





Subsidy / Direct Investment					Leverage Land Use Authority		
Public / Private Ventures	Leveraging Public Land	Tax & Fee Relief	Gap Funding	Employer Assisted Housing	Leveraging Public Land	Leveraging Public Land	Inclusionary Affordability Commitments
<p>Infrastructure Investment Co-Investment</p>	<p>Surplus Public Land Land Swaps Public Land Assembly</p>	<p>Impact Fees Reduced or Waived Property Tax Exemption Utility and Connection Fees Waived or Reduced</p>	<p>Housing Revolving Funds Grants Subordinate Investments</p>	<p>Direct Project Investment Employee Housing Subsidies</p>	<p>Parking Requirement Reductions Site Development Standards Relief Open Space Calculations Flexibility</p>	<p>Incentive Zoning Land Use Bonus Provisions Transfer of Development Rights No Maximum Densities</p>	<p>Mandatory Inclusionary Zoning Master Planned Communities Performance Replacement Housing Obligations Contract Rezone Requirements</p>
 <p>507 Northgate</p>	<p><u>Public Infrastructure Investment</u> Project was catalyzed by the City's commitment to community development in the neighborhood and recent public infrastructure investments that included a library, community center, park, streetscape improvements along 5th Avenue Northeast, and a new park at 112th & 5th NE.</p>	<p><u>Property Tax Exemption</u> City of Seattle's "Homes Within Reach" program provides real estate tax exemption for the initial 10 years; project provides 30% of apartments affordable to households up to 70% of AMI.</p>					
 <p>Thornton Place</p>	<p><u>Public / Private Co-Investment</u> Underground parking garage built by developer added 350 shared-use stalls with investment by METRO Transit.</p> <p><u>Public Infrastructure Investment</u> Seattle Public Utilities developed the Thornton Creek water quality channel through the project, creating a park-like amenity. Recent construction of a library, community center, and adjacent transit center enhance livability.</p>	<p><u>Property Tax Exemption</u> City of Seattle's "Homes Within Reach" program provides real estate tax exemption for 12 years; project provides 20% of apartments affordable to households earning up to 80% of AMI.</p>	<p><u>Subordinate Investment</u> A HUD Section 108 loan and a Brownfields Economic Development Initiative (BEDI) grant contributed subordinate financing.</p>		<p><u>Parking Requirement Reduction</u> Parking requirement negotiated with City based on projected hours of use, allowing for shared use of parking between daytime retail customers and nighttime residents</p>		
 <p>Veloce Apartments</p>		<p><u>Surplus Public Land</u> Developer purchased surplus property from METRO Transit through an RFP issued by agency for the land adjacent to its Redmond Transit Station. Metro required 10% of units to be 80% AMI or below as part of the land sale.</p>			<p><u>Parking Requirement Reduction</u> Developer negotiated a demand management plan with the City and County to include subsidized bus passes and parking for a car-share program in garage</p>	<p><u>Incentive Zoning</u> City required 10% of units be made affordable up to 80% of AMI in area-wide development upzone</p> <p><u>No Maximum Densities</u> Properties could be developed to optimal density by meeting other qualitative development standards</p> <p><u>Transfer of Development Rights</u> Developer purchased development rights from other residential properties within City to support the desired density</p>	
 <p>Issaquah Highlands</p>	<p><u>Infrastructure Investment</u> The City of Issaquah improved the large community public parks on land set aside by developer. The storm water ponds were designed and consolidated to provide detention and water quality for several neighborhoods, eliminating the need for onsite detention within individual parcels.</p>	<p><u>Impact Fees Waived or Reduced</u> For low income housing (at or below 80% AMI), building and impact fees were waived by the City.</p>	<p><u>Land Swaps</u> For low income housing (at or below 80% AMI), the City contributed land.</p>		<p><u>Parking Requirement Reduction</u> Reduced parking requirement for low income housing, with credit for on-street parking.</p> <p><u>Site Development Standards</u> Granted design flexibility for access easements, private roads, and woonerfs.</p> <p><u>Open Space Calculations Flexibility</u> Open space credit granted for native growth protected area that developer established.</p>	<p><u>Transfer of Development Rights</u> Developer received one acre of urban development for every four acres set aside as permanent protected open space.</p>	<p><u>Mandatory Inclusionary Zoning</u> City required that 30% of the homes be affordable for people at or below 80% of median income.</p> <p><u>Master Planned Communities Performance</u> Development was approved as a Master Planned Community; became model for the County's "4 to 1" SmartGrowth Program. The Master Plan incorporated new urbanist/neo-traditional principles with a wide variety of housing types.</p>