

09/27/2023

Sponsored By:

**GMPC MOTION 23-4**

A MOTION recommending amendments to the Urban Growth Area Policies and Four-to-One Program in the King County Countywide Planning Policies, King County Comprehensive Plan, and King County Code to the King County Council.

WHEREAS, Ordinance 19384 directed a review of the Four-to-One program and stated that while there have been previous efforts to update the Four-to-One program as part of the 2020 King County Comprehensive Plan update and 2021 Countywide Planning Policies update, there is a need to comprehensively review the Countywide Planning Policies, King County Comprehensive Plan, and King County Code to ensure the three documents are consistent and reflect countywide growth management goals, based on collaboration with cities affected by the program; and

WHEREAS, Ordinance 19384 directed that the County Executive develop and recommend to the County Council changes to the Countywide Planning Policies, Comprehensive Plan, and King County Code, in consultation with the Interjurisdictional Team of the Growth Management Planning Council, and based on Growth Management Planning Council review; and

WHEREAS, Ordinance 19384 directed that the County Executive review the Four-to-One program to analyze all projects approved under the program, evaluate the performance of those projects against the program's goals, and consider potential amendments related to a suite of specified programmatic and policy issues; and

WHEREAS, Ordinance 19384 directed that Executive staff regularly update and consult with the offices of the councilmembers representing the county on the Growth Management Planning Council, the chair and vice-chair of the local services committee, or its successor, and the chair and vice-chair of the mobility and environment committee, or its successor, throughout the process, and such consultation has occurred; and

26 WHEREAS, Ordinance 19384 directed that County Executive recommended Countywide  
27 Planning Policies, Comprehensive Plan, and King County Code changes, and a Growth Management  
28 Planning Council motion that makes recommendations on the Four-to-One program be completed no later  
29 than January 1, 2023 and be included in the public review draft and State Environmental Policy Act  
30 environmental impact statement for the 2024 Comprehensive Plan Update, and be transmitted to the  
31 council as part of the 2024 Comprehensive Plan update; and

32 WHEREAS, in its 2021 session, the Washington State Legislature adopted House Bill 1241  
33 which extended the timeline for the 2024 Comprehensive Plan update by six months, and at its July 2022  
34 meeting the Growth Management Planning Council agreed to move the date for the motion from January  
35 2023 to June 2023, consistent with the new statutory deadlines; and

36 WHEREAS, the Growth Management Planning Council discussed the Four-to-One program at  
37 multiple meetings in 2022 and 2023, and the Interjurisdictional Team did the same. And, at these  
38 meetings, the Growth Management Planning Council considered oral and written public comments, and  
39 the Interjurisdictional Team considered written public comments, including from cities affected by the  
40 program; and

41 WHEREAS, at its meeting in May 2023, the Growth Management Planning Council approved  
42 GMPC Motion 23-3 releasing a suite of proposed amendments to the Urban Growth Area Policies and  
43 Four-to-One Program for public review and comment; and

44 WHEREAS, at its meeting in September 2023, the Growth Management Planning Council  
45 considered public comments and additional amendments from its members;

46 NOW, THEREFORE, BE IT MOVED that the Growth Management Planning Council  
47 recommends amendments to the Urban Growth Area Policies and Four-to-One Program in the King  
48 County Countywide Planning Policies, King County Comprehensive Plan, and King County Code for  
49 transmittal to the King County Council.

50

*Dow Constantine*

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Dow Constantine, Chair, Growth Management Planning Council

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54 Attachments

55 A: GMPC Recommended Amendments to the Countywide Planning Policies related to Urban Growth  
56 Area Amendments through the Four-to-One Program

57 B: GMPC Recommended Amendments to the King County Comprehensive Plan Policies related to  
58 Urban Growth Area Amendments through the Four-to-One Program

59 C: GMPC Recommended Amendments to the King County Code related to Urban Growth Area  
60 Amendments through the Four-to-One Program

# Attachment A to GMPC Motion 23-4: GMPC Recommended Amendments to the Countywide Planning Policies related to Urban Growth Area Amendments through the Four-to-One Program

King County Countywide Planning Policies, as adopted (Ordinance 19553) on 12/6/2022, and ratified by 03/31/2023

**In the Development Patterns chapter, beginning on page 25, amend as follows:**

- 1 **DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is  
2 met:
  - 3 a) A countywide analysis determines that the current Urban Growth Area is insufficient in  
4 size and additional land is needed to accommodate the housing and employment  
5 growth targets, including institutional and other non-residential uses, and there are  
6 no other reasonable measures, such as increasing density or rezoning existing urban  
7 land, that would avoid the need to expand the Urban Growth Area; or
  - 8 b) A proposed expansion of the Urban Growth Area is accompanied by dedication of  
9 permanent open space to the King County Open Space System, where the acreage  
10 of the proposed open space:
    - 11 1) Is at least four times the acreage of the land added to the Urban Growth Area;
    - 12 2) Is ~~((contiguous with))~~ adjacent to the original Urban Growth Area boundary  
13 adopted in the 1994 King County Comprehensive Plan, with at least ((a  
14 portion)) half of the site to be placed in dedicated open space ((surrounding))  
15 and shall fully buffer the proposed Urban Growth Area expansion from  
16 surrounding Rural Area and Natural Resource Lands; and
    - 17 3) Preserves high quality habitat, critical areas, or unique features that contribute  
18 to the band of permanent open space along the edge of the Urban Growth  
19 Area; or
  - 20 c) The area is currently a King County park being transferred to a city to be maintained  
21 as a park in perpetuity~~((or is park land that has been owned by a city since 1994 and~~  
22 ~~is less than thirty acres in size)).~~
- 23
- 24 **DP-18** Add land to the Urban Growth Area only if expansion of the Urban Growth Area is  
25 warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:
  - 26 a) For expansions based on DP-17(a) only:

- 27                    1. Is adjacent to the existing Urban Growth Area((  
 28                    b) ~~For expansions based on DP-17(a) only, is~~);
- 29                    2. Is no larger than necessary to promote compact development that  
 30                    accommodates anticipated growth needs;
- 31                    ((e))b) Can be efficiently provided with urban services and does not require supportive  
 32                    facilities or services to cross or be located in the Rural Area;
- 33                    ((e))c) Follows topographical features that form natural boundaries, such as rivers and  
 34                    ridge lines and does not extend beyond natural boundaries, such as watersheds, that  
 35                    impede the provision of urban services;
- 36                    ((e))d) Is not currently designated as Natural Resource Land;
- 37                    ((f))e) Is sufficiently free of environmental constraints to be able to support urban  
 38                    development without significant adverse environmental impacts, unless the area is  
 39                    designated as an Urban Separator by interlocal agreement between King County  
 40                    and the annexing city; (~~and~~)
- 41                    f) Is not expanding the Urban Growth Area from a location that was previously expanded  
 42                    through the Four-to-One program;
- 43                    g) Is subject to an agreement between King County and the city or town adjacent to the  
 44                    area that the area will be added to the city's Potential Annexation Area. Upon  
 45                    ratification of the amendment, the Countywide Planning Policies will reflect both the  
 46                    Urban Growth Area change and Potential Annexation Area change; and
- 47                    h) For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where  
 48                    the area is adjacent to an incorporated area, no development proposal or activity  
 49                    shall be allowed until the land added to the Urban Growth Area is annexed into a city  
 50                    or town.

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52 **DP-19** Allow redesignation of Urban land currently within the Urban Growth Area to Rural land  
 53 outside of the Urban Growth Area if the land is not needed to accommodate projected urban  
 54 growth, is not served by public sewers, is (~~contiguous with~~) adjacent to the Rural Area, and:

- 55                    a) Is not characterized by urban development;
- 56                    b) Is currently developed with a low-density lot pattern that cannot be realistically  
 57                    redeveloped at an urban density; or
- 58                    c) Is characterized by environmentally sensitive areas making it inappropriate for higher  
 59                    density development.

**Attachment B to GMPC Motion 23-4: GMPC Recommended Amendments to the King County Comprehensive Plan Policies related to Urban Growth Area Amendments through the Four-to-One Program**

*King County Comprehensive Plan, as adopted (Ordinance 19555) on 12/06/2023*

*In Chapter 1: Regional Growth Management Planning, on page 1-15, amend as follows:*

1 **RP-106** ~~((Except for Four-to-One proposals,))~~ King County shall not amend the Urban Growth  
2 Area prior to the Growth Management Planning Council taking action on the proposed  
3 amendment to the Urban Growth Area.  
4

*In Chapter 2: Urban Communities, beginning on page 2-34, amend as follows:*

5 While urban separators complement the regional open space system by helping to define urban  
6 communities, the King County Four-to-One Program provides an opportunity to add land to the  
7 regional open space system through the dedication of permanent open space. The Four-to-One  
8 Program has been recognized as an innovative land use technique under the Growth  
9 Management Act<sup>3</sup> and for King County, the purpose of the program is to create a contiguous  
10 band of open space, running north and south along the ~~((main))~~ Urban Growth Area Boundary.  
11 Since its inception in 1994, just over 1,300 acres have been added to the Urban Growth Area  
12 while nearly 4,500 acres of permanent open space have been conserved. Changes to the  
13 Urban Growth Area through this program are processed as Land Use Amendments to the King  
14 County Comprehensive Plan, subject to the provisions in King County Code chapter 20.18.  
15

16 **U-185** Through the Four-to-One Program, King County shall actively pursue dedication of  
17 open space along the original Urban Growth Area line adopted in the 1994 King  
18 County Comprehensive Plan. Through this program, one acre of Rural Area zoned  
19 land may be added to the Urban Growth Area in exchange for a dedication to King  
20 County of four acres of permanent open space. ~~((Land added to the Urban Growth  
21 Area for drainage facilities that are designed as mitigation to have a natural-looking  
22 visual appearance in support of its development, does not require dedication of  
23 permanent open space.))~~  
24

25 **U-186** King County shall evaluate Four-to-One proposals for both quality of open space and  
26 feasibility of urban development and annexation. The highest-quality proposals shall  
27 be recommended for adoption as amendments to the Urban Growth Area. Lands  
28 preserved as open space shall retain their Rural Area designations; ~~((and))~~ should  
29 generally be configured in such a way as to connect with open space on adjacent  
30 properties; include half of the site being placed in dedicated open space; and should  
31 fully buffer the new urban area from surrounding rural and resource lands.

32  
33 **U-187** King County shall use the following criteria for evaluating open space in Four-to-One  
34 proposals:  
35 a. Quality of fish and wildlife habitat areas;  
36 b. Connections to regional open space systems;  
37 c. Protection of wetlands, stream corridors, ground water and water bodies;  
38 d. Unique natural, biological, cultural, historical, or archeological features;  
39 e. Size of proposed open space dedication and connection to other open space  
40 dedications along the Urban Growth Area line; and  
41 f. The land proposed as open space shall remain undeveloped, except for those  
42 uses allowed in ~~((U-188))~~ King County Code 20.18.180.D.

43  
44 **U-188** King County shall preserve the open space acquired through the Four-to-One  
45 Program primarily as natural areas, passive recreation sites or resource lands for  
46 farming or forestry. King County may allow ~~((the following))~~ certain additional uses  
47 only if located on a small portion of the open space, provided that these uses are  
48 found to be compatible with the site's natural open space values and functions such  
49 as those listed in the preceding policy(  
50 a. ~~Trails;~~  
51 b. ~~Compensatory mitigation of wetland losses on the urban designated portion of~~  
52 ~~the project, consistent with the King County Comprehensive Plan and the~~  
53 ~~Critical Area Ordinance; and~~  
54 c. ~~Active recreation uses not to exceed five percent of the total open space area.~~  
55 ~~Support services and facilities for the active recreation uses may locate within~~  
56 ~~the active recreation area only, and shall not exceed five percent of the active~~  
57 ~~recreation area. An active recreation area shall not be used to satisfy the active~~  
58 ~~recreation requirements for the urban designated portion of the project as~~  
59 ~~required by King County Code Title 21A)).~~

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- U-189** Land added to the Urban Growth Area under the Four-to-One Program shall:
- a. not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One program;
  - b. be limited to residential development and have a minimum density of ~~((four))~~ eight dwellings per acre~~((and shall));~~;
  - c. be physically ~~((contiguous))~~ adjacent to the original Urban Growth Area line adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas~~((, and shall));~~;
  - d. be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or Rural Area or Natural Resource Lands~~((:));~~;
  - e. ~~((Drainage facilities to))~~ support the urban development ~~((shall be))~~ with drainage facilities that are located within the urban portion of the development~~((:));~~;
  - f. ~~((In some cases, lands must))~~ meet the affordable housing requirements under this program; and
  - g. ~~((The total area))~~ not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ~~((policy shall not exceed 4,000 acres))~~ program.

**U-190** King County shall amend the Urban Growth Area to add Rural Area lands to the Urban Growth Area ~~((consistent with Policy U-185))~~ through the Four-to-One program during the annual, midpoint, or ten-year Comprehensive Plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a Rural Area land use designation and associated zoning during the next annual review of the King County Comprehensive Plan.

**U-190a** For Four-to-One proposals adjacent to an incorporated area, no development proposal or activity shall be allowed until the land added to the Urban Growth Area is annexed into a city or town.



**Attachment C to GMPC Motion 23-4: GMPC Recommended  
Amendments to the King County Code related to Urban Growth Area  
Amendments through the Four-to-One Program**

*King County Code, Title 20, as updated on 09/18/2023*

*In the King County Code, Title 20, amend as follows:*

1           **20.18.040 Site-specific land use map or shoreline master program map amendment**  
2 **classification (in effect everywhere except the shoreline jurisdiction, where it will take**  
3 **effect fourteen days after state Department of Ecology approval of Ordinance 18810,**  
4 **Sections 10 and 11).**

5           A. Site-specific land use map or shoreline master program map amendments may be  
6 considered during the annual update, midpoint update or ~~((eight-year))~~ ten-year update,  
7 depending on the degree of change proposed.

8           B. ~~((The following categories of site))~~ Site-specific land use map or shoreline master  
9 program map amendments that do not require substantive change to comprehensive plan policy  
10 language and that do not alter the urban growth area boundary, except to correct mapping  
11 errors, may be initiated by either the county or a property owner for consideration in the annual  
12 update:

13           ~~((1. Amendments that do not require substantive change to Comprehensive Plan policy~~  
14 ~~language and that do not alter the urban growth area boundary, except to correct mapping errors;~~  
15 ~~and~~

16           ~~2. Four-to-one proposals.))~~

17           C. The following categories of site-specific land use map and shoreline master program  
18 amendments may be initiated by either the county or a property owner for consideration in the  
19 ~~((eight-year))~~ ten-year update or midpoint update:

20           1. Amendments that could be considered in the annual update;  
21           2. Amendments that require substantive change to Comprehensive Plan policy language;  
22 and

23           3. Amendments to the urban growth area boundary. (Ord. 18810 § 10, 2018: Ord. 16985  
24 § 6, 2010: Ord. 14047 § 2, 2001: Ord. 13147 § 20, 1998).

25

26 **20.18.170 The four to one program – process for amending the urban growth area to**  
 27 **achieve open space.**

28 A. The purpose of the Four-to-One program is to create a contiguous band of open  
 29 space, running north and south along the original Urban Growth Area line adopted in the 1994  
 30 King County Comprehensive Plan.

31 B. The total area added to the urban growth area as a result of this program shall not  
 32 exceed four thousand acres. The department shall keep a cumulative total for all parcels added  
 33 under this section. ~~((The total shall be updated annually through the plan amendment process.))~~

34 ~~((B))~~C. Proposals shall be proposed via the comprehensive plan docket process or an  
 35 adopted scope of work for a comprehensive plan update, processed as land use amendments to  
 36 the Comprehensive Plan, and may be considered in the annual update, midpoint update or  
 37 ~~((eight-year))~~ ten-year update.

38 D. Site suitability ~~((and development conditions))~~ for both the urban and rural portions of  
 39 the proposal shall be established through the preliminary formal plat approval process.

40 E. Development conditions for the proposal shall be established through a tri-party  
 41 agreement between the County, the property owner, and the city or town affiliated for future  
 42 annexation. The tri-party agreement shall:

43 1. be approved via ordinance by the legislative bodies of the city or town and the  
 44 County;

45 2. be approved at the time of the King County Council adoption of the land use  
 46 amendment, and

47 3. include an effective date that is concurrent with ratification of the countywide  
 48 planning policy map amendment. If the amendment is not ratified, the tri-party agreement and  
 49 Four-to-One proposal shall be void and not take effect, and the urban properties shall be  
 50 restored to a rural area land use designation and associated zoning during the next annual  
 51 review of the comprehensive plan.

52 ~~((G))~~E. A term conservation easement shall be placed on the open space at the time the  
 53 four to one proposal is approved by the council. Upon final plat approval, the open space shall be  
 54 permanently dedicated ~~((in fee simple))~~ to King County. Dedication shall take the form of onsite  
 55 or offsite fee simple, an offsite transferable development rights conservation easement, or an  
 56 onsite subdivision tract, to be determined in the tri-party agreement.

57 ~~((D. Proposals))~~G. Prior to legislative action, proposals adjacent to incorporated area or  
 58 potential annexation areas shall be referred to the affected city or town, ~~((and))~~ special purpose  
 59 districts (such as sewer, water, and school districts), state agencies, and tribes for review and  
 60 recommendations.

61 H. Proposals adjacent to an incorporated area or a potential annexation area may be  
 62 approved subject to an agreement that the area will be added to the city or town's potential

63 annexation area in their comprehensive plan. Upon ratification of the amendment, the  
 64 countywide planning policies will reflect both the urban growth area change and potential  
 65 annexation area change, followed by city or town action to add the potential annexation area to  
 66 their comprehensive plan. For proposals adjacent to an incorporated area, the County  
 67 ordinance and tri-party agreement shall specify that no development proposal or activity shall be  
 68 allowed until the land added to the urban growth area is annexed into a city or town. (Ord. 18810  
 69 § 16, 2018: Ord. 17485 § 9, 2012: Ord. 16263 § 5, 2008: Ord. 14047 § 9, 2001).

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71 **20.18.180 The four to one program – criteria for amending the urban growth area to**  
 72 **achieve open space.** Rural area land may be added to the urban growth area in accordance  
 73 with the following criteria:

74 A. A proposal to add land to the urban growth area under this program shall meet the  
 75 following criteria:

76 1. A permanent dedication to the King County open space system of four acres of open  
 77 space is required for every one acre of land added to the urban growth area;

78 2. The land shall not be ~~((zoned agriculture (A)))~~ designated as natural resource land;

79 3. The land added to the urban growth area shall:

80 a. be physically ~~((contiguous))~~ adjacent to the original urban growth area line as  
 81 adopted in the 1994 King County Comprehensive Plan, unless the director determines that the  
 82 land directly adjacent to the urban growth area contains critical areas that would be substantially  
 83 harmed by development directly adjacent to the urban growth area and that all other criteria can  
 84 be met; ~~((and))~~

85 b. not be in an area where a contiguous band of public open space, parks or  
 86 watersheds already exists along the urban growth area boundary;

87 c. not expand the urban growth area from a location that was previously expanded  
 88 through the Four-to-One program;

89 4. The land added to the urban growth area shall be able to be served by sewers and  
 90 other urban services;

91 5. A road serving the land added to the urban area shall not be counted as part of the  
 92 required open space;

93 6. Land added to the urban growth area for drainage facilities in support of its  
 94 development shall not require dedication of permanent open space;

95 7. All urban facilities shall be provided directly from the urban area and shall not cross the  
 96 open space or rural area and be located in the urban area except as permitted in subsection  
 97 ((E))D of this section;

98            ~~((7))~~8. Open space areas shall retain a rural designation;

99            ~~((8))~~9. At least half of the site shall be placed in dedicated open space and shall fully  
 100 buffer the new urban area from surrounding rural area and natural resource lands. The minimum  
 101 depth of the open space buffer shall ~~((be one half of the property width, unless the director~~  
 102 ~~determines that a smaller buffer of))~~ be no less than two hundred feet unless the director  
 103 ~~determines that a smaller buffer is warranted due to the topography and critical areas on the site,~~  
 104 ~~((shall))~~ generally be parallel to the urban growth area boundary and ~~((shall))~~ be configured in  
 105 such a way as to connect with open space on adjacent properties. The required open space  
 106 buffer shall contain Type 1 landscaping, per K.C.C. 21A.16.040, unless the director determines  
 107 that different landscaping would better protect natural resources and functions, and land use  
 108 compatibility, in the area;

109            ~~((9))~~10. The minimum size of the property to be considered is twenty acres. Smaller  
 110 parcels may be combined to meet the twenty-acre minimum;

111            ~~((40))~~11. Urban development under this section shall be limited to residential  
 112 development and shall be at a minimum density of ~~four~~) eight dwelling units per acre; and

113            ~~((44))~~12. The land to be retained in open space is not needed for any facilities or services  
 114 necessary to support the urban development; and

115            B. ~~((A proposal that adds two hundred acres or more to the urban growth area shall also~~  
 116 ~~meet the following criteria:~~

117            1. ~~The proposal shall include a mix of housing types including thirty percent below-~~  
 118 ~~market-rate units affordable to low, moderate and median income households;~~

119            2. ~~In a proposal in which the thirty-percent requirement in subsection B.1 of this section~~  
 120 ~~is exceeded, the required open space dedication shall be reduced to three and one-half acres of~~  
 121 ~~open space for every one acre added to the urban growth area;~~

122            C. ~~A proposal that adds less than two hundred acres to the urban growth area and that~~  
 123 ~~meets the affordable housing criteria in subsection B.1. of this section shall be subject to a~~  
 124 ~~reduced open space dedication requirement of three and one-half acres of open space for every~~  
 125 ~~one acre added to the urban growth area))~~Proposals shall comply with the affordable housing  
 126 requirements in 20.18.XXX;

127            ~~((D))~~C. Requests for redesignation shall be evaluated to determine those that are the  
 128 highest quality, including, but not limited to, consideration of the following:

129            1. Preservation of fish and wildlife habitat, including wildlife habitat networks, and habitat  
 130 for endangered and threatened species;

131            2. Provision of regional open space connections;

132            3. Protection of wetlands, stream corridors, ground water and water bodies;

133 4. Preservation of unique natural, biological, cultural, historical or archeological  
 134 resources;

135 5. The size of open space dedication and connection to other open space dedications  
 136 along the urban growth area boundary; and

137 6. The ability to provide extensions of urban services to the redesignated urban areas;  
 138 and

139 ((E))D. The open space acquired through this program shall be preserved primarily as  
 140 natural areas, passive recreation sites or resource lands for farming and forestry. The following  
 141 additional uses may be allowed only if located on a small portion of the open space and provided  
 142 that these uses are found to be compatible with the site's natural open space values and  
 143 functions:

144 1. Trails;

145 2. Compensatory mitigation of wetland losses on the urban designated portion of the  
 146 ((project))proposal, consistent with the King County Comprehensive Plan and K.C.C. chapter  
 147 21A.24; and

148 3. Active recreation uses not to exceed five percent of the total open space area. The  
 149 support services and facilities for the active recreation uses may locate within the active recreation  
 150 area only, and shall not exceed five percent of the total acreage of the active recreation area. The  
 151 entire open space area, including any active recreation site, is a regional resource. It shall not be  
 152 used to satisfy the on-site active recreation space requirements in K.C.C. 21A.14.180 for the  
 153 urban portion of the four to one property. (Ord. 17485 § 10, 2012: Ord. 16263 § 6, 2008: Ord.  
 154 15606 § 1, 2006: Ord. 14047 § 10, 2001).

155

156 NEW SECTION: 20.18.XXX A Four-to-One proposal that expands the urban growth area and  
 157 adds ten or more residential dwelling units shall meet the following criteria:

158 A. Thirty percent of the total number of units in the proposal shall be affordable housing  
 159 units. Homeownership affordable housing units shall be affordable to residents earning up to  
 160 eighty percent of the area median income. Rental affordable housing units shall be affordable to  
 161 residents earning up to sixty percent of the area median income.

162 B. For proposals that include exclusively home ownership units, the affordable units shall  
 163 all be provided for home ownership. For proposals that include units exclusively rental units, the  
 164 affordable units shall all be provided for rental. For proposals that include rental and  
 165 homeownership units, the proportion of affordable rental units to affordable homeownership  
 166 units shall be identical to the proportion for market rate units.

167 C. The length of the term of the affordability requirement for homeownership affordable  
 168 housing units shall be for fifty years from the date of the initial occupancy. The length of the term

169 of the affordability requirement for rental affordable housing units shall be for the life of the  
170 project from the date of initial occupancy.

171 D. The following subsections in K.C.C. chapter 21A.48 shall be used to direct  
172 appropriate implementation of these requirements:

173 1. 21A.48.010.C. regarding exceptions to affordable housing requirements;

174 2. 21A.48.040.A. regarding the calculation of affordable dwelling units;

175 3. 21A.48.050 regarding regulation of affordable dwelling units and dimensional  
176 standards;

177 4. 21A.48.060 regarding approval of calculation of number of required affordable  
178 dwelling units and allowed market rate dwelling units a condition of development permit  
179 issuance - covenant or deed restriction required before certificate of occupancy issuance; and

180 5. 21A.48.080 regarding approval of request for alternative compliance - modification  
181 or waiver of requirements for affordable dwelling units - requirements.

182 E. Implementation of these requirements shall be established in the County ordinance  
183 and tri-party agreement approving the proposal.