

# Mandatory Housing Affordability and Incentive Zoning 2020 Report

SEATTLE OFFICE OF HOUSING

MARCH 2021



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## MANDATORY HOUSING AFFORDABILITY (MHA)

Under Mandatory Housing Affordability (MHA), Seattle requires new multifamily and commercial development to include affordable homes or contribute to a City fund used for the preservation and production of low-income housing. MHA was implemented incrementally concurrent with area-wide zoning changes and modifications to the Land Use Code that increased development capacity. The first half of this report identifies the affordable housing units built or committed through either MHA’s performance option or payment option. A full summary of City-restricted low-income housing is available in the Office of Housing’s **2020 Annual Investments Report**.

### MHA Land Use Code References

Land Use Code Chapters 23.58B and 23.58C provide the regulatory framework for affordable housing impact mitigation through MHA-Commercial (MHA-C) and RCW 36.70A.540-authorized affordable housing incentives through MHA-Residential (MHA-R). MHA-C applies to development that includes more than 4,000 square feet of gross floor area in commercial use. MHA-R applies to net new residential and live-work units. MHA-C and MHA-R payment and performance requirements vary based on a property’s location and the MHA-related development capacity increase approved for the zone.

With only a few exemptions, all areas zoned for commercial and multifamily residential development are subject to MHA. The table below outlines the zoning ordinance by which MHA was implemented. MHA requirements apply to projects that vested *after* the applicable area’s zoning ordinance took effect.

AREA	ORDINANCE NUMBER	ADOPTED
UNIVERSITY DISTRICT URBAN CENTER	ORDINANCE 125267	FEBRUARY 2017
DOWNTOWN AND SOUTH LAKE UNION URBAN CENTERS	ORDINANCE 125291	APRIL 2017
CHINATOWN-INTERNATIONAL DISTRICT URBAN CENTER VILLAGE	ORDINANCE 125371	AUGUST 2017
23RD AVENUE AND CHERRY STREET 23RD AVENUE AND UNION STREET 23RD AVENUE AND JACKSON STREET	ORDINANCE 125359 ORDINANCE 125360 ORDINANCE 125361	AUGUST 2017

AREA	ORDINANCE NUMBER	ADOPTED
UPTOWN URBAN CENTER	ORDINANCE 125432	OCTOBER 2017
OTHER AREAS ZONED FOR COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT	ORDINANCE 125791	APRIL 2019

**Development with MHA Contributions in 2020**

When a project with MHA requirements applies for land use and construction permits, its affordable housing contribution must be approved by the Office of Housing and SDCI. MHA payment and/or performance requirements, according to permit plans verified by SDCI, must be satisfied prior to issuance of the first construction permit that includes the structural frame of the building.<sup>1</sup>

In 2020, affordable housing contributions were made for 224 projects through MHA. This represents a significant increase from the 35 projects making housing contributions in 2019, when the City completed the full implementation of MHA. Attachment A summarizes all MHA activity by location and MHA fee area. The Performance Option and Payment Option sections below provide additional detail about MHA contributions.

**Performance Option: MHA Units as of December 31, 2020**

Projects for which the owner chooses to comply with MHA through the performance option must have an agreement recorded against the property title as a condition of issuance of the first building permit that includes the structural frame for the structure. Units designated as affordable under the performance option (MHA Units) must be comparable to other project units in terms of unit size, number of bedrooms, access to amenities, and distribution within the development. MHA Units have maximum rents or sale prices and serve income-eligible renters or homebuyers for a minimum of 75 years.

In addition, property owners must affirmatively market MHA Units to households who otherwise might be unlikely to apply to live there. For those households, affirmative marketing increases awareness of housing vacancies, broadens housing choice, and improves the likelihood of securing housing, regardless of their race, color, religion, sex, national origin, familial status, disability, or other protected class status.

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<sup>1</sup> In certain cases, the contribution for a project might be made through both the payment and performance options. For example, if a project includes both residential and commercial floor area, the property owner may satisfy requirements for one type of floor area through payment and satisfy requirements for the other through performance. In addition, the contribution for a fraction of a required unit in an otherwise performance project may be made through payment if an owner wishes.

At initial occupancy, MHA Units provided through the performance option must serve households with incomes no greater than 40 percent of AMI for rental units with a net unit area of 400 square feet or less or households with incomes no greater than 60 percent of AMI for rental units with a net unit area of greater than 400 square feet. Monthly rent does not exceed 30 percent of 60 percent of AMI or, in the case of rental units with net unit area of 400 square feet or less, 30 percent of 40 percent of AMI.

Initial sales of ownership MHA Units must be to households with incomes no greater than 80 percent of AMI, and that meet a reasonable limit on assets. The initial sales price is calculated so that total ongoing housing costs do not exceed 35 percent of 65 percent of AMI, in order to allow for equity growth for individual homeowners while maintaining affordability for future buyers.

**MHA Units Placed in Service**

MHA Units are complete (i.e. “placed in service”) upon issuance of a certificate of occupancy for the building. This table identifies the MHA Units placed in service as of December 31, 2020.

PROJECT ADDRESS <sup>2</sup>	TOTAL UNITS	MHA UNITS	RENT/INCOME LIMIT	LOCATION	YEAR PLACED IN SERVICE
2220 E UNION ST	144	4	60% OF AMI	23RD & UNION-JACKSON	2018
429 2ND AVE W	128	8	60% OF AMI	UPTOWN	2019
4302 8TH AVE NE	22	2	40% OF AMI	UNIVERSITY DISTRICT	2020
5001 BROOKLYN AVE NE	60	4	40% OF AMI	UNIVERSITY DISTRICT	2019
743 N 35TH ST	54	3	60% OF AMI	FREMONT	2020
<b>TOTAL</b>	<b>408</b>	<b>21</b>			

**MHA Units Committed**

The performance option requires commitment of MHA Units as a condition of issuance of the first building permit that includes the structural frame for the structure. Commitments are finalized with execution and recording of an Office of Housing-approved MHA performance agreement. In 2020,

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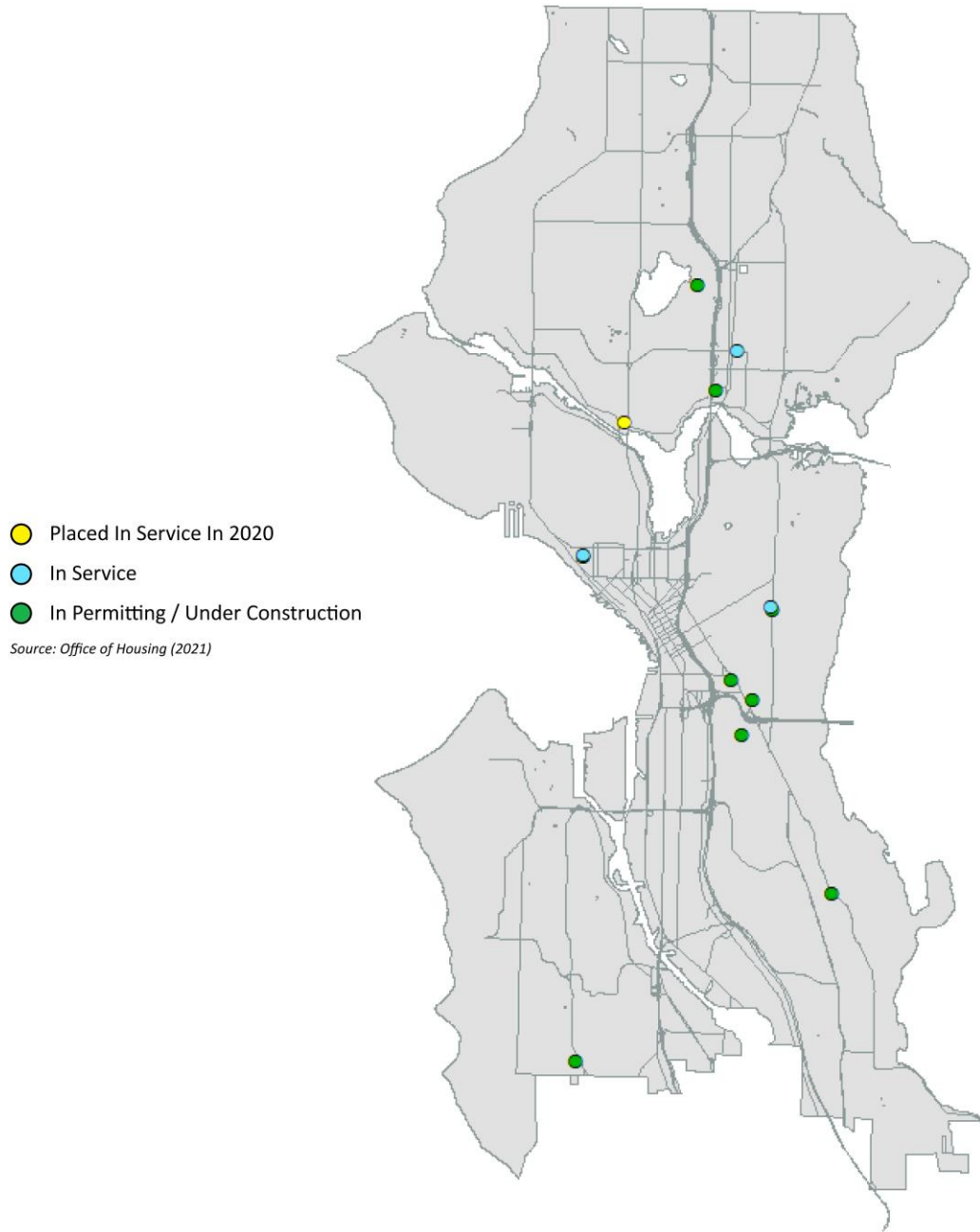
<sup>2</sup> The first three projects on this list vested before implementation of MHA. MHA commitments for those projects were made as part of City Council-approved Property Use and Development Agreements (PUDAs) required for contract rezones. For this reason, the payment and performance requirements for these projects are different from current MHA requirements according to SMC Chapters 23.58B and 23.58C. For example, the affordability term for MHA units at 429 2nd Ave W and 2220 E Union St is 50 years instead of 75 years and the MHA units at 5001 Brooklyn Ave NE satisfy both MHA requirements and a portion of the requirements for its Multifamily Property Tax Exemption.

property owners committed to include 21 MHA Units in five projects totaling 193 units. This table shows the nine projects with committed MHA Units as of December 31, 2020 that have not yet placed in service.

PROJECT ADDRESS	TOTAL UNITS	MHA UNITS	RENT/INCOME LIMIT	LOCATION	YEAR AGREEMENT EXECUTED
1261 S KING ST	24	1	60% OF AMI	CHINATOWN-INTL DISTRICT	2019
1771 17TH AVE S	8	2	60% OF AMI	MT. BAKER	2020
1817 S CHARLES ST	4	1	60% OF AMI	23RD & UNION-JACKSON	2020
2301 E UNION ST	432	44	60% OF AMI	23RD & UNION-JACKSON	2019
4048 7TH AVE NE	79	7	40% OF AMI	UNIVERSITY DISTRICT	2020
417 2ND AVE W	95	7	40% OF AMI 60% OF AMI	UPTOWN	2019
5201 RAINIER AVE S*	108	10	60% OF AMI	COLUMBIA CITY	2019
6860 EAST GREEN LAKE WAY N	97	9	40% OF AMI	GREEN LAKE	2020
9224 20TH AVE SW*	5	2	60% OF AMI	WESTWOOD-HIGHLAND PARK	2020
<b>TOTAL</b>	<b>852</b>	<b>83</b>			

\* MHA performance agreements have been executed and recorded for 5201 Rainier Ave. S and 9224 20<sup>th</sup> Ave. SW, however building permits have not yet been issued. The MHA commitments for these two projects are subject to change.

## Location of MHA Performance Option Projects



## Payment Option: MHA Payments as of December 31, 2020

### MHA Payments Received

As of 12/31/2020, total MHA payments received by the City sum to \$96.1 million.<sup>3</sup> The subtotal of MHA payments received in 2020 is \$68.3 million, of which \$15.5 million was received in the final quarter of the year.

### MHA Payments Projected

As of 12/31/2020, estimated future MHA payments total approximately \$50.7 million. Estimates are based on preliminary payment calculations for projects with an issued Master Use Permit (MUP). The amount of estimated future MHA payments does not reflect potential cash contributions from development projects for which a MUP is not required.

### MHA Funds Awarded for Low-Income Housing

To date, the Office of Housing has committed \$84.7 million of MHA funds to low-income housing. The Office of Housing typically commits MHA funds for low-income housing (i.e. reserves for or invests in) the same calendar year as when payments are received. The exception may be when the Office of Housing receives MHA payments late in the year.

Per the City Council-adopted **Housing Funding Policies**, a geographic area may be identified as a priority in an Office of Housing Notice of Funds Availability (NOFA) if in that area:

- MHA payments received total at least \$4 million and low-income housing investments by the Office of Housing have yet to be made; or
- There is a significant imbalance between the amount of MHA payments received and the total amount low-income housing investments.

The following table shows, for each geographic area, total MHA payments received from property owners and total MHA funds committed to low-income housing. Payments and commitments are grouped by urban center and urban village, or nearest urban center or village.

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<sup>3</sup> Of this amount, approximately \$0.08M is from the owner of one project for which the building permits have not yet been issued. The MHA commitment for that project is subject to change.



LOCATION	MHA PAYMENTS THROUGH 12/31/2020	MHA INVESTMENTS THROUGH 12/31/2020
12TH AVENUE, CAPITOL HILL, EASTLAKE, FIRST HILL	\$0.89 M	\$6.69 M
23RD & UNION-JACKSON, MADISON-MILLER	\$3.22 M	\$9.49 M
ADMIRAL, MORGAN JUNCTION, SOUTH PARK, WEST SEATTLE JUNCTION, WESTWOOD-HIGHLAND PARK	\$2.30 M	\$1.00 M
AURORA-LICTON SPRINGS, BITTER LAKE VILLAGE	\$0.29 M	\$0
BALLARD, CROWN HILL, GREENWOOD-PHINNEY RIDGE	\$9.62 M	\$0
BELLTOWN, CHINATOWN-ID, COMMERCIAL CORE, DENNY TRIANGLE, PIONEER SQUARE	\$24.86 M	\$11.10 M
COLUMBIA CITY, MT. BAKER, NORTH BEACON HILL, OTHELLO, RAINIER BEACH	\$1.93 M	\$28.11 M
FREMONT, GREEN LAKE, ROOSEVELT, WALLINGFORD	\$2.54 M	\$15.52 M
LAKE CITY, NORTHGATE	\$0.57 M	\$12.80 M
QUEEN ANNE, UPTOWN	\$11.94 M	\$0
RAVENNA, UNIVERSITY DISTRICT	\$26.96 M	\$0
SOUTH LAKE UNION	\$10.95 M	\$0
<b>TOTAL</b>	<b>\$96.07 M</b>	<b>\$84.71 M</b>

The Office of Housing’s 2020 funding awards for low-income housing included approximately \$53.2 million in MHA payment proceeds. These investments will support 698 affordable rental apartments and 14 for-sale condominiums, all of which will be reserved for low-income first-time homebuyers and resale-restricted to ensure permanent affordability. A full summary of City-restricted low-income housing is available in the Office of Housing’s **2020 Annual Investments Report**.

LOW-INCOME HOUSING NAME, SPONSOR, NEIGHBORHOOD	MHA-FUNDED UNITS	TOTAL CITY FUNDING	MHA FUNDING IN 2020
5 <sup>TH</sup> AND SENECA, YWCA, DOWNTOWN	114	\$4.5 M	\$4.5 M
ECLIPSE FREMONT APTS, GMD DEVELOPMENT, FREMONT	87	\$15.5 M	\$15.5 M
ELIZABETH THOMAS HOMES, FAME/EQUITY ALLIANCE OF WASHINGTON AND CATHOLIC HOUSING SERVICES, RAINIER BEACH	119	\$7.0 M	\$7.0 M
POLARIS AT LAKE CITY, INLAND GROUP, LAKE CITY	257	\$12.8 M	\$12.8 M
LINK STUDIOS, MT. BAKER HOUSING ASSOCIATION, MT. BAKER	60	\$3.0 M	\$3.0 M
MT. ZION SENIOR HOUSING AT 19 <sup>TH</sup> , MT. ZION HOUSING DEVELOPMENT, MADISON-MILLER	61	\$8.4 M	\$6.4 M
GOOD SHEPHERD HOUSING, LOW INCOME HOUSING INSTITUTE, 23 <sup>RD</sup> AND UNION-JACKSON	-- <sup>4</sup>	\$6.5 M	\$3.0 M
THE 410 CONDOMINIUMS, HABITAT FOR HUMANITY, CAPITOL HILL (FOR SALE HOMES)	14	\$0.97 M	\$1.0 M
<b>TOTAL</b>	<b>712</b>	<b>\$58.7 M</b>	<b>\$53.2 M</b>

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<sup>4</sup> Good Shepherd Housing, which is both Levy and MHA-funded, will provide 102 new low-income housing units. All of those units count toward Seattle Housing Levy goals.



## INCENTIVE ZONING (IZ)

Incentive Zoning allows commercial and residential developers to achieve additional development capacity by providing affordable housing units (IZ Units) or making a payment to fund low-income housing in Seattle. IZ payment dollars are used with other City housing funds, such as Housing Levy funds, to produce and preserve low-income housing across Seattle. This report section identifies the number of IZ Units provided and the amount of funding contributed through IZ. A full summary of City-restricted low-income housing is available in the Office of Housing’s ***2020 Annual Investments Report***.

For purposes of affordable housing, IZ is distinguished from its successor, Mandatory Housing Affordability (MHA), discussed in the first half of this report, by its voluntary nature. In zones where additional development capacity is conditioned on affordable housing, property owners choose either the payment option (i.e. a cash contribution for production or preservation of low-income housing) or performance option (i.e. inclusion of affordable units in their project or, in limited circumstances, at an alternative site). Unlike MHA, IZ affordable housing requirements only apply if a property owner chooses to achieve extra floor area allowed by the Land Use Code.

Until recently, most zones in Downtown and South Lake Union as well as zones in parts of other Seattle neighborhoods featured IZ-related affordable housing requirements. As of mid-2019, those requirements were phased out of all but a few Downtown and South Lake Union zones. The City gradually implemented MHA through a series of rezones that increased development capacity.<sup>5</sup>

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<sup>5</sup> See the “MHA Land Use Code References” section of this report for the list of rezone ordinances adopted to implement MHA. The framework for MHA was approved with adoption of Ordinance 124895, Ordinance 125108, and Ordinance 125233 in 2015 and 2016.

## IZ Land Use Code References

LOCATION OF IZ ELIGIBLE ZONES	EXTRA RESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING	EXTRA NONRESIDENTIAL FLOOR AREA FOR AFFORDABLE HOUSING
DOWNTOWN <sup>6</sup>	SMC 23.49.015	SMC 23.49.012
OTHER AREAS, INCLUDING SOUTH LAKE UNION	SMC 23.58A.014	SMC 23.58A.024

IZ requirements vary depending on the zone in which the development is located and the type of uses proposed.

## Development with IZ Housing Contributions in 2020

The Seattle Office of Housing and Department of Construction and Inspections approve affordable housing commitments for projects achieving additional development capacity through IZ. The City approves IZ commitments prior to issuance of each project’s first building permit that includes the structural frame. In 2020, applicants for eight projects achieved extra floor area through either the payment or performance option. The sections below detail these IZ affordable housing contributions.

### Performance Option: IZ Units as of December 31, 2020

Projects for which the owner chooses to comply with IZ affordable housing requirements through the performance option must have an agreement recorded against the property title as a condition of issuance of the first construction permit that includes the structural frame of the building. The IZ Units, meaning those units designated as affordable under the performance option, must be comparable to the project’s non-restricted units in terms of unit size, number of bedrooms, access to amenities, and distribution within the development. IZ Units have maximum rents or sale prices and serve income-eligible renters or homebuyers for a minimum of 50 years.<sup>7</sup>

The affordability/income limit for IZ Units with net floor area greater than 400 square feet is 80 percent of area median income (AMI) for rental and 100 percent of AMI for ownership. For IZ Units 400 square feet or smaller, the affordability/income limit is 40 percent of AMI. Owners of rental apartment developments have the option of providing a reduced share of IZ Units if the affordability/income limit is reduced from 80 percent of AMI to 50 percent of AMI.

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<sup>6</sup> In South Downtown zones, extra floor area for hotel uses is achieved according to the bonus residential floor area for affordable housing provisions of SMC 23.58A.014.

<sup>7</sup> IZ Units satisfy affordable housing requirements for both IZ and the Multifamily Tax Exemption (MFTE) program.

### IZ Units Placed in Service

IZ Units are complete (i.e. placed in service) upon issuance of a certificate of occupancy for the building. The following table lists the two projects with IZ Units completed in 2020.

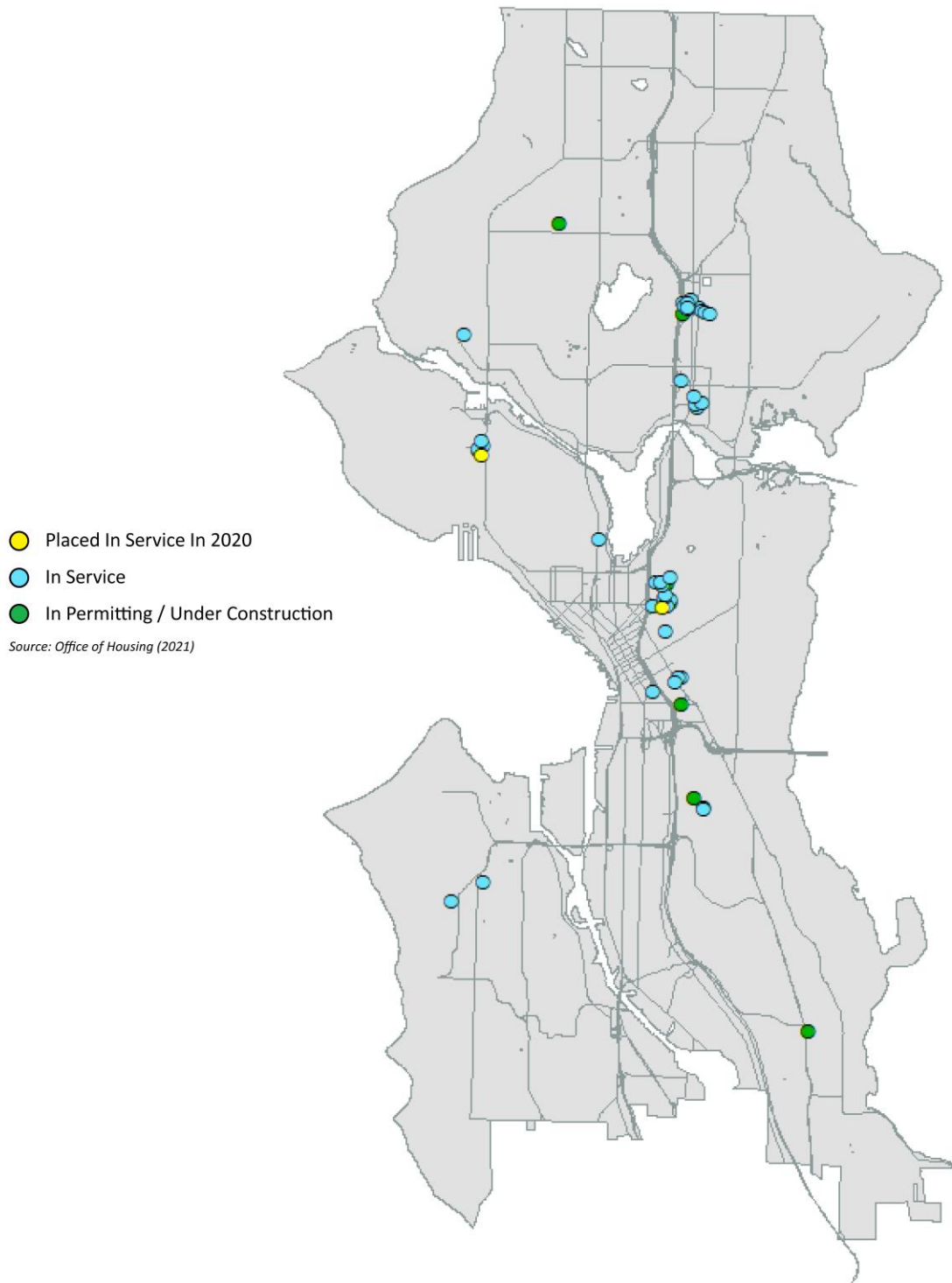
PROJECT ADDRESS	TOTAL UNITS	IZ UNITS	RENT/INCOME LIMIT	LOCATION	YEAR PLACED IN SERVICE
600 E HOWELL ST	76	4	40% OF AMI 80% OF AMI	CAPITOL HILL	2020
3008 16TH AVE W	93	11	40% OF AMI	INTERBAY	2020
<b>TOTAL</b>	<b>169</b>	<b>15</b>			

### IZ Units Committed

IZ Units are committed upon execution and recording of an Office of Housing-approved IZ performance agreement with the King County Recorder's Office. This table lists the nine IZ performance projects that, as of December 31, 2020, have a recorded housing covenant but have not yet placed in service.

PROJECT ADDRESS	TOTAL UNITS	IZ UNITS	RENT/INCOME LIMIT	LOCATION	YEAR AGREEMENT EXECUTED
1029 S JACKSON ST	321	4	80% OF AMI	CHINATOWN-ID	2019
209 N 87TH ST	49	8	40% OF AMI 80% OF AMI	GREENWOOD-PHINNEY RIDGE	2020
2709 17TH AVE S	99	3	80% OF AMI	NORTH BEACON HILL	2020
420 BOYLSTON AVE E	60	2	40% OF AMI	CAPITOL HILL	2019
7339 43 <sup>RD</sup> AVE S	85	6	40% OF AMI 50% OF AMI	OTHELLO	2019
800 E DENNY WAY	93	4	40% OF AMI	CAPITOL HILL	2020
800 NE 64TH ST	26	3	80% OF AMI	ROOSEVELT	2019
815 NE 66TH ST	79	12	80% OF AMI	ROOSEVELT	2020
841 NE 68 <sup>TH</sup> ST	102	13	80% OF AMI	ROOSEVELT	2020
<b>TOTAL</b>	<b>914</b>	<b>55</b>			

## Location of IZ Performance Option Projects



## Payment Option: IZ Payments as of December 31, 2020

### IZ Payments Received

In 2020, the Office of Housing received a total of \$4.7 million of IZ payments for production and preservation of low-income housing in Seattle.

PROJECT ADDRESS	IZ PAYMENTS RECEIVED IN 2020	LOCATION
1613 2 <sup>ND</sup> AVE	\$2.62 M	DOWNTOWN
1700 BOREN AVE	\$0.27 M	DOWNTOWN
2014 FAIRVIEW AVE	(\$0.08 M) <sup>8</sup>	SOUTH LAKE UNION
520 WESTLAKE AVE N	\$1.89 M	SOUTH LAKE UNION
<b>TOTAL</b>	<b>\$4.70 M</b>	

### IZ Payments Projected

In certain geographic areas, the Land Use Code allows property owners to defer IZ payments for extra residential floor area until just prior to issuance of a certificate of occupancy. The following table identifies the five residential projects with issued building permits as of December 31, 2020 for which the owners deferred payments totaling \$18.3 million until construction completion. Deferred IZ payments for extra residential floor area are adjusted for inflation at the time of payment.

PROJECT ADDRESS	IZ PAYMENTS PROJECTED (AMOUNTS DEFERRED UNTIL CERTIFICATE OF OCCUPANCY)	LOCATION
1101 8TH AVE	\$3.14 M	FIRST HILL
1120 DENNY WAY	\$8.22 M	SOUTH LAKE UNION
2031 3RD AVE	\$3.04 M	BELLTOWN
600 WALL STREET	\$1.62 M	DENNY TRIANGLE
707 TERRY AVE	\$2.28 M	FIRST HILL
<b>TOTAL</b>	<b>\$18.30 M</b>	

### IZ Funds Awarded for Low-Income Housing

The Office of Housing commits IZ payments to low-income housing through Notices of Funding Availability each year. The Office of Housing typically commits (i.e. awards) IZ funds to low-income housing in the same calendar year as when payments are received. The exception may be when the City receives IZ payments late in the year.

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<sup>8</sup> The City refunded \$81K for a project in South Lake Union that subsequently reduced its extra residential floor area.

For 2020, the Office of Housing’s funding awards for low-income housing includes IZ funds totaling \$2.5 million, with the remainder of available IZ payments used to adjust or rebalance several prior-year awards. The \$2.5 million augments Seattle Housing Levy funds for 2020 awards at two sites – Chief Seattle Club’s Sacred Medicine House and Low Income Housing Institute’s Good Shepherd Housing. In addition, \$0.21 million of IZ funds was budgeted for program administrative costs in accordance with SMC Chapters 23.49 and SMC 23.58A. A full summary of the City's 2020 investments in low-income housing is available in the Office of Housing’s **2020 Annual Investments Report**.



## ATTACHMENTS

### Attachment A – MHA Contributions through 12/31/2020<sup>9</sup>

LOCATION	TOTAL UNITS	MHA PAYMENT (\$)	MHA PERFORMANCE (UNITS)	MHA PERFORMANCE (\$ FOR FRACTION OF UNIT NOT PROVIDED)
<b>2016</b>	<b>60</b>	<b>\$-</b>	<b>4</b>	<b>\$-</b>
<i>RAVENNA, UNIVERSITY DISTRICT</i>	<i>60</i>	<i>\$-</i>	<i>4</i>	<i>\$-</i>
MEDIUM AREAS	60	\$-	4	\$-
<b>2017</b>	<b>326</b>	<b>\$0.06 M</b>	<b>15</b>	<b>\$0.04 M</b>
<i>23RD &amp; UNION-JACKSON, MADISON-MILLER</i>	<i>144</i>	<i>\$0.06 M</i>	<i>4</i>	<i>\$-</i>
HIGH AREAS	144	\$0.06 M	4	\$-
<i>FREMONT, GREEN LAKE, ROOSEVELT, WALLINGFORD</i>	<i>54</i>	<i>\$-</i>	<i>3</i>	<i>\$0.04 M</i>
MEDIUM AREAS	54	\$-	3	\$0.04 M
<i>QUEEN ANNE, UPTOWN</i>	<i>128</i>	<i>\$-</i>	<i>8</i>	<i>\$-</i>
HIGH AREAS	128	\$-	8	\$-
<b>2018</b>	<b>703</b>	<b>\$11.95 M</b>	<b>-</b>	<b>\$-</b>
<i>23RD &amp; UNION-JACKSON, MADISON-MILLER</i>	<i>20</i>	<i>\$0.69 M</i>	<i>-</i>	<i>\$-</i>
HIGH AREAS	20	\$0.69 M	-	\$-

<sup>9</sup> Payment and performance MHA activity by year of MHA payment receipt and/or execution of MHA performance housing agreement. In years prior to adoption of MHA-related rezone legislation for the area, MHA commitments were made as part of City Council-approved Property Use and Development Agreements (PUDAs) required for contract rezones.

LOCATION	TOTAL UNITS	MHA PAYMENT (\$)	MHA PERFORMANCE (UNITS)	MHA PERFORMANCE (\$ FOR FRACTION OF UNIT NOT PROVIDED)
<i>ADMIRAL, MORGAN JUNCTION, SOUTH PARK, WEST SEATTLE JUNCTION, WESTWOOD-HIGHLAND PARK</i>	6	\$0.19 M	-	\$-
MEDIUM AREAS	6	\$0.19 M	-	\$-
<i>BELLTOWN, CHINATOWN-ID, COMMERCIAL CORE, DENNY TRIANGLE, PIONEER SQUARE</i>	171	\$0.02 M	-	\$-
DOWNTOWN/SLU	171	\$0.02 M	-	\$-
<i>QUEEN ANNE, UPTOWN</i>	279	\$7.28 M	-	\$-
HIGH AREAS	279	\$7.28 M	-	\$-
<i>RAVENNA, UNIVERSITY DISTRICT</i>	227	\$3.76 M	-	\$-
MEDIUM AREAS	227	\$3.76 M	-	\$-
<b>2019</b>	<b>1,567</b>	<b>\$15.79 M</b>	<b>64</b>	<b>\$-</b>
<i>12TH AVENUE, CAPITOL HILL, EASTLAKE, FIRST HILL</i>	20	\$0.09 M	-	\$-
MEDIUM AREAS	20	\$0.09 M	-	\$-
<i>23RD &amp; UNION-JACKSON, MADISON-MILLER</i>	458	\$0.76 M	44	\$-
HIGH AREAS	458	\$0.76 M	44	\$-
<i>ADMIRAL, MORGAN JUNCTION, SOUTH PARK, WEST SEATTLE JUNCTION, WESTWOOD-HIGHLAND PARK</i>	4	\$0.01 M	-	\$-
MEDIUM AREAS	4	\$0.01 M	-	\$-

LOCATION	TOTAL UNITS	MHA PAYMENT (\$)	MHA PERFORMANCE (UNITS)	MHA PERFORMANCE (\$ FOR FRACTION OF UNIT NOT PROVIDED)
<i>BALLARD, CROWN HILL, GREENWOOD-PHINNEY RIDGE</i>	38	\$0.65 M	-	\$-
MEDIUM AREAS	38	\$0.65 M	-	\$-
<i>BELLTOWN, CHINATOWN-ID, COMMERCIAL CORE, DENNY TRIANGLE, PIONEER SQUARE</i>	227	\$5.90 M	1	\$-
DOWNTOWN/SLU	-	\$1.53 M	-	\$-
HIGH AREAS	227	\$4.37 M	1	\$-
<i>COLUMBIA CITY, MT. BAKER, NORTH BEACON HILL, OTHELLO, RAINIER BEACH</i>	116	\$0.12 M	10	\$-
MEDIUM AREAS	116	\$0.12 M	10	\$-
<i>FREMONT, GREEN LAKE, ROOSEVELT, WALLINGFORD</i>	14	\$0.35 M	-	\$-
MEDIUM AREAS	14	\$0.35 M	-	\$-
<i>QUEEN ANNE, UPTOWN</i>	221	\$2.37 M	7	\$-
HIGH AREAS	201	\$2.34 M	7	\$-
MEDIUM AREAS	20	\$0.03 M	-	\$-
<i>RAVENNA, UNIVERSITY DISTRICT</i>	95	\$0.56 M	2	\$-
MEDIUM AREAS	95	\$0.56 M	2	\$-
<i>SOUTH LAKE UNION</i>	374	\$4.97 M	-	\$-
DOWNTOWN/SLU	374	\$4.97 M	-	\$-
<b>2020</b>	<b>4,432</b>	<b>\$68.28 M</b>	<b>21</b>	<b>\$0.01 M</b>

LOCATION	TOTAL UNITS	MHA PAYMENT (\$)	MHA PERFORMANCE (UNITS)	MHA PERFORMANCE (\$ FOR FRACTION OF UNIT NOT PROVIDED)
<i>12TH AVENUE, CAPITOL HILL, EASTLAKE, FIRST HILL</i>	<b>64</b>	<b>\$0.80 M</b>	-	\$-
HIGH AREAS	59	\$0.78 M	-	\$-
MEDIUM AREAS	5	\$0.02 M	-	\$-
<i>23RD &amp; UNION-JACKSON, MADISON-MILLER</i>	<b>73</b>	<b>\$1.70 M</b>	<b>1</b>	\$-
HIGH AREAS	47	\$1.49 M	1	\$-
MEDIUM AREAS	26	\$0.21 M	-	\$-
<i>ADMIRAL, MORGAN JUNCTION, SOUTH PARK, WEST SEATTLE JUNCTION, WESTWOOD-HIGHLAND PARK</i>	<b>139</b>	<b>\$2.09 M</b>	<b>2</b>	\$-
LOW AREAS	45	\$0.52 M	2	\$-
MEDIUM AREAS	94	\$1.57 M	-	\$-
<i>AURORA-LICTON SPRINGS, BITTER LAKE VILLAGE</i>	<b>29</b>	<b>\$0.29 M</b>	-	\$-
LOW AREAS	29	\$0.29 M	-	\$-
<i>BALLARD, CROWN HILL, GREENWOOD-PHINNEY RIDGE</i>	<b>420</b>	<b>\$8.97 M</b>	-	\$-
MEDIUM AREAS	420	\$8.97 M	-	\$-
<i>BELLTOWN, CHINATOWN-ID, COMMERCIAL CORE, DENNY TRIANGLE, PIONEER SQUARE</i>	<b>1,838</b>	<b>\$18.94 M</b>	-	\$-
DOWNTOWN/SLU	1,838	\$18.94 M	-	\$-

LOCATION	TOTAL UNITS	MHA PAYMENT (\$)	MHA PERFORMANCE (UNITS)	MHA PERFORMANCE (\$ FOR FRACTION OF UNIT NOT PROVIDED)
<i>COLUMBIA CITY, MT. BAKER, NORTH BEACON HILL, OTHELLO, RAINIER BEACH</i>	124	\$1.81 M	2	\$-
LOW AREAS	21	\$0.24 M	-	\$-
MEDIUM AREAS	103	\$1.57 M	2	\$-
<i>FREMONT, GREEN LAKE, ROOSEVELT, WALLINGFORD</i>	256	\$2.19 M	9	\$-
MEDIUM AREAS	256	\$2.19 M	9	\$-
<i>LAKE CITY, NORTHGATE</i>	110	\$0.57 M	-	\$-
LOW AREAS	110	\$0.57 M	-	\$-
<i>QUEEN ANNE, UPTOWN</i>	318	\$2.28 M	-	\$-
HIGH AREAS	60	\$0.02 M	-	\$-
MEDIUM AREAS	258	\$2.27 M	-	\$-
<i>RAVENNA, UNIVERSITY DISTRICT</i>	1,061	\$22.64 M	7	\$0.01 M
MEDIUM AREAS	1,061	\$22.64 M	7	\$0.01 M
<i>SOUTH LAKE UNION</i>	-	\$5.98 M	-	\$-
DOWNTOWN/SLU	-	\$5.98 M	-	\$-
<b>GRAND TOTAL</b>	<b>7,088</b>	<b>\$96.07 M</b>	<b>104</b>	<b>\$0.05 M</b>

## INFORMATION

For more information about Incentive Zoning or Mandatory Housing Affordability, contact the City of Seattle Office of Housing or visit [www.seattle.gov/housing](http://www.seattle.gov/housing).

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