



Impact Fees, Information to Exempt or Request Incentives

Affordable Housing Project

Some projects that provide low- or moderate-income housing (also called “affordable” housing) may have certain fees reduced or exempted and/or provide incentives through increased density options.

What is affordable housing?

The U.S. Department of Housing and Urban Development (HUD) defines how much “affordable housing” costs based on how many people live in it (“the household”). The amount changes based on the locations and the economy, including current interest rates, utility costs, homeowner fees, etc.

Generally, housing is considered “affordable” if the household pays no more than 30% of their income for all housing costs.

- For renters, rent plus utilities should amount to no more than 30% of a household’s monthly income.
- For homeowners, mortgage payments (which are calculated at current interest rates) with a 5% down payment, should amount to approximately 25% of monthly income, with 5% left for utilities, taxes, insurance, homeowner dues, etc.

How do I find out if my project is “affordable housing”?

Please refer to the current HUD Income Levels by Household Size, King County Department of Community and Human Services (DCHS) Housing, Homelessness and Community Development; [Development Incentives web page](#).

Potential Incentives

1. Density Bonus
2. Reduction of Parking Requirement
3. Reduction of Required On-site Recreation Area

The makeup of exemptions and/or incentives for a given project will depend on a number of factors.

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Other Requirements

A density bonus proposal will require a public hearing in front of the King County Hearing Examiner.

Covenants

If your request for a fee exemption is granted, your development will have a covenant, or legal agreement that guarantees it is affordable housing. The agreement is backed up by a lien, which means if the housing must remain affordable for a certain number of years. If the housing doesn't qualify as affordable at any point, you will have to pay the fees.

For housing units developed by public housing agencies, nonprofit developers, or private developers, the covenant and lien runs with the land and applies to the current and subsequent owners for a period of 15 years. For individual developers who are exempted from school impact fees, the covenant and lien applies for 10 years.

Application

There is no fee for an application. Please see *Impact Fees, Exempt Fees or Request Incentives* on the Permitting [Permit application forms and handouts, by title web page](#)

Additional Resources

King County

[Department of Local Services, Permitting](#) (www.kingcounty.gov/permitting)

[Permit Fees](#)

[Information Packets and Handouts](#)

Impact Fees, Application to Waive or Request Incentives

On-Site Recreation for Residential and Mixed-Use Developments

[Contact and Office Location](#)

[Department of Community and Human Services \(DCHS\)](#)

[Housing, Homelessness and Community Development](#)

[Development Incentives](#) (including a link to Income and Rental Limits – Multifamily Rental Housing)

[King County Codes](#)