

Affordable Housing + MFTE Program Summaries

Bellevue, Kirkland, Redmond, & Seattle

12-year MFTE Program Summaries

<i>Provision</i>	<i>Bellevue</i>	<i>Kirkland</i>	<i>Redmond</i>	<i>Seattle</i>
Units per year, last 3 years	~20	~50	~40	~700
Year MFTE Was Adopted	2015	2004	2017	1999
Overlap with Inclusionary Program(s) Permitted?	Yes	Yes	Yes	No
Mandatory Inclusionary Program?	No	Yes	Yes	Yes
Length of Affordability	12 years	Life of Project	Life of Project	12 years
Family-sized Unit Requirement?	Yes; 15% of all units must be 2+ bedrooms	No	No	Optional; either 8% must be 2+ bedrooms or an additional 5% of all units must be affordable (25% total)
AMI Thresholds (for 12 year rental program)	45-70%, varies by location	Half at 50%, half at 80% (for 12 year rental program)	60-80%, varies by location	40-90%, varies by number of bedrooms
Ownership / 8-year Programs also available?	No / No	Yes / Yes (10% at 50% AMI)	No / Yes (10% at 50% or 60% AMI, location-based)	Yes / No

Detailed Program Requirements by Location

Location	Land Use Program	MFTE	Other Notes
BELLEVUE	128 units (since 2003)	63 units (31 overlap with LU Program)	Adopted in 2015
Downtown	Rental & Ownership—Voluntary 2.5 units (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI for life of the project.	Rental only— 12-year tax exemption: 20% units affordable @ 70% AMI for 12 years.	
Bel-Red	Rental—Voluntary 4.6 sq ft bonus: 1 sq ft affordable @ 80% AMI for life of the project.	Rental— 12-year tax exemption: 10% units affordable @ 50% AMI <u>and</u> 10% @ 70% AMI for 12 years.	
	Ownership—Voluntary 7.2 sq ft bonus: 1 sq ft affordable @ 100% AMI for life of the project.	Ownership—n/a	
Eastgate	Rental & Ownership—Voluntary 2.5 units (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI for life of the project.	Rental only— 12-year tax exemption: 10% units affordable @ 60% AMI <u>and</u> 10% @ 70% AMI for 12 years.	
Crossroads Village and Wilburton Commercial	Rental & Ownership—Voluntary 1 unit (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI for life of the project.	Rental only— 12-year tax exemption: 10% units affordable @ 60% AMI <u>and</u> 10% @ 70% AMI for 12 years.	
KIRKLAND	17 units (Since 2010)	163 units	Adopted in 2004
Height-limited zones (Totem Lake, North Rose Hill, CBD 5)	Rental—Mandatory 10% units affordable @ 50% AMI for life of project.	Rental—Voluntary 8-year tax exemption: 10% units affordable @ 50% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 50% AMI <u>and</u> 10% @ 80% AMI for life of the project.	

Location	Land Use Program	MFTE	Other Notes
	Ownership—Mandatory 10% units affordable @ 80% AMI for 50 years.	Ownership—Voluntary 8-year tax exemption: 10% units affordable @ 80% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 80% AMI <u>and</u> 10% @ 110% AMI for life of the project.	
Density-limited zones	Rental—Mandatory 2 units bonus: 1 unit affordable @ 50% AMI for life of project, and at least 10% units affordable.	Rental—Voluntary 8-year tax exemption: 10% units affordable @ 50% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 50% AMI <u>and</u> 10% @ 80% AMI for life of the project.	
	Ownership—Mandatory 2 units bonus: 1 unit affordable @ 100% AMI for 50 years, and at least 10% units affordable.	Ownership—Voluntary 8-year tax exemption: 10% units affordable @ 100% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 100% AMI <u>and</u> 10% @ 130% AMI for life of the project.	
Zones where affordable housing isn't required	n/a	Rental & Ownership—Voluntary 8-year tax exemption: 10% units affordable @ 80% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 50% AMI <u>and</u> 10% @ 80% AMI for life of the project.	

Location	Land Use Program	MFTE	Other Notes
REDMOND	600 units (since 2005)	116 units	Adopted in 2017
Outside Marymoor & Overlake urban center (incl Downtown)	Rental—Mandatory 1 unit (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI, and up to 10% affordable units, for life of the project. 1 unit at 50% AMI can replace 2 units at 80% AMI if desired.	8-year tax exemption: 10% units affordable @ 60% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 65% AMI <u>and</u> 10% @ 85% AMI for life of the project.	
	Ownership—Mandatory 1 unit (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI, and 10% units affordable, for 50 years.	n/a	
Overlake urban center	Rental—Mandatory 2 units (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI, up to 10% affordable units, for life of the project. 1 unit at 50% AMI can replace 2 units at 80% AMI if desired.	8-year tax exemption: 10% units affordable @ 60% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 65% AMI <u>and</u> 10% @ 85% AMI for life of the project.	
	Ownership—Mandatory 2 units (or sq ft) bonus: 1 unit (or sq ft) affordable @ 80% AMI, and 10% units affordable, for 50 years.	n/a	
MDD3 zone	Rental—Mandatory 0.09 FAR bonus: 10% units affordable @ 80% AMI for life of the project. 1 unit at 50% AMI can replace 2 units at 80% AMI if desired.	n/a	
	Ownership—Mandatory 0.09 FAR bonus: 10% units affordable @ 80% AMI for 50 years.	n/a	

Location	Land Use Program	MFTE	Other Notes
Other MDD zones	Rental—Mandatory 10% units affordable @ 50% AMI for life of the project.	8-year tax exemption: 10% units affordable @ 50% AMI for life of the project. 12-year tax exemption: 10% units affordable @ 60% AMI <u>and</u> 10% @ 80% AMI for life of the project.	
	Ownership—Mandatory 10% units affordable @ 70% AMI for 50 years.	n/a	
SEATTLE	954 Units (In 2019 alone)	5,384 Units (Currently Active)	Adopted in 1999
Midrise and Highrise zones in Downtown, SoDo, SLU, Urban Villages, Urban Centers, Station Overlay Districts	FAR/height bonus for providing affordable housing (performance or payment options permitted). 60-75% of new floor area must be affordable housing and/or childcare benefits. 60-80% AMI required. Additional FAR/height varies by zone.	12-year tax exemption: 25% units affordable SEDUS within mix: 40% AMI SEDUS only: 50% AMI Studios: 60% AMI 1-BR: 70% AMI 2-BR: 85% AMI 3-BR: 90% AMI If 8% of units are 2-BR or larger, only 20% required to be affordable	Application allowed up to 180 days prior to TCO Updated in Oct 2019. Previously: <ul style="list-style-type: none"> Only within Urban Villages Previously had to apply by first building permit
All Urban Villages (MHA)	Rental & Ownership – Mandatory inclusionary/fee-in-lieu through MHA within urban village boundaries, cannot overlap with MFTE 5-11% at 60% AMI (40% AMI if under 400SF units)		
All other MF with 4 or more units	n/a		