



REDMOND ZONING CODE REWRITE—PHASE 2 HOUSING ACTION PLAN PRIORITY IMPACT FEE WAIVERS FOR AFFORDABLE HOUSING



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IMPACT FEE WAIVERS

Staff proposes to add criteria to RMC 3.10.070 for reductions in impact fees for affordable housing units (both Inclusionary Zoning and MFTE).

At this time, the Zoning Code refers to a "Reserved" section of the Municipal Code, without any criteria for the exemptions.

Because there are no criteria, affordable housing units cannot access the exemptions.

The proposed criteria allows percentages of impact fee reductions, up to 100%, for fire, park, and transportation impact fees.

Units are eligible for impact fee reductions based on 2 criteria:

- Level of affordability - the deeper the affordability the greater percentage of impact fee is waived.
- Quantity of units - all affordable housing units in excess of the required amount receive full impact fee waivers.

The goal is to incentivize developers to produce affordable units at deeper levels of affordability.

Example Fee Calculations per Multi-Family Unit	0-30% AMI	31-50% AMI	51-79% AMI
% Reduction of Impact Fee	100%	75%	50%
Value of the Total Reductions in Impact Fees (2022)	\$9,703	\$7,277	\$4,851
Total Conventional Fire, Park, and Transport, Impact Fees (2022)	\$9,703	\$9,703	\$9,703
Fire	\$224	\$224	\$224
Fire (Reduced)	\$0	\$56	\$112
Park	\$3,758	\$3,758	\$3,758
Park (Reduced)	\$0	\$940	\$1,879
Transportation	\$5,721	\$5,721	\$5,721
Transportation (Reduced)	\$0	\$1,430	\$2,860

Topic	Current Code	Preliminary Draft	Stakeholder Comments (August 2022)	Refined Draft
Impact fee exemptions for affordable housing units	RMC 3.10.070	Adds criteria for affordable housing units to receive exemptions and reductions for Fire, Park, and Transportation impact fees.	None	N/A

Contact: Ian Lefcourte, ilefcourte@redmond.gov, 425-556-2438 for information about this project component.
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