

# Incentive Zoning and Mandatory Housing Affordability 2019 Report

Seattle Office of Housing  
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# INCENTIVE ZONING PROGRAM PRODUCTION IN 2019

Seattle’s Incentive Zoning (IZ) program allows commercial and residential developers to achieve additional development capacity, in exchange for providing affordable housing units or making a payment to fund affordable housing in Seattle. IZ payment dollars are used alongside other City housing funds, such as Housing Levy funds, to produce and preserve affordable housing across Seattle. This report presents affordable housing units or funding dollars produced through the IZ program only; a full summary of City-funded affordable housing can be seen in the **Office of Housing 2019 Investments Report**.

Chapter 23.58A and Chapter 23.49 of the Land Use Code provide the regulatory framework for Incentive Zoning. Program requirements vary depending on the zone in which the development is located and the type of uses proposed.

For purposes of affordable housing, IZ is distinguished from the successor Mandatory Housing Affordability (MHA) Program, discussed in the next section of this report, by its voluntary nature. Under IZ, residential and commercial developers that tap legislatively approved bonus development capacity are obligated to make a cash affordable housing contribution (“payment”) or to provide affordable units within their own building or at an alternative site (“performance”). The affordability threshold for performance projects is 80% of the area median income. The program is voluntary because any developer who chooses not to access the bonus capacity need not contribute to affordable housing production.

From the early 2000s through 2019, IZ was active in limited geographic areas throughout Seattle. Incentive zoning for affordable housing was phased out in all but a few zones as new location-specific zoning actions triggered implementation of 2015 and 2016’s framework legislation to create the commercial and residential MHA programs codified under Chapters 23.58B and 58C.

In March 2019 City Council approved so-called “citywide” zoning actions which expanded MHA requirements to most neighborhoods with zoning accommodating multifamily housing, including 6 percent of the city’s land area previously zoned exclusively for detached single-family homes.

## IZ Land Use Code References

Geography	Extra Residential Floor Area – Housing Bonus	Extra Nonresidential Floor Area – Housing Bonus
Eligible zones in <b>Downtown Urban Center</b> <sup>1</sup>	SMC 23.49.015	SMC 23.49.012
Eligible zones in <b>South Lake Union and other areas</b>	SMC 23.58A.014	SMC 23.58A.024

<sup>1</sup> In eligible zones in South Downtown, as defined on Map 1A for Chapter 23.49, extra floor area for both residential and hotel uses is achieved according to SMC 23.58A.014 (“Bonus residential floor area for affordable housing”).

## A. IZ payment and performance contributions in 2019, by project

When a project using IZ to achieve additional development capacity applies for land use and construction permits, its affordable housing contribution must be approved by OH and the Seattle Department of Construction and Inspections (SDCI). This approval process occurs before a project is issued its first construction permit after shoring and excavation. The table below lists all projects for which either an IZ payment was collected or an IZ performance agreement was recorded in 2019.

Project Address	Urban Village	Performance, Off-Site Development, or Payment	Payment Amount Collected	Total Units	IZ Performance Units Committed	Affordability Level
1029 S Jackson St	Chinatown-Intl. District	Performance		321	4 *	80% of AMI
800 NE 64th St	Roosevelt	Performance		26	3	40% of AMI
420 Boylston Ave E	Capitol Hill	Performance		60	2	40% of AMI
1808 Minor Ave	Denny Triangle	Payment	\$ 3,363,720			
715 8th Ave	First Hill	Payment	\$ 679,811			
800 Columbia St	First Hill	Payment	\$ 1,286,629			
2205 7th Ave	Denny Triangle	Payment	\$ 3,345,224			
620 Terry Ave	South Lake Union	Payment	\$ 1,213,933			
<b>TOTALS</b>			<b>\$ 9,889,317</b>	<b>407</b>	<b>9</b>	

\* These units also count toward the development's requirements for the Multifamily Tax Exemption (MFTE) program. The same units can satisfy Incentive Zoning and MFTE requirements.

## B. IZ performance projects in 2019

If a project selects—or is required to comply with IZ through—performance, a housing covenant designating affordable units must be recorded before construction permits, other than shoring and excavation, are issued. Designated units must be comparable to other units, in terms of unit sizes, number of bedrooms, access to amenities, and distribution throughout the development. IZ performance units must serve income-eligible households for a minimum of 50 years.

### IZ Performance Projects: Placed in Service in 2019

Performance units are considered completed or “placed in service” after a Certificate of Occupancy (C of O) has been issued for the building. For projects that do not require a C of O, performance units are considered “placed in service” after final inspections are completed. This table includes all IZ performance projects that were completed in 2019.

Project Name	Project Address	Urban Center or Village	Total Units	IZ Performance Units	Affordability Level
DXU Seattle	4230 11th Ave NE	University District NW	98	5	80% of AMI
Brooklyn 65 Apartments	1222 NE 65th St	Roosevelt	55	2	40% of AMI
Hive	6717 Roosevelt Way NE	Roosevelt	106	7 *	80% of AMI
Werner Apartments, The	3046 17th Ave W	* Outside UCUV *	59	4	40% of AMI
Vida Apartments	1205 NE 66th St	Roosevelt	201	7 *	80% of AMI
Metro Line Flats	915 E Spruce St	Capitol Hill	72	2	50% of AMI
Rise on Sixty-Seventh	829 NE 67th St	Roosevelt	178	24	80% of AMI
Track 66 Apartments	836 NE 66th Street	Roosevelt	75	3 *	80% of AMI
Hana	101 6th Ave S	Chinatown-Intl. District	110	110 *	80% of AMI
<b>TOTAL</b>			<b>954</b>	<b>164</b>	

*\*These units, or a portion of these units, also count toward the development’s requirements for the Multifamily Tax Exemption (MFTE) program. The same units can satisfy Incentive Zoning and MFTE requirements.*

**IZ Performance Projects: Committed as of December 31, 2019**

Performance units are considered “committed” once an IZ performance project’s housing covenant has been approved by the Office of Housing and recorded by the King County Recorder’s Office. This table includes all IZ performance projects that, as of December 31, 2019, had recorded a housing covenant (either in 2019 or before), but had not yet been placed in service.

Project Address	Urban Village	Total Units	IZ Performance Units Committed	Affordability Level
3050 SW Avalon Way	West Seattle Junction	14	1 *	80% of AMI
814 NE 66th St	Roosevelt	226	32 *	80% of AMI
600 E Howell St	Capitol Hill	76	4	40% of AMI
3008 16th Ave W	* Outside UCUV *	93	11 *	80% of AMI
1029 S Jackson St	Chinatown-Intl. District	321	4 *	80% of AMI
800 NE 64th St	Roosevelt	26	3	40% of AMI
2709 17th Ave S	North Beacon Hill	99	3 *	80% of AMI
420 Boylston Ave E	Capitol Hill	60	2	40% of AMI

**TOTALS** **915** **60**

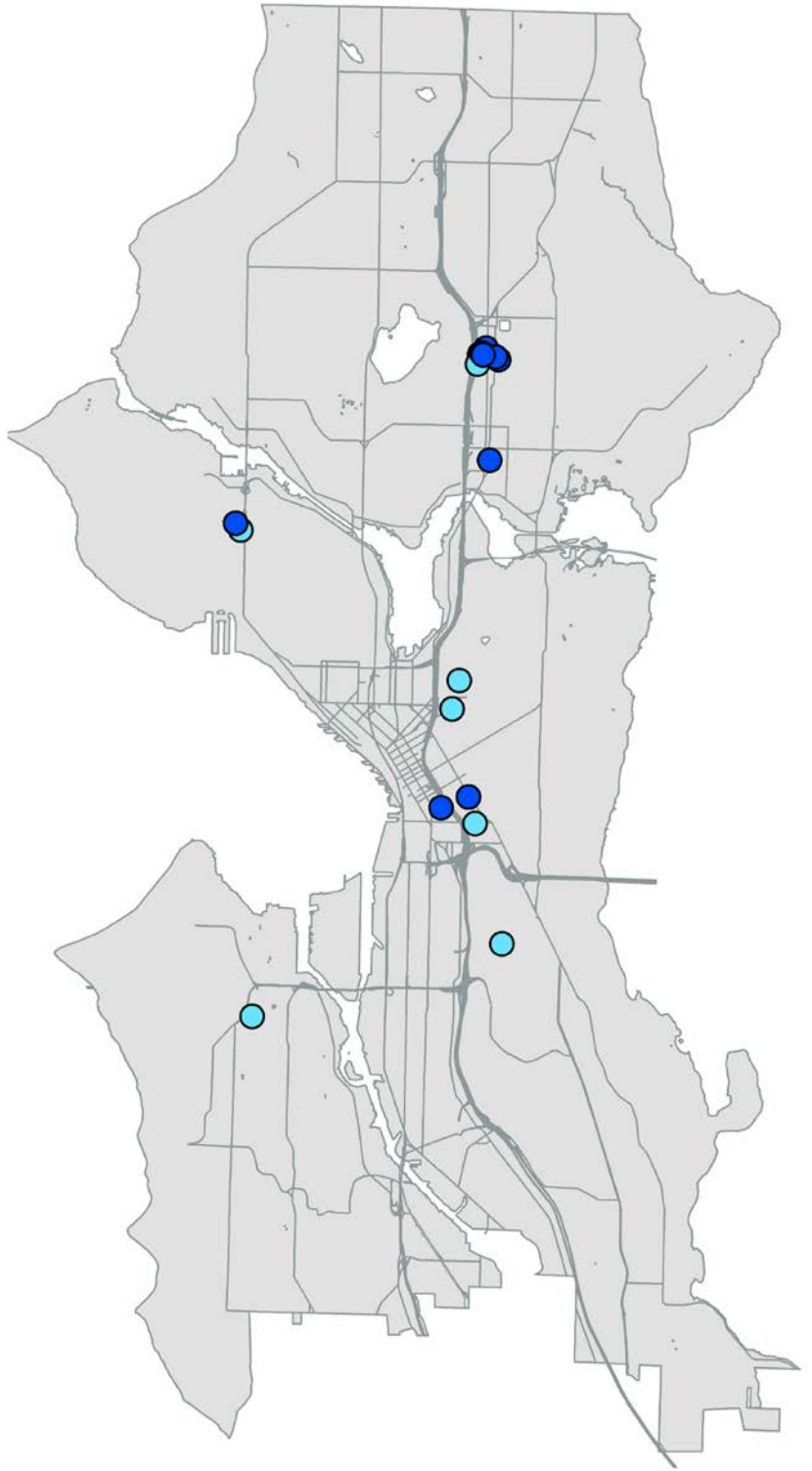
*\*These units, or a portion of these units, also count toward the development’s requirements for the Multifamily Tax Exemption (MFTE) program. The same units can satisfy Incentive Zoning and MFTE requirements.*

## Locations of IZ Performance Projects: 2019 Snapshot

### 2019 Incentive Zoning (IZ) Performance Projects

- Completed (placed in service) in 2019
- Planned or under construction, as of December 31, 2019

Source: Office of Housing (2020)



## C. IZ payment contributions in 2019

### 2019 IZ payments estimate

Owners of proposed development projects who seek extra floor area through IZ execute and record declarations that outline how each square foot above the base height and/or Floor Area Ratio (FAR) for the zone will be achieved, as verified by the Seattle Department of Construction and Inspections (SDCI). Total estimated IZ payments is the sum of IZ payment amounts included in calculations of extra floor area for development projects that have a recorded declaration and for which no payment has been received.

As of 12/31/2019, estimated IZ payments totaled \$15.1 million.

### IZ payments collected in 2019

Before a proposed development project that has selected the IZ payment option may be issued its first construction permit, the owner/developer must remit the pledged amount to the Office of Housing. In some instances, a proposed residential development may elect to defer payment until prior to issuance of the certificate of occupancy.<sup>1</sup> Once an IZ payment has been received by the City, it is considered “collected”.

In 2019, a total of \$9,889,317 in IZ payments were collected by the Office of Housing.

### IZ payments committed to affordable housing projects in 2019

IZ payments collected in 2019, in addition to any uncommitted IZ payments collected in 2018, were committed to support affordable housing projects through the Office of Housing’s 2019 funding awards. On average, IZ funds are committed to affordable housing projects within one year, or less, of the date they were collected. Once a sum of IZ payment proceeds has been reserved for investment in an affordable housing project, it is considered “committed”.

In 2019, a total of \$10,776,580 in IZ payments were committed to affordable housing projects.

Per SMC 23.49 and SMC 23.58A, up to 10% of IZ payments collected in certain zones may be used to offset some of the City’s costs related to administering affordable housing programs. In 2019, \$588,627 of IZ payments collected were used for administrative costs.

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<sup>1</sup> Deferred payment amounts are adjusted for inflation.



## D. Affordable housing supported by 2019 IZ payment funds

Approximately \$10.78 million in IZ payments were committed to support affordable housing through the Office of Housing’s 2019 funding awards. The Office of Housing’s *Annual Investments Report – 2019* includes descriptions of all affordable housing projects supported by City of Seattle funds in 2019.

The Office of Housing’s method for counting the number of affordable housing units supported by 2019 IZ proceeds includes units from any project that received at least one IZ dollar.

Affordable housing units receiving IZ fund commitments of \$10.78 M in 2019				
Total number of units receiving IZ funds	Units, By Affordability Level			
	30% AMI	40% AMI	50% AMI	60% AMI
668	63	0	24	581



# MANDATORY HOUSING AFFORDABILITY PROGRAM PRODUCTION IN 2019

Seattle’s Mandatory Housing Affordability (MHA) program requires new development to include affordable homes or contribute to a City fund used for the preservation and production of affordable housing. To put MHA in effect, the City has granted additional development capacity through area-wide zoning changes and modifications to the Land Use Code. This report presents affordable housing units provided or funding contributed through the MHA program only. A full summary of City-funded affordable housing is available in the **Office of Housing 2019 Investments Report**.

## MHA Land Use Code References

Chapter 23.58B and Chapter 23.58C of the Land Use Code provide the regulatory framework for MHA-C (Affordable Housing Impact Mitigation Program for Commercial Development) and MHA-R (MHA for Residential Development, including live-work units), respectively. Payment and performance requirements vary based on a property’s location and the zoning change that put MHA into effect.

MHA was implemented in all but a few zones zoned for commercial and multifamily residential development through adoption of a series of ordinances, listed below. MHA’s requirements apply to projects that vested *after* MHA’s adoption dates in those areas.

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
Three nodes in the Central Area: 23 <sup>rd</sup> Avenue and Cherry Street, 23 <sup>rd</sup> Avenue and Union Street, 23 <sup>rd</sup> Avenue and Jackson Street	Ordinance 125359, Ordinance 125360, Ordinance 125361	August 2017
Uptown Urban Center	Ordinance 125432	October 2017
All other areas zoned for commercial and multifamily residential development	Ordinance 125791	April 2019

## **A. MHA payment and performance contributions in 2019, by project**

When a project that is required to comply with MHA code applies for land use and construction permits, its affordable housing contribution must be approved by OH and the Seattle Department of Construction and Inspections (SDCI). Permit plans including final calculations of payment and/or performance contributions,<sup>2</sup> as verified by SDCI, must be approved prior to issuance of the first construction permit that includes the structural frame of the building.

In April 2019, City Council adopted legislation (Ordinance 125791) expanding MHA requirements to commercial and multifamily development throughout Seattle. It takes time for projects subject to MHA to submit permit applications and make their way through the permitting process. Consequently, affordable housing contributions, whether through performance or payment, will also take time for projects to materialize in neighborhoods where MHA was recently introduced.

In total, 35 projects made affordable housing contributions through the MHA program. One project is located in a zone where, at the time of permitting, MHA was not in effect. The owner of this project committed a set-aside of affordable units under a performance agreement in accordance with City Council-approved Property Use and Development Agreements (PUDA), a requirement of contract rezones. The other projects are located in areas where, at the time of permitting, MHA had been adopted as a requirement of the zone.

Attachment A lists all projects whose MHA contributions were approved in 2019.

## **B. MHA performance units in 2019**

If a project chooses to comply with MHA using the performance option, a housing agreement designating affordable units must be recorded before the first construction permit that includes the structural frame of the building may be issued. Designated units must be comparable to other units, in terms of unit sizes, number of bedrooms, access to amenities, and distribution throughout the development. MHA performance units must serve income-eligible households for a minimum of 75 years.

In addition, performance units must be affirmatively marketed to individuals otherwise unlikely to apply for those housing units. Individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex, national origin, familial status, disability, or other protected class status. Affirmative marketing helps individuals otherwise unlikely to apply for MHA performance housing in these newly developed buildings know about the vacancies, feel welcome to apply, and have the opportunity to rent units.

### **MHA Performance Units: Placed in Service in 2019**

Performance units are considered completed or “placed in service” after a Certificate of Occupancy (C of O) has been issued for the building. For projects that do not require a C of O, performance units are considered “placed in service” after final building inspections are completed. This table includes all MHA performance projects that were completed in 2019.

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<sup>2</sup> In certain cases, a project might have both a payment and performance contribution. For example, if a project includes both residential and non-residential floor area, performance might be used to satisfy requirements for one and payment might be used to satisfy requirements for the other. A payment may also be made to satisfy the requirement for a fraction of a unit in a development that is otherwise complying with MHA through the performance option.

Project Address	Total Units	MHA Performance Units Placed in Service in 2019	Affordability Level	Urban Village
1. 5001 Brooklyn Ave NE	60	4	40% of AMI *	University District NW
2. 429 2 <sup>nd</sup> Ave W	128	8	60% of AMI *	Uptown
<b>Total</b>	<b>188</b>	<b>12</b>		

*\*These units, or a portion of these units, also count toward the development's requirements for the Multifamily Tax Exemption (MFTE) program. These projects vested before MHA requirements were fully in place and made contributions as part of City Council-approved Property Use and Development Agreements (PUDA). Payments and performance units produced by these projects deviate from MHA code requirements as written in SMC 23.58B and 23.58C.*

### MHA Performance Units: Committed as of December 31, 2019

Performance units are considered "committed" once an MHA performance project's housing agreement has been approved by the Office of Housing and recorded by the King County Recorder's Office. This table includes all MHA performance projects that, as of December 31, 2019, had recorded a housing agreement, but had not yet been placed in service.

Project Address	Total Units	MHA Performance Units Committed in 2019	Affordability Level	Urban Village
1. 802 NE 43 <sup>rd</sup> St	22	2	40% of AMI	University District NW
2. 1261 S King St	24	1	60% of AMI	Chinatown-Intl District
3. 2301 E Union St	432	44	60% of AMI *	23 <sup>rd</sup> & Union-Jackson
4. 417 2 <sup>nd</sup> Ave W	95	7	60% of AMI *	Uptown
5. 5201 Rainier Ave S	111	10	60% of AMI *	Columbia City
<b>Total</b>	<b>684</b>	<b>64</b>		

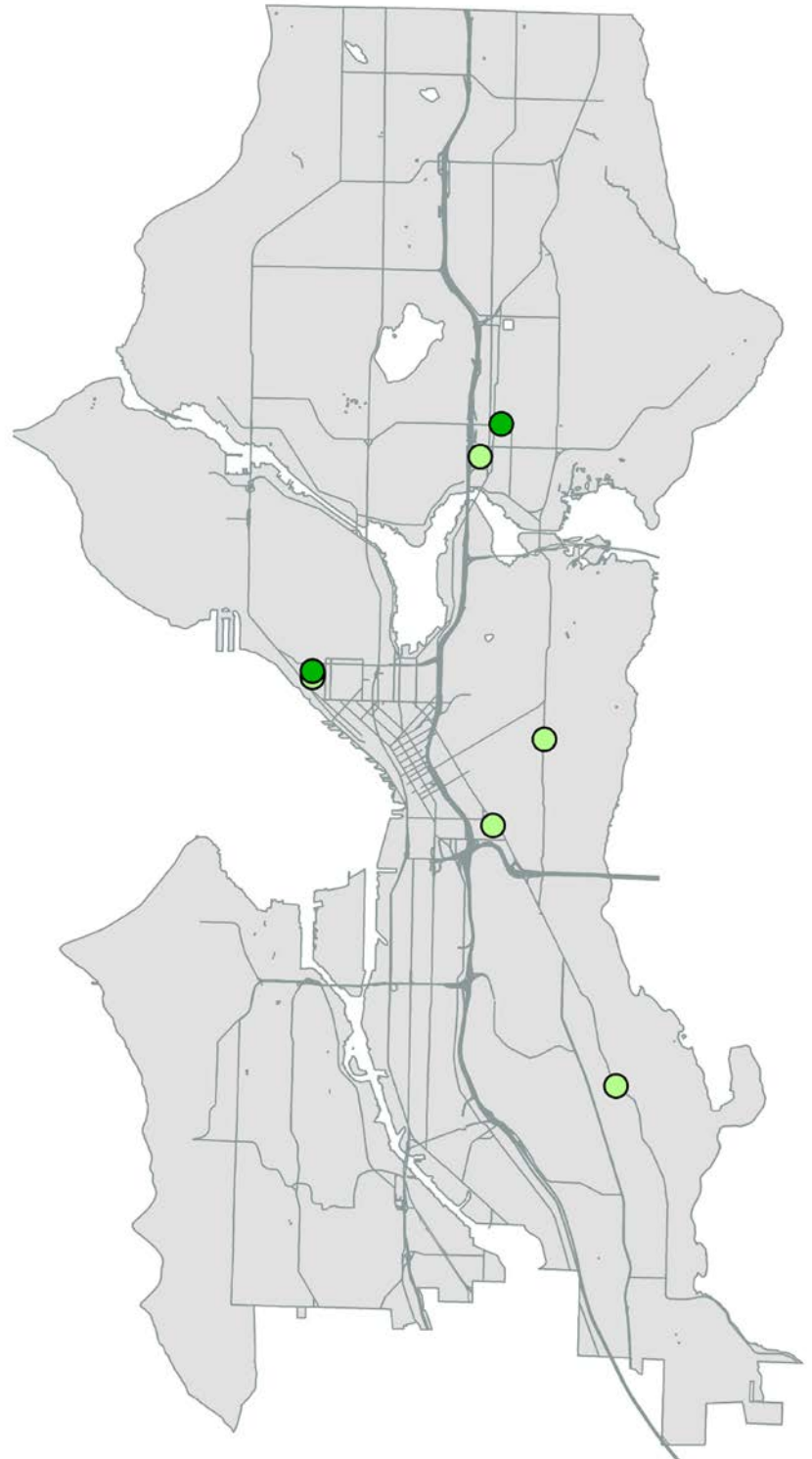
*\*These units, or a portion of these units, would also count toward the development's requirements for the Multifamily Tax Exemption (MFTE) program. These projects vested before MHA requirements were fully in place and made contributions as part of City Council-approved Property Use and Development Agreements (PUDA). Payments and performance units produced by these projects deviate from MHA code requirements as written in SMC 23.58B and 23.58C.*

## Locations of MHA Performance Projects: 2019 Snapshot

### 2019 Mandatory Housing Affordability (MHA) Performance Projects

- Completed (placed in service) in 2019
- Planned or under construction, as of December 31, 2019

Source: Office of Housing (2020)



## **C. MHA payment contributions in 2019**

### **2019 estimated MHA payments**

For development projects in which MHA requirements apply, the Master Use Permit (MUP) application must include a calculation of the estimated MHA payment amount, if the owner anticipates pursuing the payment option, as verified by the Seattle Department of Construction and Inspections (SDCI). Total estimated MHA payments for any given year is the sum of MHA payment amounts as calculated for purposes of the MUP application. The estimated MHA payments do not reflect potential cash contributions from development projects that require only building permit(s) and not a MUP.

As of 12/31/2019, estimated MHA payments totaled approximately \$100 million.

### **MHA payments collected in 2019**

Once an MHA payment has been received by the City, it is considered “collected”. In 2019, a total of \$15,613,712 in MHA payments were collected by the Office of Housing.

### **MHA payments committed to affordable housing projects in 2019**

MHA payments collected in 2019, in addition to a small amount of uncommitted MHA payments collected in 2018, were committed to support affordable housing through the Office of Housing’s 2019 funding awards. On average, MHA funds are committed to affordable housing projects within one year, or less, of the date they were collected. Once a sum of MHA payment proceeds has been reserved for investment in an affordable housing project, it is considered “committed”.

In 2019, a total of \$11,741,196 in MHA payments were committed to affordable housing projects.

### **MHA Payments in 2019, by Geographic Area**

Any geographic area (i.e. urban center/urban village grouping) listed in the table below may be identified as a priority area in OH’s Notice of Funds Availability (NOFA) if either:

1. At least \$4 million in MHA payments is generated from development projects in the geographic area and OH has made no investment in affordable housing projects in that geographic area, or
2. OH has made an investment in the area, but there remains a significant imbalance between the amount of MHA payments generated in the geographic area and the amount OH has invested in affordable housing projects in that geographic area.

Urban Center/Urban Village Groupings <sup>1</sup>	MHA Payments Generated (cumulative, 2017-2019)	OH Investments <sup>2</sup> (cumulative, 2017-2019)
Downtown	\$5.92 M	\$64.19 M
South Lake Union	\$2.88 M	
First Hill/Capitol Hill		\$58.73 M
Northgate		\$7.1 M
University District	\$4.32 M	\$500,000
Uptown & Upper Queen Anne	\$9.65 M	\$7.9 M
West Seattle Junction Admiral Morgan Junction Westwood-Highland Park South Park	\$206,000	\$8.04 M
Mt. Baker North Beacon Hill Columbia City Othello Rainier Beach	\$120,000	\$106.22 M
23rd & Union-Jackson Madison-Miller Eastlake	\$4.8 M	\$32.38 M
Wallingford Fremont Roosevelt Green Lake	\$432,000	\$15 M
Crown Hill Ballard Greenwood-Phinney Ridge	\$655,000	\$2.89 M
Lake City Bitter Lake Village Aurora-Licton Springs		\$10.71 M
<b>Total</b>	<b>\$28.98 M</b>	<b>\$313.66 M</b>

<sup>1</sup> These geographic areas are defined in the Council-adopted Housing Funding Policies. Investments made outside urban center and urban village boundaries are grouped with the nearest urban center or village.

<sup>2</sup> Investments include rental, homeownership, and acquisitions.

## D. Affordable housing supported by 2019 MHA funds

Approximately \$11.74 million dollars in MHA payments were committed to supporting affordable housing through the Office of Housing’s 2019 funding awards. The table below describes the affordable housing projects supported by MHA funds in 2019. The Office of Housing’s *Annual Investments Report – 2019* includes descriptions of all affordable housing projects supported by City of Seattle funds in 2019.

Project Name Project Sponsor Neighborhood	Project Description	Affordability Level	MHA Units	Total City \$	MHA \$
<b>Africatown Plaza</b> <i>Africatown Community Land Trust / Capitol Hill Housing Central Area</i>	<ul style="list-style-type: none"> <li>• Construction of studios, one-, two-, and three-bedroom apartments serving families and individuals with incomes between 30% to 60% AMI</li> <li>• Emphasis on serving African American and other families of color</li> <li>• Other community benefits include community-oriented ground floor commercial space</li> </ul>	60% AMI	134	\$12.05 M	\$0.08 M
<b>Lam Bow Apartments</b> <i>Seattle Housing Authority (SHA) Delridge</i>	<ul style="list-style-type: none"> <li>• Construction of one-, two-, and three-bedroom apartments serving families and individuals with incomes up to 30% and 60% AMI</li> <li>• Redevelopment will replace and increase the number of affordable homes on this site</li> <li>• Other community benefits include indoor and outdoor activity areas for residents</li> </ul>	30% AMI, 60% AMI	79	\$3.5 M	\$1 M



<b>Project Name</b> <i>Project Sponsor</i> <i>Neighborhood</i>	<b>Project Description</b>	<b>Affordability Level</b>	<b>MHA Units</b>	<b>Total City \$</b>	<b>MHA \$</b>
<b>North Lot</b> <i>Seattle Chinatown- International District Public Development Authority (SCIDpda)</i>	<ul style="list-style-type: none"> <li>• Construction of studios, one-, two-, and three-bedroom apartments serving seniors and families with incomes up to 60% AMI</li> <li>• Emphasis on serving intergenerational households and residents at risk of displacement in North Beacon Hill and the Chinatown-International District</li> <li>• Other community benefits include: Program for All-inclusive Care for the Elderly (PACE) operated by AiPACE, a partnership between International Community Health Services (ICHS) and Kin On Health Services</li> </ul>	60% AMI	153	\$10.3 M	\$0.98 M
<b>Rose Street Apartments – Phase II</b> <i>Bellwether Housing Rainier Beach</i>	<ul style="list-style-type: none"> <li>• Construction of studios, one-, two-, three-, and four-bedroom apartments serving families and individuals with incomes up to 60% AMI</li> <li>• Emphasis on serving large families with children</li> <li>• Other community benefits include childcare, Muslim Housing Services office space, outdoor and gardening space, community room</li> </ul>	60% AMI	185	\$7.71 M	\$6.71 M
<b>Madison Apartments</b> <i>Southport First Hill</i>	<ul style="list-style-type: none"> <li>• Preservation of studio and one-bedroom apartments serving families and individuals with incomes up to 50% and 60% AMI</li> </ul>	50% AMI, 60% AMI	73	\$7 M	\$0.72 M
<b>Via7</b> <i>Mount Baker Housing Association Rainier Beach</i>	<ul style="list-style-type: none"> <li>• Construction of studio, one-, two-, and three-bedroom apartments serving families and individuals with incomes up to 60% AMI</li> <li>• Other community benefits include: Community Food Center operated by Rainier Valley Food Bank, ground floor retail space</li> </ul>	60% AMI	220	\$14.33 M	\$2.25 M
<b>Total</b>			<b>844</b>	<b>\$54.9 M</b>	<b>\$11.74 M</b>

## ATTACHMENTS

### Attachment A – 2019 MHA Activity

Project Address	Zone	MHA Area	Urban Village	Contract Rezone or Requirement of the Zone?	Total Project Units	Affordable Units Committed (Performance)	Affordability Level	Payment Amount Collected
5201 Rainier Ave S	NC3-65	M1	Columbia City RUV	PUDA	111	10	60% AMI	
805 Taylor Ave N	LR3 RC	M	Uptown UCV	Code	6	0		\$171,948
7009 Greenwood Ave N	NC2-55	M	Greenwood-Phinney Ridge RUV	PUDA	35	0		\$562,994
516 Valley St	LR3 RC	M	Uptown UCV	Code	7	0		\$173,693
417 2nd Ave W	SM-UP 85	M	Uptown UCV	Code	95	7	60% AMI	
1920 1st Ave	DMC-145	N/A	Commercial Core UCV (Downtown)	Code	0	0		\$320,883
1431 24TH AVE	NC2-75	M1	23rd & Union-Jackson RUV	Code	6	0		\$227,530
4727 12th Ave NE	SM-U 75-240	M1	University District NW UCV (U District)	Code	66	0		\$503,845
2301 E Union St	NC2P-75	M1	23rd & Union-Jackson RUV	Code	432	44	60% AMI	\$29,562
4514 Bagley	LR1	M1	Wallingford RUV	Code	1	0		\$94,524
1500 25th Ave S	LR1	M	Mt. Baker HUV	Code	1	0		\$16,168
4114 Densmore Ave N	LR2	M1	Wallingford RUV	Code	2	0		\$41,019
2616 E Yesler	LR2	M	23rd & Union-Jackson RUV	Code	6	0		\$168,166
1930 Boren Ave	DMC 240/290-440	N/A	Denny Triangle UCV (Downtown)	Code	0	0		\$1,207,692
1102 N 46th Street	LR2	M1	Wallingford RUV	Code	3	0		\$65,032
4608 Woodland Park Ave	LR2	M1	Wallingford RUV	Code	3	0		\$64,573
450 S Main St	IDR/C 125/150-270	N/A	Chinatown-Intl District UCV (Downtown)	Code	203	0		\$4,373,005
1461 22nd Ave	RSL	M	23rd & Union-Jackson RUV	Code	2	0		\$64,688
1463 22nd Ave	RSL	M	23rd & Union-Jackson RUV	Code	2	0		\$38,596
4612 Woodland Park Ave	LR2	M1	Wallingford RUV	Code	3	0		\$64,573
4616 Woodland Park Ave	LR2	M1	Wallingford RUV	Code	3	0		\$64,770

Project Address	Zone	MHA Area	Urban Village	Contract Rezone or Requirement of the Zone?	Total Project Units	Affordable Units Committed (Performance)	Affordability Level	Payment Amount Collected
330 Yale Ave N	SM-SLU 100/95	N/A	South Lake Union UCV	Code	0	0		\$1,539,596
3221 21st Ave W	LR1	M		Code	1	0		\$12,175
200 8th Ave N	SM-SLU 85/280	N/A	South Lake Union UCV	Code	374	0		\$3,429,909
910 23rd Ave	LR1	M1	23rd & Union-Jackson RUV	Code	1	0		\$22,087
1621 S College St	LR2	M1	North Beacon Hill RUV	Code	1	0		\$38,420
2438 NW 64th Street	LR2	M	Ballard HUV	Code	3	0		\$79,501
4757 18th Ave NE	LR3	M	University District NW UCV (U District)	Code	1	0		\$51,159
2119 23rd Ave W	LR3	M		Code	1	0		\$18,380
3553 S Ferdinand St	LR1	M1	Columbia City RUV	Code	2	0		\$64,921
631 Queen Anne Ave N	SM-UP 85	M1	Uptown UCV	Code	93	0		\$1,998,225
2600 Eastlake Ave	NC2-65	M2	Eastlake RUV	Code	4	0		\$92,054
5005 38th Ave SW	LR1	M		Code	1	0		\$14,026
1261 S King St	DMR/C 75/75-150	N/A	Chinatown-Intl District UCV (Downtown)	Code	24	1	60% AMI	
802 NE 43rd St	MR	M1	University District NW UCV (U District)	Code	22	2	40% AMI	
<b>TOTALS</b>					<b>1,515</b>	<b>64</b>		<b>\$15,613,712</b>

## INFORMATION

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

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