

MFTE Unit Distribution, Comparability, and Bedroom Criteria

Distribution and Comparability Criteria

MFTE-restricted units should:

- Be distributed among floors. For projects with a set-aside of 20%, no floor should contain more than 25% MFTE units. For projects with a set-aside of 25%, no floor should contain more than 30% MFTE units;
- Not be clustered in certain sections of the building or stacked;
- Be distributed proportionally among buildings for projects with multiple buildings;
- Be comparable to market-rate unit in terms of size, with average square footage within 5% of market-rate units;
- Be comparable to market-rate units in terms of functionality and amenities including but not limited to dens, second bathrooms, and balconies and patios;
- Be comparable to market-rate units in terms of access to building-wide amenities, including but not limited to parking and community rooms;
- Be proportional to the overall number of units of each type;
- Be proportional by unit status (dwelling unit, SEDU or congregate residence); and
- Have comparable lease terms to market-rate units.

Bedroom Criteria

MFTE bedrooms must have:

- Gross floor area equals at least 70 square feet;
- Wall dimensions equal at least 7 feet;
- Natural lighting is provided through (a) an exterior opening in accordance with Section 1205.2 of the Seattle Building Code, (b) a window to a habitable space that is parallel to an exterior opening in accordance with Section 1205.2 of the Seattle Building Code, or (c) a cut out or frosted glass door to a habitable space that is parallel to an exterior opening in accordance with Section 1205.2 of the Seattle Building Code. If the natural light source is provided through a cut out in a wall, it must extend the entire width of that wall, and the wall height beneath the cut out must measure at least 7 feet;
- Natural ventilation is provided in accordance with Section 1203.5 of the Seattle Building Code and its subsections; and
- The habitable space is completely separated from other portions of the dwelling unit by walls and one or more exit access doorways, consistent with Chapter 2 of the Seattle Building Code.