The City of Seattle

Resolution _____

..title
A resolution establishing the Council's intent to consider an inclusionary requirement for new market rate residential development in the Neighborhood Residential zone to mitigate the impact of new market rate residential development in that zone on the demand for housing affordable to lower income households.

..body
Recitals:

In December 2025, the Council passed Ordinance 127376, which implemented the requirements of Chapter 322, Laws of 2023 (also known as House Bill 1110) to allow development of "middle housing."

Ordinance 127376 substantially increased residential development capacity in Neighborhood Residential (NR) zones beyond the minimum requirements of House Bill 1110.

In December 2025, the Council also passed Ordinance 127375, which adopted the One Seattle Plan.

The Housing Appendix to the One Seattle Plan incorporates a housing supply estimate and needs assessment for housing at different affordability levels as required by Chapter 254, Laws of 2021 (also known as House Bill 1220).

That needs assessment identifies that approximately 63 percent of the projected need for net new housing over the One Seattle Plan planning period is for households with incomes at or below 80 percent of the area median income.

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To help address that need the One Seattle Plan includes the following policy guidance:

H 3.11 Use a range of tools to create income-restricted homes with new market development, including development regulations, inclusionary zoning, incentives, and permit fee reductions, where the public benefits provided are commensurate with the benefit to the development, are racially equitable, and prioritize housing for households most in need.

H 3.16 Create opportunities for households with incomes up to 80% AMI, including families with children, to purchase a permanently affordable home in Seattle.

H 6.5 Allow and encourage greater production and variety of housing types in Neighborhood Residential zones, including options that lower the bar for entry to homeownership and address the needs of renters, people with disabilities, older adults, and small households.

In 2025 the Council commissioned the City of Seattle HB 1110 Affordable Housing Nexus Study (Nexus Study).

The Nexus Study demonstrates the extent to which new market rate residential development of housing types that can be built in NR zones generates demand for housing affordable to lower income households.

The Nexus Study also quantifies supportable fee and performance requirements that could be required at different affordability levels.

On August 19, 2026, the Mayor issued Executive Order 2026-04, which establishes a housing production task force that would, among other things, make recommendations on “funding and other strategies to increase the availability of

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housing affordable to households below 50% of AMI and of affordable, two or more bedroom homes…" and "changes to the MHA program."

The Council intends to consider legislation establishing an inclusionary requirement on residential development in the NR zone as an alternative and complementary approach to help meet the needs for housing affordable to lower income households. Therefore,

Be it resolved by the City Council of The City of Seattle:

Section 1. The Council intends to consider and act on legislation that would implement an inclusionary requirement for market rate residential development in Neighborhood Residential zones. For purposes of this resolution, an inclusionary requirement would involve on-site performance with a fee-in-lieu option. Council consideration of an inclusionary requirement would be informed by feasibility analyses, such as ECOnorthwest's *Updating Seattle's Neighborhood Residential Zones: Middle Housing Feasibility Analysis* (February 2025), and would be set at a level to not significantly deter development or investment. The Council intends that any inclusionary requirement would not be adjusted based on inflation or any other factors for five years.

Section 2. In considering an inclusionary requirement for market rate residential development in Neighborhood Residential zones, the Council intends to consider the following issues:

A. Whether to provide additional development incentives or development capacity for market rate development in Neighborhood Residential zones;

B. Whether to exclude housing units, such as accessory dwelling units, that are not built for rental or sale;

C. Whether to implement a sliding scale with progressively higher requirements for less dense development, such as detached single family homes; and

D. Whether to adopt a policy requiring allocation of a percentage of expenditures from any future program revenue to development of permanently affordable ownership housing.

Section 3. The Council requests that Central Staff:

A. Develop legislation implementing an inclusionary requirement for new market rate residential development in Neighborhood Residential zones for referral to the Housing, Arts, & Civil Rights Committee; and

B. Work with the Mayor's Office, the City Budget Office, the Office of Planning and Community Development, and the Office of Housing to estimate how an inclusionary requirement for new market rate residential development could, in conjunction with other sources of revenue and potential temporary reductions in MHA obligations, contribute to meeting the need for housing affordable to lower income households identified in the One Seattle Plan.

Attachments:

Attachment A – City of Seattle HB 1110 Affordable Housing Nexus Study (2025)

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Adopted by the City Council and signed in open session in authentication of its adoption on _____.

_____

President _____ of the City Council

Attested on _____.

_____

Scheereen Dedman, City Clerk

Seal

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City of Seattle HB1110 Affordable Housing Nexus Study

November 21, 2025

Prepared For:

City of Seattle

Prepared by:

CAI

COMMUNITY ATTRIBUTES INC



Community Attributes Inc. tells data-rich stories about communities that are important to decision makers.

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EXECUTIVE SUMMARY

Background and Purpose

The Washington State Legislature adopted House Bill 1110 (HB 1110) in 2023. HB 1110 requires many cities within the state of Washington to alter allowable housing types in the areas that are predominantly single family detached homes. The requirements apply to areas in Seattle zoned as Neighborhood Residential (NR) or Residential Small Lot (RSL). The City of Seattle will be required to allow a greater range of middle housing on all residential lots within these zones[1]

The City of Seattle will adopt permanent legislation to comply with the requirements of HB 1110. In addition to the zoning updates to allow for greater variety of housing types in NR zones, the City is also considering in-lieu and on-site performance requirements for affordable housing within impacted zones.

The City of Seattle commissioned Community Attributes Inc. (CAI) to prepare an affordable housing nexus study. The purpose of a nexus study is to demonstrate the extent to which new development generates need for affordable housing. This nexus study provides the maximum supportable in-lieu fees and on-site affordable housing performance requirements for a selection of representative prototypes that are anticipated in NR and RSL zones with the adoption of HB 1110.

Methodology

The City of Seattle defined six prototypes, four ownership and two rental, to reflect the range of development types anticipated in NR and RSL zones with the adoption of HB 1110. Details defining these prototypes are presented in **Exhibit 3.**

Calculation of the maximum supportable in-lieu fee and on-site performance requirements includes the following key steps. Detailed description of the calculations and presentation of data are included in the remainder of the report.

- Estimate the average affordability gap, or the difference between expected rent or sales value and the cost to construct and operate an affordable unit, at each income level.
- Estimate the household income and total disposable income for each prototype.

[1] implementinghb1110.pdf

- Estimate the number of jobs (full-time equivalents) supported by the spending of disposable income.
- Estimate the number of households at each income level associated with the jobs supported by each prototype.
- Multiply the number of estimated new households at each income level by the affordability gap at each income level to estimate the total affordability gap generated by households for each prototype.

The maximum supportable in-lieu fee is equal to the total affordability gap divided by total square feet of each prototype. The maximum supportable on-site performance requirement is equal to the number of worker households or demand for affordable units divided by total units for each prototype.

Maximum Supportable In-Lieu Fee and On-Site Performance Requirements

Exhibit 1 presents the maximum supportable in-lieu fees for all residential prototypes. **Exhibit 2** presents the maximum supportable on-site affordable housing performance requirements for all residential prototypes. The results are shown at each AMI level and combined for below 80% AMI and below 100% AMI.

Exhibit 1. Maximum Supportable In-Lieu Fees by Prototype, City of Seattle

AMI Level	Ownership				Rental	
	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
0-30% AMI	$2.79	$3.19	$3.13	$4.13	$3.18	$3.47
30-50% AMI	$15.14	$17.35	$17.02	$22.45	$10.51	$12.39
50%-60% AMI	$4.26	$4.88	$4.79	$6.37	$4.87	$5.43
60%-80% AMI	$2.44	$2.79	$2.74	$3.65	$2.83	$3.13
Below 80% AMI	$24.62	$28.21	$27.68	$36.60	$21.40	$24.43
80%-100% AMI	$0.50	$0.58	$0.56	$0.76	$0.35	$0.41
Below 100% AMI	$25.12	$28.78	$28.25	$37.36	$21.75	$24.84

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; Community Attributes Inc., 2025.

Exhibit 2. Maximum Supportable Onsite Affordable Housing Performance Requirements by Prototype, City of Seattle

AMI Level	Ownership				Rental	
	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
0-30% AMI	1.2%	1.3%	1.2%	1.2%	0.7%	0.9%
30-50% AMI	8.6%	8.9%	8.4%	8.3%	2.9%	4.0%
50%-60% AMI	3.0%	3.1%	2.9%	2.9%	1.7%	2.2%
60%-80% AMI	3.4%	3.5%	3.3%	3.3%	1.9%	2.4%
Below 80% AMI	16.2%	16.7%	15.8%	15.7%	7.1%	9.4%
80%-100% AMI	2.2%	2.3%	2.2%	2.2%	0.7%	1.0%
Below 100% AMI	18.5%	19.1%	18.0%	17.9%	7.8%	10.4%

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; Community Attributes Inc., 2025.

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INTRODUCTION

Background and Purpose

The Washington State Legislature adopted House Bill 1110 (HB 1110) in 2023. HB 1110 requires many cities within the state of Washington to alter allowable housing types in the areas that are predominantly single family detached homes. The requirements apply to areas in Seattle zoned as Neighborhood Residential (NR) or Residential Small Lot (RSL). The City of Seattle will be required to allow a greater range of middle housing on all residential lots within these zones[2]

The City of Seattle will adopt permanent legislation to comply with the requirements of HB 1110. In addition to the zoning updates to allow for greater variety of housing types in NR zones, the City is also considering in-lieu and on-site performance requirements for affordable housing within impacted zones.

The City of Seattle commissioned Community Attributes Inc. (CAI) to prepare an affordable housing nexus study. The purpose of a nexus study is to demonstrate the extent to which new development generates need for affordable housing. This nexus study provides the maximum supportable in-lieu fees and on-site affordable housing performance requirements for a selection of representative prototypes that are anticipated in the NR and RSL zones with the adoption of HB 1110.

Methods and Approach

Data used in this report draws from several sources, including American Community Survey (ACS) and American Housing Survey (AHS) demographic data published by the U.S. Census Bureau, national real estate listing sites such as Zillow and Redfin, statewide and regional housing and population data provided by the Office of Financial Management (OFM), Puget Sound Regional Council, and the U.S. Bureau of Labor Statistics (BLS). Jobs supported by new development, including direct, indirect, and induced jobs by prototype were generated by using IMPLAN (Impact Analysis for Planning), a software that calculates projected economic impacts and multipliers by employment industry.

This report uses a similar methodology to the Seattle Residential Affordable Housing Impact and Mitigation Study completed in December of 2016 for the City of Seattle. Similar studies have been used in other states, including California, Colorado, Massachusetts, Minnesota, and Wyoming. Analysis

[2] implementinghb1110.pdf

throughout this report uses development types determined by City of Seattle staff to be most relevant to the implementation of HB 1110.

Organization of Report

The remainder of this report is organized as follows:

- **Prototype Details** describes the six residential prototypes selected by the City of Seattle as representative of the range of development types anticipated under HB 1110 and, as such, are subject to this study.
- **Affordability Gap Analysis** summarizes the calculation of the affordability gap and documents inputs and assumptions used throughout the analysis.
- **Calculation of Nexus Fees** presents a detailed summary of the calculations for the maximum supportable in-lieu fee and on-site performance requirement.
- **Summary Maximum Supportable In-Lieu Fee and Onsite Performance Requirements** includes a summary of the key findings.
- **Appendix** includes supporting exhibits and findings for nexus calculations.

PROTOTYPE DETAILS

This study presents analysis for six total unique rental and ownership prototypes (profiles include four ownership and two rental prototypes) that most closely represent the anticipated development types that will be constructed in the newly updated NR and RSL zoned residential areas throughout the city of Seattle. The building types include Semi Detached Triplex, Two Duplexes, 5-Unit Row House, Cottage Housing, Courtyard Apartments, and Stacked Flats. **Exhibit 3** outlines key prototype characteristics, including the total units, building height, net floor area, and bedrooms per unit by prototype.

Exhibit 3. Prototype Details

Prototype	Units	Stories	Net Floor Area	Net Sq Ft per Unit	Bedrooms per Unit
Ownership Prototypes					
Prototype 1 - Semi Detached Triplex	3	3	4,400	1,467	3
Prototype 2 - Two Duplexes (Townhouse 4-Pack)	4	3	5,280	1,320	2
Prototype 3 - 5-Unit Row House	5	3	6,336	1,267	2
Prototype 4 - Cottage Housing	8	2	7,603	950	2
Rental Prototypes					
Prototype 5 - Courtyard Apartments	9	3	6,336	704	1
Prototype 6 - Stacked Flat with Bonus	9	3	7,392	821	2

Sources: City of Seattle, 2025; Community Attributes Inc., 2025

AFFORDABILITY GAP ANALYSIS

Calculating the per unit affordability gap, or the difference between expected rent or sales value and the cost to construct and operate an affordable unit, is the first step in the nexus analysis. The affordability gap is used with an estimate of affordable unit demand to estimate the maximum supportable affordable housing in-lieu fee. The affordability gap is calculated at each level of area median income (AMI) by unit size based on number of bedrooms, summarized to the average affordability gap by AMI level.

The following data points and inputs are used in the calculation of affordability gap by AMI level:

- Income limits by AMI level and household size, sourced from the City of Seattle Office of Housing
- Renter utility allowances published by the Seattle Housing Authority
- Development assumptions sourced from market analysis and feedback from the City of Seattle
- Operating cost per unit and development cost per net square foot are estimated using historical affordable housing operating and development cost data provided by the City of Seattle

Additional assumptions used in the affordability gap calculation include vacancy rates, interest rates, mortgage amortization, and affordable housing expense as a percentage of income. **Exhibit 4** through **Exhibit 6** outline the pertinent inputs, assumptions, and market data that inform the affordability gap calculation.

Exhibit 4. Affordable Housing Income Limits by AMI and Household Size, City of Seattle

Household Size	30% AMI	50% AMI	60% AMI	80% AMI	100% AMI
One Person	$33,000	$55,000	$66,000	$88,000	$110,000
Two Persons	$37,710	$62,850	$75,420	$100,560	$125,700
Three Persons	$42,420	$70,700	$84,840	$113,120	$141,400
Four Persons	$47,130	$78,550	$94,260	$125,680	$157,100
Five Persons	$50,910	$84,850	$101,820	$135,760	$169,700
Six Persons	$54,690	$91,150	$109,380	$145,840	$182,300

Sources: City of Seattle Office of Housing, 2025; Community Attributes Inc., 2025.

Exhibit 5. Affordability Gap Analysis Assumptions, City of Seattle

Assumptions	
Vacancy rate	5%
Operating cost per unit per year	$10,000
Development cost per NSF	$568

Sources: City of Seattle Office of Housing, 2025; Community Attributes Inc., 2025.

Exhibit 6.Household Size Assumptions, Renter Utility Allowance and Development Cost by Size of Unit, City of Seattle

Assumption	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Household Size	1	1.5	3	4.5
Renter Utility Allowance - Tenant Pays All Utilities	$160	$185	$285	$435
Average Unit Size	324	540	806	1,073
Average Development Cost per Unit	$184,216	$306,351	$457,652	$609,304

Sources: City of Seattle Office of Housing, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Income limits by AMI level are available based on the number of persons per household. They are converted to unit based on an assumed number of people per unit, ranging between one person per studio unit to 4.5 persons per 3-bedroom unit. Renter utility allowances are based on the bedroom count of the unit, as published by the Seattle Housing Authority. Average development cost per unit is calculated based on the average unit size for affordable housing units based on data provided by the City of Seattle Office of Housing and multiplied by the development cost per net square foot, also calculated from data provided by the City of Seattle Office of Housing. (**Exhibit 6**).

The first step in calculating the affordability gap is estimating annual gross rental income. Using the annual income limit by unit size and AMI level, the affordable monthly housing expense is estimated assuming that renters will spend 30% of their gross income on rent. Affordable monthly housing expense is reduced by the household utility allowance, resulting in estimated affordable monthly rent and annual gross rental income per unit for each AMI level.

Annual gross rental income is reduced by an assumed vacancy rate of 5% and annual operating costs of $10,000 per unit, resulting in net operating income (NOI) per unit. Operating costs were provided by the City of Seattle Office of Housing, based on actual cost of standard affordable properties located within Seattle. NOI is converted to an estimated supportable mortgage per unit, assuming an interest rate of 7%, to compare the calculated NOI to development costs.

The affordability gap per unit is calculated by subtracting the supportable mortgage from the estimated development cost for each prototype. For units where NOI and the calculated supportable mortgage are negative, the affordability gap is equal to the development cost. For units where the supportable mortgage is greater than the development cost, the affordability gap is $0. The average affordability gap is weighted based on the average share of units by number of bedrooms, calculated using data provided by the City of Seattle Office of Housing.

Exhibit 7 through **Exhibit 11** outline the resulting average affordability gap at 30% through 100% AMI units. The average affordability gap per unit ranges between $333,221 for units at 30% AMI and $32,813 for units at 100% AMI.

Exhibit 7. Affordability Gap for 30% AMI Units, City of Seattle

Affordability Gap for 30% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income Limit	$33,000	$35,355	$42,420	$49,020
Affordable Monthly Housing Expense	$825	$884	$1,061	$1,226
Less: Monthly Utility Allowance	($160)	($185)	($285)	($435)
Affordable Monthly Rent	$665	$699	$776	$791
Annual Gross Rental Income Per Unit	$7,980	$8,387	$9,306	$9,486
Less: Vacancy	($399)	($419)	($465)	($474)
Less: Annual Operating Costs	($10,000)	($10,000)	($10,000)	($10,000)
Net Operating Income Per Unit	($2,419)	($2,033)	($1,159)	($988)
Supportable Mortgage Per Unit	($34,557)	($29,040)	($16,561)	($14,119)
Per Unit Affordability Gap	$184,216	$306,351	$457,652	$609,304
Average Affordability Gap	**$333,221**			

Sources: City of Seattle Office of Housing, 2025; Seattle Housing Authority, 2025; U.S. Department of Housing and Urban Development, 2025; Community Attributes Inc., 2025.

Exhibit 8. Affordability Gap for 50% AMI Units, City of Seattle

Affordability Gap for 50% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income Limit	$55,000	$58,925	$70,700	$81,700
Affordable Monthly Housing Expense	$1,375	$1,473	$1,768	$2,043
Less: Monthly Utility Allowance	($160)	($185)	($285)	($435)
Affordable Monthly Rent	$1,215	$1,288	$1,483	$1,608
Annual Gross Rental Income Per Unit	$14,580	$15,458	$17,790	$19,290
Less: Vacancy	($729)	($773)	($890)	($965)
Less: Annual Operating Costs	($10,000)	($10,000)	($10,000)	($10,000)
Net Operating Income Per Unit	$3,851	$4,685	$6,901	$8,326
Supportable Mortgage Per Unit	$55,014	$66,923	$98,579	$118,936
Per Unit Affordability Gap	$129,202	$239,428	$359,074	$490,368
Average Affordability Gap	**$257,640**			

Sources: City of Seattle Office of Housing, 2025; Seattle Housing Authority, 2025; U.S. Department of Housing and Urban Development, 2025; Community Attributes Inc., 2025.

Exhibit 9. Affordability Gap for 60% AMI Units, City of Seattle

Affordability Gap for 60% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income Limit	$66,000	$70,710	$84,840	$98,040
Affordable Monthly Housing Expense	$1,650	$1,768	$2,121	$2,451
Less: Monthly Utility Allowance	($160)	($185)	($285)	($435)
Affordable Monthly Rent	$1,490	$1,583	$1,836	$2,016
Annual Gross Rental Income Per Unit	$17,880	$18,993	$22,032	$24,192
Less: Vacancy	($894)	($950)	($1,102)	($1,210)
Less: Annual Operating Costs	($10,000)	($10,000)	($10,000)	($10,000)
Net Operating Income Per Unit	$6,986	$8,043	$10,930	$12,982
Supportable Mortgage Per Unit	$99,800	$114,905	$156,149	$185,463
Per Unit Affordability Gap	$84,416	$191,446	$301,504	$423,841
Average Affordability Gap	**$206,578**			

Sources: City of Seattle Office of Housing, 2025; Seattle Housing Authority, 2025; U.S. Department of Housing and Urban Development, 2025; Community Attributes Inc., 2025.

Exhibit 10. Affordability Gap for 80% AMI Units, City of Seattle

Affordability Gap for 80% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income Limit	$88,000	$94,280	$113,120	$130,720
Affordable Monthly Housing Expense	$2,200	$2,357	$2,828	$3,268
Less: Monthly Utility Allowance	($160)	($185)	($285)	($435)
Affordable Monthly Rent	$2,040	$2,172	$2,543	$2,833
Annual Gross Rental Income Per Unit	$24,480	$26,064	$30,516	$33,996
Less: Vacancy	($1,224)	($1,303)	($1,526)	($1,700)
Less: Annual Operating Costs	($10,000)	($10,000)	($10,000)	($10,000)
Net Operating Income Per Unit	$13,256	$14,761	$18,990	$22,296
Supportable Mortgage Per Unit	$189,371	$210,869	$271,289	$318,517
Per Unit Affordability Gap	$0	$95,482	$186,364	$290,787
Average Affordability Gap	**$106,103**			

Sources: City of Seattle Office of Housing, 2025; Seattle Housing Authority, 2025; U.S. Department of Housing and Urban Development, 2025; Community Attributes Inc., 2025.

Exhibit 11. Affordability Gap for 100% AMI Units, City of Seattle

Affordability Gap for 100% AMI Units	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Annual Income Limit	$110,000	$117,850	$141,400	$163,400
Affordable Monthly Housing Expense	$2,750	$2,946	$3,535	$4,085
Less: Monthly Utility Allowance	($160)	($185)	($285)	($435)
Affordable Monthly Rent	$2,590	$2,761	$3,250	$3,650
Annual Gross Rental Income Per Unit	$31,080	$33,135	$39,000	$43,800
Less: Vacancy	($1,554)	($1,657)	($1,950)	($2,190)
Less: Annual Operating Costs	($10,000)	($10,000)	($10,000)	($10,000)
Net Operating Income Per Unit	$19,526	$21,478	$27,050	$31,610
Supportable Mortgage Per Unit	$278,943	$306,832	$386,429	$451,571
Per Unit Affordability Gap	$0	$0	$71,224	$157,732
Average Affordability Gap	**$32,813**			

Sources: City of Seattle Office of Housing, 2025; Seattle Housing Authority, 2025; U.S. Department of Housing and Urban Development, 2025; Community Attributes Inc., 2025.

CALCULATION OF NEXUS FEES

Residential Calculations

Residential nexus fee calculations include the following steps, explained in more detail in subsequent sections.

1. Estimate total household disposable income by prototype
2. Estimate jobs (full-time equivalent) supported by household disposable income
3. Estimate demand for affordable housing supported by jobs generated by the spending of household disposable income

Disposable Income

Estimating the total household disposable income by prototype is the first step in the residential affordable housing nexus calculations. This process starts by collecting market rate rent and sales data for existing units in Seattle within developments that are comparable with each prototype.

Housing cost assumptions are documented in **Exhibit 12** and the household disposable income calculation for ownership prototypes is shown in **Exhibit 13.** For ownership prototypes, recent comparable property sales are analyzed to estimate the potential sale price for each prototype. The estimated sales price and market assumptions are then used to calculate the total mortgage for the prototype units. The monthly mortgage, property tax, insurance, and other homeownership costs are combined to estimate a total monthly housing cost. The housing cost is assumed to represent 30% of the household income. Remaining household income is used as an estimate of disposable household income.

Exhibit 14 outlines the calculation for disposable household income for rental prototypes. The average monthly rent is estimated based on comparable market analysis of current rental listings throughout the study area. Average monthly rent is assumed to be 30% of total household income, the remaining household income is used as an estimate of disposable household income.

Exhibit 12. Ownership Prototype Assumptions, City of Seattle

Category	Assumptions
Down Payment	20%
Mortgage as % of sale price	80%
Mortgage Loan Term (years)	30
Interest Rate	7%
Mortgage expense as % of gross monthly income	30%
Assessed Value as a % of Sales Price	96%
2025 Seattle Property Tax Levy ($/1,000 AV)	9.1942
Average Monthly HOA	$195
Average Monthly Insurance	$161

Sources: City of Seattle Office of Housing, 2025; American Housing Survey, U.S. Census Bureau, 2025; U.S. Department of Housing and Urban Development, 2025; King County Assessor, 2025; Community Attributes Inc., 2025.

Exhibit 13. Estimated Household Income and Disposable Income Distributions, Ownership Prototypes, City of Seattle

Calculation	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Average Sales Price per Unit	$880,948	$910,345	$854,271	$737,139
Estimated Assessed Value	$841,858	$869,951	$816,365	$704,431
Mortgage Amount	$704,758	$728,276	$683,417	$589,711
Monthly Principal and Interest Payment	$4,689	$4,845	$4,547	$3,923
Monthly Property Taxes	$645	$667	$625	$540
Monthly HOA Dues Plus Insurance	$356	$356	$356	$356
Total Monthly Housing Cost	$5,690	$5,868	$5,528	$4,819
Estimated Average Annual Income	$227,596	$234,715	$221,135	$192,767
Sales Price to Income ratio	3.87	3.88	3.86	3.82
Units in Prototype	3	4	5	8
Disposable Income per Unit	$159,317	$164,301	$154,794	$134,937
Total Disposable HH Income	**$477,951**	**$657,202**	**$773,972**	**$1,079,498**

Sources: City of Seattle Office of Housing, 2025; American Housing Survey, U.S. Census Bureau, 2025; U.S. Department of Housing and Urban Development, 2025; King County Assessor, 2025; Redfin, 2025; Zillow, 2025; Community Attributes Inc., 2025.

Exhibit 14. Estimated Household Income and Disposable Income Distributions, Rental Prototypes, City of Seattle

Calculation	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Average Rent per Unit	$2,383	$2,768
Estimated Average Annual Income	$95,336	$110,705
Annual HH Income to Rent	3.33	3.33
Disposable Income per Unit	$66,735	$77,493
Units in Prototype	9	9
Total Disposable HH Income	**$600,616**	**$697,440**

Sources: American Housing Survey, U.S. Census Bureau, 2025; Redfin, 2025; Zillow, 2025; Community Attributes Inc., 2025.

Full Time Equivalents Supported by Disposable Income

Total disposable household income per prototype is inputted into IMPLAN to estimate the total number of full-time equivalents (FTE) supported by new residential market rate housing. **Exhibit 15** shows the disposable income value input into IMPLAN for each prototype, and the average annual income range for each. IMPLAN analysis yields the estimated jobs by industry in King County for each prototype. **Exhibit 32** and **Exhibit 33** in the Appendix show the FTEs supported by the disposable income generated by each prototype summarized by industry, as well as the total FTEs generated by each prototype.

Exhibit 15. IMPLAN Income Band by Prototype, City of Seattle

Prototype	Specification	Total Disposable Income
Ownership Prototypes		
Prototype 1 - Semi Detached Triplex	Households Earning Between $150K-$200K	$477,951
Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Households Earning Between $150K-$200K	$657,202
Prototype 3 - 5-Unit Row House	Households Earning Between $150K-$200K	$773,972
Prototype 4 - Cottage Housing	Households Earning Between $100K-$150K	$1,079,498
Rental Prototypes		
Prototype 5 - Courtyard Apartments	Households Earning $50K-$70K	$600,616
Prototype 6 - Stacked Flat with Bonus	Households Earning $70K-$100K	$697,440

Sources: City of Seattle, 2025; IMPLAN, 2025; CAI, 2025.

Affordable Housing Demand

FTEs supported by the disposable household income of new residential development are converted to households by AMI level to provide an estimate of demand for affordable housing generated by new market rate residential development. This analysis involves a series of steps.

First, the number of FTEs by industry generated by each prototype is converted to the estimated number of households, assuming 1.6 workers per worker household. The worker per household estimate is sourced from the 2023 ACS 5-Year Estimates for the City of Seattle. The number of worker households is then multiplied by the percentage of households by industry level within each AMI bracket, resulting in the estimated number of new households by AMI level, including those that qualify for affordable housing (**Exhibit 16**).

The percentage of households by industry and AMI level incorporates two data sources: wages by occupation for the Seattle MSA from the Bureau of Labor Statistics and the industry occupation matrix for King County from the Washington State Employment Security Department. Wage data for each occupation is outlined by percentile, shown in **Exhibit 34** in the Appendix. The percentile wage data is applied to the income limits by AMI level to estimate the distribution of jobs by AMI level within each occupation, shown in **Exhibit 35** in the Appendix. This distribution by occupation is then applied to the percentage of each occupation within each industry to estimate the distribution of jobs by AMI level for each industry.

Exhibit 17 through **Exhibit 26** outline the estimated number of households by industry, prototype, and AMI level.

Estimated Maximum Supportable Nexus Fee

The number of new households at each AMI level is multiplied by the affordability gap at each AMI level, resulting in the total affordable housing gap cost. The maximum supportable fee at each AMI level is calculated by dividing the total affordable housing gap cost by either the number of units for each prototype or the total square feet per prototype. The maximum supportable on-site performance requirement is calculated by dividing the number of new households at each AMI level by the total number of units for each prototype.

The maximum supportable fee by AMI level is additive, for example, the maximum supportable fee for affordable housing units below 50% AMI is the sum of the fee below 30% AMI and between 30%-50% AMI. **Exhibit 27** through **Exhibit 29** outline the calculations for the maximum supportable nexus fee for each prototype.

Exhibit 16. Distribution of Household Earnings by Economic Sector & AMI Level, King County, 2023

Economic Sector	NAICS	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI	Greater than 100% AMI
Agriculture, Forestry, Fishing and Hunting	11	7%	55%	14%	13%	4%	8%
Mining, Quarrying, and Oil and Gas Extraction	21	6%	35%	16%	21%	8%	13%
Utilities	22	3%	21%	14%	19%	13%	30%
Construction	23	3%	15%	14%	25%	16%	27%
Manufacturing	31-33	4%	29%	13%	17%	12%	25%
Wholesale Trade	42	5%	33%	13%	17%	8%	23%
Retail Trade	44-45	7%	43%	12%	15%	8%	15%
Transportation and Warehousing	48-49	6%	39%	17%	19%	5%	14%
Information	51	2%	12%	6%	12%	12%	57%
Finance and Insurance	52	4%	24%	12%	17%	12%	32%
Real Estate Rental and Leasing	53	5%	30%	14%	18%	11%	22%
Professional, Scientific, and Technical Services	54	2%	11%	7%	14%	15%	51%
Management of Companies and Enterprises	55	2%	13%	9%	14%	13%	49%
Administrative and Support Services	56	5%	36%	14%	14%	9%	22%
Educational Services	61	5%	23%	15%	17%	14%	26%
Health Care and Social Assistance	62	4%	31%	13%	14%	12%	26%
Arts, Entertainment and Recreation	71	7%	44%	15%	14%	7%	14%
Accommodation and Food Service	72	8%	66%	11%	5%	4%	5%
Other Services	81	5%	35%	14%	16%	9%	21%
Government	99	4%	22%	12%	18%	14%	30%

Sources: City of Seattle, Office of Housing, 2025; Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025

Exhibit 17. Estimated Number of Households Earning Below 30% AMI by Ownership Prototype, City of Seattle

Economic Sector	NAICS	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000	0.000	0.000
Utilities	22	0.000	0.000	0.000	0.000
Construction	23	0.000	0.000	0.000	0.001
Manufacturing	31-33	0.000	0.000	0.000	0.000
Wholesale Trade	42	0.001	0.001	0.001	0.002
Retail Trade	44-45	0.005	0.007	0.009	0.013
Transportation and Warehousing	48-49	0.002	0.003	0.003	0.005
Information	51	0.000	0.000	0.000	0.001
Finance and Insurance	52	0.002	0.002	0.003	0.004
Real Estate Rental and Leasing	53	0.001	0.002	0.002	0.004
Professional, Scientific, and Technical Services	54	0.000	0.001	0.001	0.001
Management of Companies and Enterprises	55	0.000	0.000	0.000	0.001
Administrative and Support Services	56	0.001	0.002	0.002	0.003
Educational Services	61	0.001	0.002	0.002	0.003
Health Care and Social Assistance	62	0.007	0.009	0.011	0.019
Arts, Entertainment and Recreation	71	0.002	0.003	0.003	0.005
Accommodation and Food Service	72	0.008	0.011	0.013	0.020
Other Services	81	0.005	0.006	0.007	0.011
Government	99	0.000	0.001	0.001	0.001
Total		**0.037**	**0.051**	**0.060**	**0.094**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 18. Estimated Number of Households Earning Below 30% AMI by Rental Prototype, City of Seattle

Economic Sector	NAICS	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000
Utilities	22	0.000	0.000
Construction	23	0.000	0.000
Manufacturing	31-33	0.000	0.000
Wholesale Trade	42	0.002	0.002
Retail Trade	44-45	0.009	0.011
Transportation and Warehousing	48-49	0.004	0.004
Information	51	0.000	0.000
Finance and Insurance	52	0.003	0.003
Real Estate Rental and Leasing	53	0.004	0.004
Professional, Scientific, and Technical Services	54	0.001	0.001
Management of Companies and Enterprises	55	0.000	0.001
Administrative and Support Services	56	0.002	0.003
Educational Services	61	0.002	0.003
Health Care and Social Assistance	62	0.010	0.017
Arts, Entertainment and Recreation	71	0.002	0.003
Accommodation and Food Service	72	0.012	0.015
Other Services	81	0.008	0.009
Government	99	0.001	0.001
Total		**0.060**	**0.077**

Sources: of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 19. Estimated Number of Households Earning Between 31% and 50% AMI by Ownership Prototype, City of Seattle

Economic Sector	NAICS	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000	0.000	0.001
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000	0.000	0.000
Utilities	22	0.000	0.000	0.000	0.001
Construction	23	0.001	0.002	0.002	0.003
Manufacturing	31-33	0.001	0.002	0.002	0.003
Wholesale Trade	42	0.005	0.008	0.009	0.014
Retail Trade	44-45	0.034	0.046	0.054	0.083
Transportation and Warehousing	48-49	0.013	0.018	0.021	0.034
Information	51	0.002	0.003	0.003	0.005
Finance and Insurance	52	0.010	0.014	0.017	0.028
Real Estate Rental and Leasing	53	0.006	0.009	0.010	0.020
Professional, Scientific, and Technical Services	54	0.003	0.004	0.005	0.008
Management of Companies and Enterprises	55	0.002	0.002	0.003	0.004
Administrative and Support Services	56	0.010	0.014	0.017	0.023
Educational Services	61	0.006	0.008	0.009	0.014
Health Care and Social Assistance	62	0.053	0.072	0.085	0.146
Arts, Entertainment and Recreation	71	0.014	0.019	0.022	0.030
Accommodation and Food Service	72	0.065	0.089	0.105	0.164
Other Services	81	0.030	0.041	0.049	0.075
Government	99	0.003	0.004	0.004	0.006
Total		**0.259**	**0.356**	**0.419**	**0.663**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 20. Estimated Number of Households Earning Between 31% and 50% AMI by Rental Prototype, City of Seattle

Economic Sector	NAICS	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000
Utilities	22	0.000	0.000
Construction	23	0.001	0.002
Manufacturing	31-33	0.001	0.002
Wholesale Trade	42	0.005	0.008
Retail Trade	44-45	0.034	0.046
Transportation and Warehousing	48-49	0.013	0.018
Information	51	0.002	0.003
Finance and Insurance	52	0.010	0.014
Real Estate Rental and Leasing	53	0.006	0.009
Professional, Scientific, and Technical Services	54	0.003	0.004
Management of Companies and Enterprises	55	0.002	0.002
Administrative and Support Services	56	0.010	0.014
Educational Services	61	0.006	0.008
Health Care and Social Assistance	62	0.053	0.072
Arts, Entertainment and Recreation	71	0.014	0.019
Accommodation and Food Service	72	0.065	0.089
Other Services	81	0.030	0.041
Government	99	0.003	0.004
Total		**0.259**	**0.356**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 21. Estimated Number of Households Earning Between 51% and 60% AMI by Ownership Prototype, City of Seattle

Economic Sector	NAICS	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000	0.000	0.000
Utilities	22	0.000	0.000	0.000	0.000
Construction	23	0.001	0.001	0.002	0.003
Manufacturing	31-33	0.001	0.001	0.001	0.001
Wholesale Trade	42	0.002	0.003	0.004	0.006
Retail Trade	44-45	0.009	0.013	0.015	0.023
Transportation and Warehousing	48-49	0.006	0.008	0.009	0.015
Information	51	0.001	0.001	0.002	0.003
Finance and Insurance	52	0.005	0.007	0.008	0.014
Real Estate Rental and Leasing	53	0.003	0.004	0.005	0.009
Professional, Scientific, and Technical Services	54	0.002	0.003	0.003	0.005
Management of Companies and Enterprises	55	0.001	0.002	0.002	0.003
Administrative and Support Services	56	0.004	0.005	0.006	0.009
Educational Services	61	0.004	0.005	0.006	0.010
Health Care and Social Assistance	62	0.023	0.031	0.037	0.064
Arts, Entertainment and Recreation	71	0.005	0.006	0.007	0.010
Accommodation and Food Service	72	0.011	0.015	0.018	0.027
Other Services	81	0.012	0.017	0.020	0.030
Government	99	0.001	0.002	0.002	0.004
Total		**0.091**	**0.125**	**0.147**	**0.234**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 22. Estimated Number of Households Earning Between 51% and 60% AMI by Rental Prototype, City of Seattle

Economic Sector	NAICS	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000
Utilities	22	0.000	0.000
Construction	23	0.002	0.002
Manufacturing	31-33	0.001	0.001
Wholesale Trade	42	0.004	0.005
Retail Trade	44-45	0.016	0.019
Transportation and Warehousing	48-49	0.010	0.012
Information	51	0.002	0.002
Finance and Insurance	52	0.009	0.010
Real Estate Rental and Leasing	53	0.009	0.010
Professional, Scientific, and Technical Services	54	0.003	0.004
Management of Companies and Enterprises	55	0.002	0.002
Administrative and Support Services	56	0.006	0.007
Educational Services	61	0.006	0.009
Health Care and Social Assistance	62	0.034	0.057
Arts, Entertainment and Recreation	71	0.005	0.007
Accommodation and Food Service	72	0.017	0.020
Other Services	81	0.021	0.024
Government	99	0.003	0.003
Total		**0.149**	**0.194**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 23. Estimated Number of Households Earning Between 61% and 80% AMI by Ownership Prototype, City of Seattle

Economic Sector	NAICS	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000	0.000	0.000
Utilities	22	0.000	0.000	0.000	0.001
Construction	23	0.002	0.003	0.003	0.005
Manufacturing	31-33	0.001	0.001	0.001	0.002
Wholesale Trade	42	0.003	0.004	0.005	0.007
Retail Trade	44-45	0.012	0.016	0.019	0.029
Transportation and Warehousing	48-49	0.006	0.009	0.010	0.016
Information	51	0.002	0.003	0.003	0.005
Finance and Insurance	52	0.007	0.010	0.012	0.020
Real Estate Rental and Leasing	53	0.004	0.005	0.006	0.012
Professional, Scientific, and Technical Services	54	0.004	0.005	0.006	0.010
Management of Companies and Enterprises	55	0.002	0.002	0.003	0.005
Administrative and Support Services	56	0.004	0.006	0.007	0.009
Educational Services	61	0.004	0.006	0.007	0.011
Health Care and Social Assistance	62	0.024	0.034	0.040	0.068
Arts, Entertainment and Recreation	71	0.004	0.006	0.007	0.010
Accommodation and Food Service	72	0.005	0.007	0.008	0.013
Other Services	81	0.014	0.019	0.023	0.035
Government	99	0.002	0.003	0.003	0.005
Total		**0.101**	**0.139**	**0.164**	**0.262**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 24. Estimated Number of Households Earning Between 61% and 80% AMI by Rental Prototype, City of Seattle

Economic Sector	NAICS	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000
Utilities	22	0.000	0.000
Construction	23	0.003	0.004
Manufacturing	31-33	0.001	0.002
Wholesale Trade	42	0.005	0.006
Retail Trade	44-45	0.020	0.024
Transportation and Warehousing	48-49	0.011	0.013
Information	51	0.003	0.004
Finance and Insurance	52	0.013	0.015
Real Estate Rental and Leasing	53	0.012	0.014
Professional, Scientific, and Technical Services	54	0.007	0.008
Management of Companies and Enterprises	55	0.003	0.004
Administrative and Support Services	56	0.006	0.008
Educational Services	61	0.006	0.010
Health Care and Social Assistance	62	0.036	0.061
Arts, Entertainment and Recreation	71	0.005	0.007
Accommodation and Food Service	72	0.008	0.010
Other Services	81	0.024	0.027
Government	99	0.004	0.004
Total		**0.169**	**0.218**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 25. Estimated Number of Households Earning Between 81% and 100% AMI by Ownership Prototype, City of Seattle

Economic Sector	NAICS	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000	0.000	0.000
Utilities	22	0.000	0.000	0.000	0.000
Construction	23	0.001	0.002	0.002	0.003
Manufacturing	31-33	0.000	0.001	0.001	0.001
Wholesale Trade	42	0.001	0.002	0.002	0.004
Retail Trade	44-45	0.006	0.008	0.009	0.014
Transportation and Warehousing	48-49	0.002	0.002	0.003	0.004
Information	51	0.002	0.003	0.003	0.005
Finance and Insurance	52	0.005	0.007	0.008	0.014
Real Estate Rental and Leasing	53	0.002	0.003	0.004	0.007
Professional, Scientific, and Technical Services	54	0.004	0.006	0.007	0.011
Management of Companies and Enterprises	55	0.002	0.002	0.003	0.004
Administrative and Support Services	56	0.003	0.004	0.004	0.006
Educational Services	61	0.003	0.005	0.005	0.009
Health Care and Social Assistance	62	0.020	0.027	0.032	0.055
Arts, Entertainment and Recreation	71	0.002	0.003	0.003	0.005
Accommodation and Food Service	72	0.004	0.005	0.006	0.010
Other Services	81	0.008	0.011	0.013	0.020
Government	99	0.002	0.002	0.003	0.004
Total		**0.067**	**0.093**	**0.109**	**0.176**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 26. Estimated Number of Households Earning Between 81% and 100% AMI by Rental Prototype, City of Seattle

Economic Sector	NAICS	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Agriculture, Forestry, Fishing and Hunting	11	0.000	0.000
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000
Utilities	22	0.000	0.000
Construction	23	0.001	0.002
Manufacturing	31-33	0.000	0.001
Wholesale Trade	42	0.001	0.002
Retail Trade	44-45	0.006	0.008
Transportation and Warehousing	48-49	0.002	0.002
Information	51	0.002	0.003
Finance and Insurance	52	0.005	0.007
Real Estate Rental and Leasing	53	0.002	0.003
Professional, Scientific, and Technical Services	54	0.004	0.006
Management of Companies and Enterprises	55	0.002	0.002
Administrative and Support Services	56	0.003	0.004
Educational Services	61	0.003	0.005
Health Care and Social Assistance	62	0.020	0.027
Arts, Entertainment and Recreation	71	0.002	0.003
Accommodation and Food Service	72	0.004	0.005
Other Services	81	0.008	0.011
Government	99	0.002	0.002
Total		**0.067**	**0.093**

Sources: Bureau of Labor Statistics, 2025; U.S. Census Bureau, 2025; Community Attributes Inc., 2025.

Exhibit 27. Maximum Supportable Residential Nexus Fee Calculations, Ownership Prototypes 1 & 2, City of Seattle

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 1 - Semi Detached Triplex							
Number of New Households	0.04	0.26	0.09	0.10	0.07	0.49	0.55
Affordable Housing Gap	$333,221	$257,640	$206,578	$106,103	$32,813	$222,403	$199,367
Total Affordable Housing Gap Cost	$12,259	$66,610	$18,726	$10,722	$2,210	$108,317	$110,528
Number of Units	3	3	3	3	3	3	3
Average Square Feet per Unit	1,467	1,467	1,467	1,467	1,467	1,467	1,467
Supportable Nexus Fee per Unit (Gap per Unit)	$4,086	$22,203	$6,242	$3,574	$737	$36,106	$36,843
Supportable Nexus Fee per SF (Gap per SF)	$2.79	$15.14	$4.26	$2.44	$0.50	$24.62	$25.12
Supportable Performance Requirement	1%	9%	3%	3%	2%	16%	18%
Prototype 2 - Two Duplexes (Townhouse 4-Pack)							
Number of New Households	0.05	0.36	0.12	0.14	0.09	0.67	0.76
Affordable Housing Gap	$333,221	$257,640	$206,578	$106,103	$32,813	$222,403	$199,367
Total Affordable Housing Gap Cost	$16,857	$91,591	$25,749	$14,743	$3,039	$148,940	$151,980
Number of Units	4	4	4	4	4	4	4
Average Square Feet per Unit	1,320	1,320	1,320	1,320	1,320	1,320	1,320
Supportable Nexus Fee per Unit (Gap per Unit)	$4,214	$22,898	$6,437	$3,686	$760	$37,235	$37,995
Supportable Nexus Fee per SF (Gap per SF)	$3.19	$17.35	$4.88	$2.79	$0.58	$28.21	$28.78
Supportable Performance Requirement	1%	9%	3%	3%	2%	17%	19%

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025.

Exhibit 28. Maximum Supportable Residential Nexus Fee Calculations, Ownership Prototypes 3 & 4, City of Seattle

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 3 - 5-Unit Row House							
Number of New Households	0.06	0.42	0.15	0.16	0.11	0.79	0.90
Affordable Housing Gap	$333,221	$257,640	$206,578	$106,103	$32,813	$222,403	$199,367
Total Affordable Housing Gap Cost	$19,852	$107,865	$30,324	$17,363	$3,579	$175,404	$178,983
Number of Units	5	5	5	5	5	5	5
Average Square Feet per Unit	1,267	1,267	1,267	1,267	1,267	1,267	1,267
Supportable Nexus Fee per Unit (Gap per Unit)	$3,970	$21,573	$6,065	$3,473	$716	$35,081	$35,797
Supportable Nexus Fee per SF (Gap per SF)	$3.13	$17.02	$4.79	$2.74	$0.56	$27.68	$28.25
Supportable Performance Requirement	1%	8%	3%	3%	2%	16%	18%
Prototype 4 - Cottage Housing							
Number of New Households	0.09	0.66	0.23	0.26	0.18	1.25	1.43
Affordable Housing Gap	$333,221	$257,640	$206,578	$106,103	$32,813	$222,103	$198,831
Total Affordable Housing Gap Cost	$31,391	$170,697	$48,410	$27,783	$5,763	$278,280	$284,043
Number of Units	8	8	8	8	8	8	8
Average Square Feet per Unit	950	950	950	950	950	950	950
Supportable Nexus Fee per Unit (Gap per Unit)	$3,924	$21,337	$6,051	$3,473	$720	$34,785	$35,505
Supportable Nexus Fee per SF (Gap per SF)	$4.13	$22.45	$6.37	$3.65	$0.76	$36.60	$37.36
Supportable Performance Requirement	1%	8%	3%	3%	2%	16%	18%

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025.

Exhibit 29. Maximum Supportable Residential Nexus Fee Calculations, Rental Prototypes 5 & 6, City of Seattle

Prototype	Below 30% AMI	30%-50% AMI	50-60% AMI	60%-80% AMI	80%-100% AMI	Below 80% AMI	Below 100% AMI
Prototype 5 - Courtyard Apartments							
Number of New Households	0.06	0.26	0.15	0.17	0.07	0.64	0.71
Affordable Housing Gap	$333,221	$257,640	$206,578	$106,103	$32,813	$212,616	$195,438
Total Affordable Housing Gap Cost	$20,149	$66,610	$30,872	$17,962	$2,210	$135,593	$137,804
Number of Units	9	9	9	9	9	9	9
Average Square Feet per Unit	704	704	704	704	704	704	704
Supportable Nexus Fee per Unit (Gap per Unit)	$2,239	$7,401	$3,430	$1,996	$246	$15,066	$15,312
Supportable Nexus Fee per SF (Gap per SF)	$3.18	$10.51	$4.87	$2.83	$0.35	$21.40	$21.75
Supportable Performance Requirement	1%	3%	2%	2%	1%	7%	8%
Prototype 6 - Stacked Flat with Bonus							
Number of New Households	0.08	0.36	0.19	0.22	0.09	0.85	0.94
Affordable Housing Gap	$333,221	$257,640	$206,578	$106,103	$32,813	$213,641	$195,781
Total Affordable Housing Gap Cost	$25,661	$91,591	$40,145	$23,165	$3,039	$180,562	$183,602
Number of Units	9	9	9	9	9	9	9
Average Square Feet per Unit	821	821	821	821	821	821	821
Supportable Nexus Fee per Unit (Gap per Unit)	$2,851	$10,177	$4,461	$2,574	$338	$20,062	$20,400
Supportable Nexus Fee per SF (Gap per SF)	$3.47	$12.39	$5.43	$3.13	$0.41	$24.43	$24.84
Supportable Performance Requirement	1%	4%	2%	2%	1%	9%	10%

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025.

Summary Maximum Supportable In-Lieu Fee and Performance Requirements

Exhibit 30 presents the maximum supportable in-lieu fees for all residential prototypes. **Exhibit 31** presents the maximum supportable on-site affordable housing performance requirements for all residential prototypes. The results are shown at each AMI level and combined for below 80% AMI and below 100% AMI.

Exhibit 30. Maximum Supportable In-Lieu Fees by Prototype, City of Seattle

AMI Level	Ownership				Rental	
	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
0-30% AMI	$2.79	$3.19	$3.13	$4.13	$3.18	$3.47
30-50% AMI	$15.14	$17.35	$17.02	$22.45	$10.51	$12.39
50%-60% AMI	$4.26	$4.88	$4.79	$6.37	$4.87	$5.43
60%-80% AMI	$2.44	$2.79	$2.74	$3.65	$2.83	$3.13
Below 80% AMI	$24.62	$28.21	$27.68	$36.60	$21.40	$24.43
80%-100% AMI	$0.50	$0.58	$0.56	$0.76	$0.35	$0.41
Below 100% AMI	$25.12	$28.78	$28.25	$37.36	$21.75	$24.84

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; Community Attributes Inc., 2025.

Exhibit 31. Maximum Supportable Onsite Affordable Housing Performance Requirements by Prototype, City of Seattle

AMI Level	Ownership				Rental	
	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
0-30% AMI	1.2%	1.3%	1.2%	1.2%	0.7%	0.9%
30-50% AMI	8.6%	8.9%	8.4%	8.3%	2.9%	4.0%
50%-60% AMI	3.0%	3.1%	2.9%	2.9%	1.7%	2.2%
60%-80% AMI	3.4%	3.5%	3.3%	3.3%	1.9%	2.4%
Below 80% AMI	16.2%	16.7%	15.8%	15.7%	7.1%	9.4%
80%-100% AMI	2.2%	2.3%	2.2%	2.2%	0.7%	1.0%
Below 100% AMI	18.5%	19.1%	18.0%	17.9%	7.8%	10.4%

Sources: City of Seattle, 2025; U.S. Census Bureau, 2025; Bankrate, 2025; U.S. Department of Housing and Urban Development; King County Assessor, 2025; Community Attributes Inc., 2025.

Exhibit 32. New Full-Time Equivalents (FTE) Generated by Ownership Development Prototype, City of Seattle

Economic Sector	NAICS	Prototype 1 - Semi Detached Triplex	Prototype 2 - Two Duplexes (Townhouse 4-Pack)	Prototype 3 - 5-Unit Row House	Prototype 4 - Cottage Housing
Agriculture, Forestry, Fishing and Hunting	11	0.001	0.001	0.001	0.002
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000	0.000	0.001
Utilities	22	0.002	0.002	0.003	0.005
Construction	23	0.013	0.017	0.020	0.031
Manufacturing	31-33	0.007	0.009	0.011	0.018
Wholesale Trade	42	0.027	0.037	0.043	0.071
Retail Trade	44-45	0.126	0.173	0.203	0.310
Transportation and Warehousing	48-49	0.054	0.074	0.087	0.139
Information	51	0.027	0.037	0.044	0.066
Finance and Insurance	52	0.069	0.095	0.112	0.185
Real Estate Rental and Leasing	53	0.034	0.047	0.055	0.108
Professional, Scientific, and Technical Services	54	0.045	0.062	0.073	0.115
Management of Companies and Enterprises	55	0.020	0.028	0.033	0.052
Administrative and Support Services	56	0.046	0.063	0.075	0.102
Educational Services	61	0.039	0.053	0.062	0.100
Health Care and Social Assistance	62	0.276	0.379	0.446	0.767
Arts, Entertainment and Recreation	71	0.050	0.069	0.081	0.109
Accommodation and Food Service	72	0.157	0.216	0.255	0.397
Other Services	81	0.139	0.192	0.226	0.345
Government	99	0.019	0.026	0.031	0.048
Total		**1.150**	**1.581**	**1.862**	**2.970**

Sources: IMPLAN, 2025; Community Attributes Inc., 2025.

Exhibit 33. New Full-Time Equivalents (FTE) Generated by Rental Development Prototype, City of Seattle

Economic Sector	NAICS	Prototype 5 - Courtyard Apartments	Prototype 6 - Stacked Flat with Bonus
Agriculture, Forestry, Fishing and Hunting	11	0.001	0.002
Mining, Quarrying, and Oil and Gas Extraction	21	0.000	0.000
Utilities	22	0.004	0.004
Construction	23	0.020	0.023
Manufacturing	31-33	0.012	0.014
Wholesale Trade	42	0.050	0.057
Retail Trade	44-45	0.211	0.253
Transportation and Warehousing	48-49	0.097	0.111
Information	51	0.043	0.051
Finance and Insurance	52	0.122	0.138
Real Estate Rental and Leasing	53	0.110	0.124
Professional, Scientific, and Technical Services	54	0.078	0.091
Management of Companies and Enterprises	55	0.032	0.042
Administrative and Support Services	56	0.066	0.084
Educational Services	61	0.060	0.091
Health Care and Social Assistance	62	0.411	0.684
Arts, Entertainment and Recreation	71	0.056	0.075
Accommodation and Food Service	72	0.247	0.296
Other Services	81	0.241	0.273
Government	99	0.035	0.036
Total		**1.895**	**2.452**

Sources: IMPLAN 2025; Community Attributes Inc., 2025.

Exhibit 34. Wages by Occupational Grouping, Seattle MSA, 2024

Title	SOC	2024 Employment Estimate	Wage Floor (50% 10th Percentile)	10th Percentile Annual Wage	25th Percentile Annual Wage	50th Percentile Annual Wage	75th Percentile Annual Wage	90th Percentile Annual Wage	Wage Ceiling (200% 90th Percentile)
Management Occupations	11-0000	124,460	$45,165	$90,330	$125,320	$166,830	$216,570	$241,440	$482,880
Business and Financial Operations Occupations	13-0000	205,160	$30,770	$61,540	$78,090	$101,570	$132,160	$169,380	$338,760
Computer and Mathematical Occupations	15-0000	161,820	$38,120	$76,240	$103,580	$147,300	$179,350	$224,690	$449,380
Architecture and Engineering Occupations	17-0000	51,640	$36,335	$72,670	$92,830	$115,160	$143,010	$178,410	$356,820
Life, Physical, and Social Science Occupations	19-0000	26,290	$27,055	$54,110	$67,060	$91,660	$120,410	$147,880	$295,760
Community and Social Service Occupations	21-0000	34,150	$23,585	$47,170	$54,840	$67,760	$86,150	$105,430	$210,860
Legal Occupations	23-0000	18,280	$31,050	$62,100	$82,320	$110,930	$166,930	$235,650	$471,300
Educational Instruction and Library Occupations	25-0000	103,040	$20,880	$41,760	$49,950	$67,430	$99,960	$123,950	$247,900
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	37,010	$20,715	$41,430	$51,240	$76,960	$105,460	$149,990	$299,980
Healthcare Practitioners and Technical Occupations	29-0000	108,020	$28,610	$57,220	$80,490	$110,570	$141,020	$214,060	$428,120
Healthcare Support Occupations	31-0000	97,410	$20,710	$41,420	$45,940	$48,320	$56,560	$69,030	$138,060
Protective Service Occupations	33-0000	41,550	$19,760	$39,520	$46,480	$60,690	$99,230	$124,640	$249,280
Food Preparation and Serving Related Occupations	35-0000	167,660	$17,855	$35,710	$37,720	$44,690	$50,630	$63,820	$127,640
Building and Grounds Cleaning and Maintenance Occupations	37-0000	53,710	$18,540	$37,080	$39,490	$45,940	$53,020	$62,900	$125,800
Personal Care and Service Occupations	39-0000	40,050	$18,450	$36,900	$39,190	$47,850	$60,910	$79,590	$159,180
Sales and Related Occupations	41-0000	179,240	$18,465	$36,930	$39,250	$49,780	$78,270	$124,080	$248,160
Office and Administrative Support Occupations	43-0000	223,390	$20,795	$41,590	$47,360	$57,470	$68,930	$82,660	$165,320
Farming, Fishing, and Forestry Occupations	45-0000	1,820	$19,515	$39,030	$42,530	$45,310	$61,050	$79,250	$158,500
Construction and Extraction Occupations	47-0000	91,300	$24,480	$48,960	$60,320	$77,870	$104,500	$132,920	$265,840
Installation, Maintenance, and Repair Occupations	49-0000	72,630	$23,110	$46,220	$55,480	$71,650	$92,940	$111,400	$222,800
Production Occupations	51-0000	84,750	$19,945	$39,890	$45,900	$55,650	$74,030	$101,530	$203,060
Transportation and Material Moving Occupations	53-0000	159,240	$19,435	$38,870	$43,750	$51,340	$68,860	$88,710	$177,420

Sources: Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025.

Exhibit 35. Percentage of Income Limits Within Each AMI Bracket by Occupational Category, Seattle MSA, 2024

Title	SOC	Below 30% AMI	30%-50% AMI	50%-60% AMI	60%-80% AMI	80%-100% AMI
Income Limits		**$33,000**	**$55,000**	**$66,000**	**$88,000**	**$110,000**
Management Occupations	11-0000	0.0%	2.2%	4.6%	9.5%	15.6%
Business and Financial Operations Occupations	13-0000	0.7%	7.9%	12.7%	32.7%	56.9%
Computer and Mathematical Occupations	15-0000	0.0%	4.4%	7.3%	14.3%	24.4%
Architecture and Engineering Occupations	17-0000	0.0%	5.1%	8.2%	17.6%	43.1%
Life, Physical, and Social Science Occupations	19-0000	2.2%	10.7%	19.2%	45.5%	65.9%
Community and Social Service Occupations	21-0000	4.0%	20.4%	45.9%	76.4%	90.4%
Legal Occupations	23-0000	0.6%	7.7%	11.9%	26.0%	49.0%
Educational Instruction and Library Occupations	25-0000	5.8%	28.7%	47.5%	65.8%	81.3%
Arts, Design, Entertainment, Sports, and Media Occupations	27-0000	5.9%	24.4%	37.2%	59.7%	76.5%
Healthcare Practitioners and Technical Occupations	29-0000	1.5%	9.2%	13.8%	27.5%	49.4%
Healthcare Support Occupations	31-0000	5.9%	70.3%	86.4%	92.7%	95.9%
Protective Service Occupations	33-0000	6.7%	38.0%	53.4%	67.7%	81.4%
Food Preparation and Serving Related Occupations	35-0000	8.5%	80.0%	90.3%	93.8%	97.2%
Building and Grounds Cleaning and Maintenance Occupations	37-0000	7.8%	78.0%	90.5%	94.0%	97.5%
Personal Care and Service Occupations	39-0000	7.9%	63.7%	79.1%	91.1%	93.8%
Sales and Related Occupations	41-0000	7.9%	54.6%	64.2%	78.2%	85.4%
Office and Administrative Support Occupations	43-0000	5.9%	42.7%	68.6%	90.6%	93.3%
Farming, Fishing, and Forestry Occupations	45-0000	6.9%	65.4%	79.1%	91.1%	93.9%
Construction and Extraction Occupations	47-0000	3.5%	15.3%	29.7%	59.5%	77.9%
Installation, Maintenance, and Repair Occupations	49-0000	4.3%	19.5%	39.5%	69.2%	88.9%
Production Occupations	51-0000	6.5%	48.0%	64.1%	82.6%	90.8%
Transportation and Material Moving Occupations	53-0000	7.0%	55.2%	70.9%	89.5%	92.4%

Sources: Bureau of Labor Statistics, 2025; Community Attributes Inc., 2025.