

MFTE Program Summary

7/26/17

Jurisdictions	Affordability Provisions	Local program features/requirements	Affordable Units Achieved
Bellevue Ch 4.52 Adopted 2015	<ul style="list-style-type: none"> - 12 year exemption, per RCW 84.14 - Affordability definition: 45 – 70% of median hh income, depending on location and size of unit; higher standard than minimum threshold defined in RCW 84.14.010 	<ul style="list-style-type: none"> - Residential targeted areas: BelRed, Downtown, Eastgate, Crossroads, Wilburton - Project must have 15% of units with two or more bedrooms - Mix and configuration of affordable units must be substantially proportional to the project as a whole 	Affordable: 32 (under construction)
Auburn Ch 3.94 Adopted 2003	<ul style="list-style-type: none"> - 8 year and 12 year exemptions, per RCW 84.14 - Primary focus is as an economic development tool - 12-year exemption requires minimum \$130,000 average investment per unit - 8-year exemption does not require investment required per unit 	<ul style="list-style-type: none"> - Residential targeted area: downtown Auburn core - Project size threshold: minimum 50 units - Property must be developed in a way that increases/preserves property valuation and represent increased investment in property/property maintenance that results in an increase in overall property values in the target area 	<ul style="list-style-type: none"> - Market rate: 255 rental - Affordable: 0
Bellingham Ch 17.82 Adopted 1999	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 - 12 year exemption <ul style="list-style-type: none"> o owner occupancy minimum requirement is met solely through housing affordable to moderate income hhs o rental occupancy minimum requirement is at or below 60 – 80% of median hh income, depending on size of unit - MFTE housing in Fairhaven and Barkley villages required to meet affordability requirements (12-year exemption), not required elsewhere 	<ul style="list-style-type: none"> - Residential targeted areas: five areas – City Center, Samish Way, Fountain District, Fairhaven, Barkley Village - Historic resource protection - Displacement: Project must not displace existing residential tenants of structures proposed for redevelopment. 	<ul style="list-style-type: none"> - Majority of development in City Center - Market rate: <ul style="list-style-type: none"> o 681 to-date o 174 under construction - Affordable: 0
Everett Ch 3.78 Adopted 1998	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 	<ul style="list-style-type: none"> - Residential targeted areas: 10 areas <ul style="list-style-type: none"> o Downtown Urban Center o E-1 Mixed Use Overlay zones (7 areas) o North Broadway multifamily area o Waterfront Place Urban Center - Minimum project size thresholds 	<ul style="list-style-type: none"> - Market rate: <ul style="list-style-type: none"> o 483 8-year o 199 10-year - Affordable: 573

Jurisdictions	Affordability Provisions	Local program features/requirements	Affordable Units Achieved
Everett, cont.		<ul style="list-style-type: none"> - Conversion of existing sf units to mf not eligible for tax exemption - Parking requirement standards established - Location specific design standards established - Displacement: If property proposed to be rehabilitated is not vacant, tenants must be provided housing of comparable size, quality and price, and reasonable opportunity to relocate 	
Federal Way Ch 3.30 Adopted 2003	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 	<ul style="list-style-type: none"> - Residential targeted area: City Center 	<ul style="list-style-type: none"> - Market rate: 0 - Affordable: 0
Kenmore Ch 3.65 Adopted 2007	<ul style="list-style-type: none"> - 8 and 12 year exemptions per RCW 84.14 - 2013 amendment: <ul style="list-style-type: none"> o Increased 12-year exemption requirement from 20% to 25% of mf housing as affordable units o Definition of low/moderate income hh increased from 50% to 85% of KC median family income 	<ul style="list-style-type: none"> - Residential targeted area: NW quadrant of the intersection of NE 181st/68th Ave NE 	<ul style="list-style-type: none"> - Market rate: 166 - Affordable: 56 (5 @ 50% AMI, 51@85% AMI) - All units in one project
Kirkland Ch 5.88 Adopted 2004	<ul style="list-style-type: none"> - 8 and 12 year exemptions per RCW 84.14 - Affordability definition: <ul style="list-style-type: none"> o Owner occupied housing – 80% to 100% of median hh income o Renter occupied housing – 50% of median hh income - 8-year exemption: <ul style="list-style-type: none"> o At least 10% of units affordable to hhs at 50% or less of median income or have comparable level of affordability as provided for in the city’s affordable housing program o At least 10% of units affordable to hhs at 80% or less of median income, for projects not subject to the affordable housing requirements of the Kirkland Zoning Code - 12-year exemption 	<ul style="list-style-type: none"> - Residential targeted areas: 11 areas: Central Kirkland, Totem Lake and North Rose Hill, Juanita, NE 85th St, Houghton/Everest, Bridle Trails, Lakeview, Market Street Corridor, Finn Hill North, Finn Hill South, Kingsgate - Mix and configuration of affordable units must be substantially proportional to the project as a whole 	<ul style="list-style-type: none"> - Market rate: 334 - Affordable: 81
Kirkland, cont.	<ul style="list-style-type: none"> o At least 10% of units affordable to hhs at 50% or less of median income and 10% of units 		

Jurisdictions	Affordability Provisions	Local program features/requirements	Affordable Units Achieved
	<p>affordable to hhs at 80% or less of median income</p> <ul style="list-style-type: none"> ○ At least 10% of units affordable to hhs at 50% or less of median income and at least 10 affordable to hhs at no greater than 30% higher than KC median income 		
<p>Lynnwood Ch 3.82 Adopted 2007</p>	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 	<ul style="list-style-type: none"> - Residential targeted area: City Center - LEED silver standard required - Properties listed in city's historic register are not eligible - Parking requirement standards established - Minimum project size threshold - Meet standards established for condominium construction or better - Finish materials appropriate to City Center design standards 	<ul style="list-style-type: none"> - Market rate: 0 - Affordable: 346 - All units from a single development
<p>Mercer Island Ch 4.59 Adopted 2011</p>	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 - Affordable unit defined as affordable to a hh earning no more than 60% median hh income - Moderate income unit defined as affordable to a hh earning no more than 80% median hh income - 8-year exemption requires at least 10% affordable units in the Town Center or 5% affordable units in the multifamily area - In Town Center, 12-year exemption requires at least 10% are affordable units and 10% are moderate income units - In multifamily area, 12-year exemption requires at least 5% are affordable units and 15% moderate income units 	<ul style="list-style-type: none"> - Residential target areas: Town Center and adjacent mf zoned lots - Mix and configuration of affordable units must be substantially proportional to the project as a whole 	<ul style="list-style-type: none"> - Market rate: 0 - Affordable: 0
<p>Redmond Ch 3.38 Adopted 2017</p>	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 - 8 year exemption requires at least 10% of units affordable to hhs at 50% to 60% or less of median income depending on location - 8-year exemption provides alternative compliance method – may involve provision of affordable 	<ul style="list-style-type: none"> - Residential targets areas: Downtown, Overlake Village, Marymoor - Minimum of 10 new dwelling units must be created - Mix and configuration of affordable units must be substantially proportional to the project as a whole 	<ul style="list-style-type: none"> - Adopted 7/18/17, no units

Jurisdictions	Affordability Provisions	Local program features/requirements	Affordable Units Achieved
	<p>housing off-site or case payment in lieu. Decisional criteria for alternative methods provided.</p> <ul style="list-style-type: none"> - 12-year exemption requires at least 10% of units affordable to hhs at 60% – 65% or less of median income depending on location and at least 10% of units affordable to hhs at 80% – 85% or less of median income depending on location. 	<ul style="list-style-type: none"> - Exterior materials and design must be compatible with project as a whole 	
<p>Renton Ch 4-1-220 Adopted 2003</p>	<ul style="list-style-type: none"> - 8 year, and 12 year exemptions per RCW 84.14 - Primary focus is as an economic development tool 	<ul style="list-style-type: none"> - Residential targeted areas: Sunset Area and Downtown - Minimum project size threshold: 10 – 30 new units, depending on location; different standards for existing mf structure proposed for demolition and redevelopment - Displacement: not addressed 	<ul style="list-style-type: none"> - Market rate: 1,602 <ul style="list-style-type: none"> o 1,552 market rate rentals o 50 units for purchase - Affordable: 92 - Under development: 209, all market rate - Rental rate on some market rate units qualify as affordable
<p>Seattle Ch 5.72 Adopted 1998</p>	<ul style="list-style-type: none"> - 12 year exemption per RCW 84.14 - Affordability thresholds range between 40% and 90%, depending on the number of bedrooms in the unit - Establishes increased affordability requirements in specific geographic areas 	<ul style="list-style-type: none"> - Residential target areas: 1 area that encompasses all multifamily zoned land - 20% of units to be set aside if a minimum level of 2-bedroom units are provided; if minimum not met 25% of units to be set aside - Mix and configuration of affordable units must be substantially proportional to the project as a whole 	<ul style="list-style-type: none"> - Affordable: 7,518 since 1998 <ul style="list-style-type: none"> o 7399 rental o 119 ownership
<p>Shoreline Ch 3.27 Adopted 2002</p>	<ul style="list-style-type: none"> - 12 year exemption per RCW 84.14 - Provides for different affordability requirements in station areas compared to other targeted areas - Establishes sunset date for designation of residential target areas in the station subareas. 	<ul style="list-style-type: none"> - Residential targeted areas: 9 total -- Aurora Avenue N Corridor; Ballinger Way NE, Hillwood, Richmond Beach, Southeast Neighborhood, and Ridgecrest commercial areas; North City Business District; and 145th St and 185th St station subareas - Mix and configuration of affordable units must be substantially proportional to the project as a whole - Maximum unit limit for Aurora Square Community Renewal Area 	<ul style="list-style-type: none"> - Affordable: 313 since 2013
<p>Tacoma</p>	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 	<ul style="list-style-type: none"> - Residential targeted areas: 17 mixed use centers 	<ul style="list-style-type: none"> - Market rate: 5,087

Jurisdictions	Affordability Provisions	Local program features/requirements	Affordable Units Achieved
Ch 6A.110 Adopted 2008		<ul style="list-style-type: none"> o Excludes some or all of certain mixed use centers 	<ul style="list-style-type: none"> - Affordable: 110 - Count includes some units currently under construction - Rental rate on some market rate units qualify as affordable
Tumwater Ch. 3.30 Adopted 2017	<ul style="list-style-type: none"> - 8 year and 12 year exemptions per RCW 84.14 	<ul style="list-style-type: none"> - Residential targeted areas: Capitol Boulevard Corridor, Brewery District - None - Displacement: must not displace existing residential tenants 	<ul style="list-style-type: none"> - MFTE ordinance adopted spring 2017; - No development to-date
Vancouver Ch. 3.22 Adopted 1998	<ul style="list-style-type: none"> - 8 and 12 year exemptions based on RCW 84.14 - Market rate development: 8-year exemption - Affordable development: <ul style="list-style-type: none"> o 8-year exemption with 20% of units affordable to hhs earning up to 100% median income o 10-year exemption with 20% of units affordable to hhs earning up to 80% median income o 12-year exemption with 20% of units affordable to hhs earning up to 60% AMI - HHs in income restricted units must pay no more than 30% of income for rent and utilities 	<ul style="list-style-type: none"> - Residential targeted areas: Downtown, Fourth Plain Corridor 	<ul style="list-style-type: none"> - Market rate: 1,109 - Affordable: 492 - Includes operating, under construction and approved - 87% of all development in the Downtown; 40% of affordable units in Fourth Plain Corridor