; and (b) the affordable units are not less than 500 square feet for a studio unit, 600 square feet for a one-bedroom unit, 800 square feet for a two-bedroom unit and 1,000 square feet for a two-bedroom-plus unit.

d. All units in the development must have equal access to the development's amenities or facilities, such as parking, fitness centers, community rooms, and swimming pools. If a fee is charged for the use of an amenity/facility, then all units in the development must be charged equally for such use.

3. **Timing/Phasing.** The affordable housing units shall be available for occupancy in a time frame comparable to the availability of the market rate housing units in the development unless a phasing plan is developed pursuant to subsection D of this section or the requirements of this section are met through subsection E of this section.

4. **Development Standards.**

a. **Off-Street Parking.** Off-street parking shall be provided for the affordable housing units consistent with SMC 20.50.390.

b. **Recreation Space.** The recreation/open space requirements for housing units affordable to families making 60 percent or less of adjusted median income for King County shall be calculated at 50 percent of the rate required for market housing in SMC 20.50.240(G).

5. Depending on the level of affordability, units provided by a not for profit entity may be eligible for an exemption from impact fees as provided in the impact fee chapters of SMC Title 3.

6. In the event of a fractional affordable housing unit, payment in lieu in accordance with subsection (E)(1) of this section is allowed for the fractional unit.

D. **Affordable Housing Agreement.** An affordable housing agreement shall be recorded with the King County Recorder's Office prior to the issuance of a building permit for any development providing affordable housing pursuant to the requirements or incentives of the Shoreline Municipal Code.

1. The recorded agreement shall be a covenant running with the land and shall be binding on the assigns, heirs and successors of the applicant.

2. The agreement shall be in a form approved by the Director and the City Attorney and shall address price restrictions, tenant qualifications, affordability duration, phasing of construction, monitoring of affordability and any other topics related to the provision of the affordable housing units.

3. The agreement may, at the sole discretion of the City, establish a monitoring fee for the affordable units. The fee shall cover the costs incurred by the City to review and process documents to maintain compliance with income and affordability restrictions of the agreement.

4. The City may, at its sole discretion, agree to subordinate any affordable housing regulatory agreement for the purpose of enabling the owner to obtain financing for development of the property.

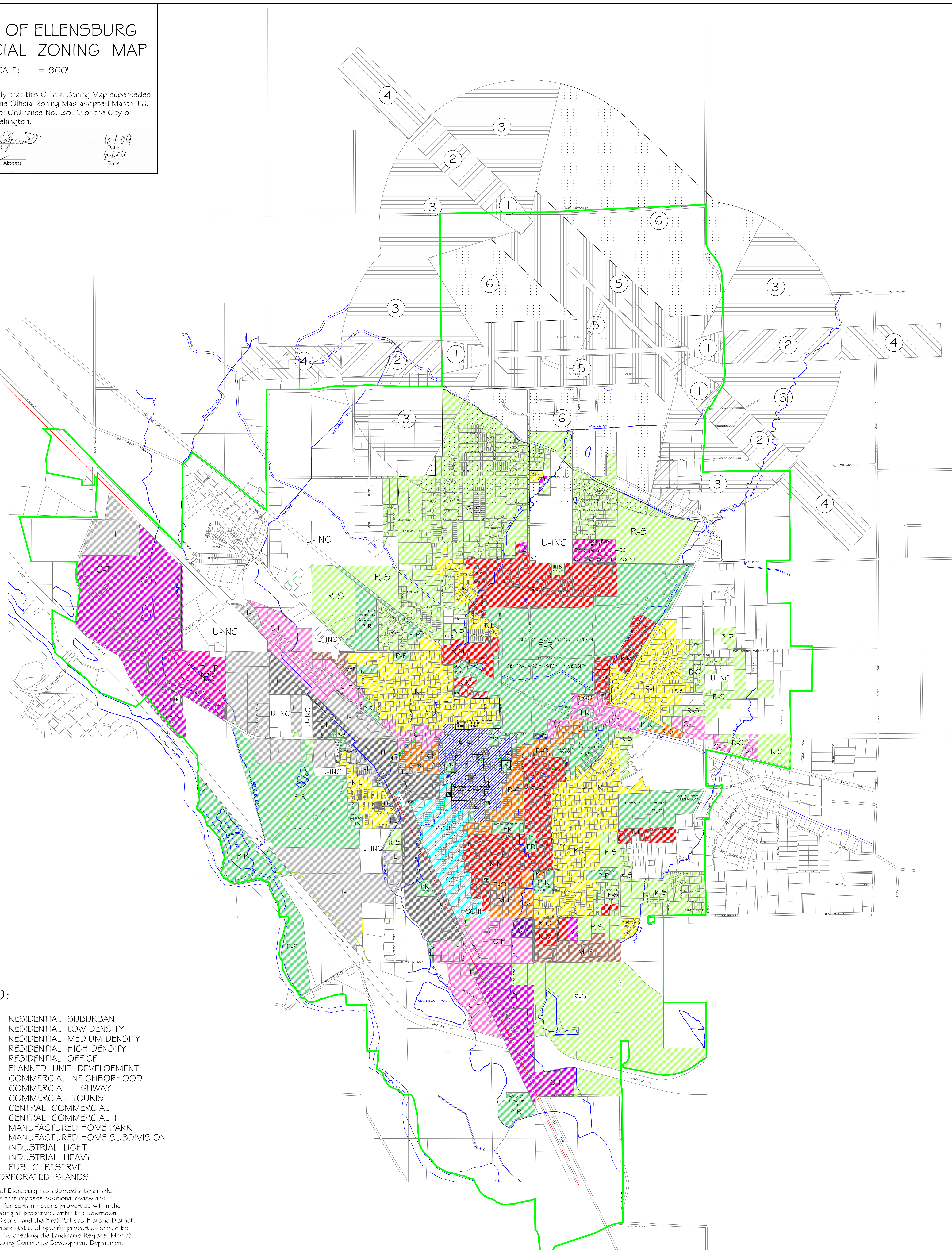
CITY OF ELLENSBURG OFFICIAL ZONING MAP

SCALE: 1" = 900'

This is to certify that this Official Zoning Map supercedes and replaces the Official Zoning Map adopted March 16, 1970 as part of Ordinance No. 2810 of the City of Ellensburg, Washington.

(Mayor) Date 6-1-09

(City Clerk Attest) Date 6-1-09



LEGEND:

- R-S RESIDENTIAL SUBURBAN
- R-L RESIDENTIAL LOW DENSITY
- R-M RESIDENTIAL MEDIUM DENSITY
- R-H RESIDENTIAL HIGH DENSITY
- R-O RESIDENTIAL OFFICE
- PUD PLANNED UNIT DEVELOPMENT
- C-N COMMERCIAL NEIGHBORHOOD
- C-H COMMERCIAL HIGHWAY
- C-T COMMERCIAL TOURIST
- C-C CENTRAL COMMERCIAL
- C-C-II CENTRAL COMMERCIAL II
- MHP MANUFACTURED HOME PARK
- MHS MANUFACTURED HOME SUBDIVISION
- I-L INDUSTRIAL LIGHT
- I-H INDUSTRIAL HEAVY
- P-R PUBLIC RESERVE
- UNINCORPORATED ISLANDS

L R The City of Ellensburg has adopted a Landmarks Ordinance that imposes additional review and regulation for certain historic properties within the city, including all properties within the Downtown Historic District and the First Railroad Historic District. The Landmark status of specific properties should be confirmed by checking the Landmarks Register Map at the Ellensburg Community Development Department.

URBAN GROWTH AREA
ADOPTED 12/97 BY KITTITAS COUNTY
AS AMENDED THROUGH 12/09 BY KITTITAS COUNTY

N

FOR PARCEL SPECIFIC ACCURACY CONTACT THE
CITY OF ELLENSBURG DEPARTMENT OF COMMUNITY DEVELOPMENT
City of Ellensburg Official Zoningmp.dwg

Jul 28, 2015 – 1:03pm Y:\COMMUNITY\acad drawings\zoning\ Official Zoningmp updated 2–3–15.dwg

AIRPORT OVERLAY (AO) ZONES

SEE E.C.C 13.11 FOR DETAILS

- CITY LIMITS AT TIME OF ADOPTION - 10/15/2001
- RUNWAY
- 1 RUNWAY PROTECTION ZONE
- 2 INNER SAFETY ZONE
- 3 INNER TURNING ZONE MAXIMUM DENSITY BASED ON KITTITAS COUNTY ZONING IN PLACE AT ADOPTION 10/15/01
  - EXCEPT as set forth in E.C.C. 13.11.050(B) - TABLE 1
- 4 OUTER SAFETY ZONE
- 5 SIDELINE SAFETY ZONE
- 6 AIRPORT OPERATION ZONE 3 UNITS MAXIMUM DENSITY Even After Annexation
- 6 AIRPORT OPERATION ZONE 6 UNITS MAXIMUM DENSITY

Note: Reduced City development standards for (1) unit per acre and 3 unit per acre densities.

DATE	ORD.NO.	SIGNATURE
2-2-09	ORD 4537	
3-18-09	ORD 4539	
8-16-10	ORD 4570	
5-10-11	ORD 4591	
9-09-11	ORD 4598	
2-19-13	RES 2013-06	
3-26-13	ORD 4638	
8-21-14	ORD 4680	
9-15-14	ORD 4681	
1-28-15	ORD 4695	

Exhibit B

Figure 2. Future Land Use Map