

Attachment A

MFTE Unit Distribution, Comparability, and Bedroom Criteria

Distribution and Comparability Criteria (SMC 5.73.040.B.5)

MFTE-restricted units should:

- Be distributed among floor levels:
 - For a 20% MFTE set-aside, no floor should contain more than 25% MFTE units.
 - For a 25% MFTE set-aside, no floor should contain more than 30% MFTE units.
- Be proportional to the overall number of units of each type.
- Be proportional by unit status (dwelling unit, SEDU, or congregate residence).
- Be distributed proportionally among buildings for projects with multiple buildings.
- Be comparable to market-rate units in terms of size (net square footage):
 - For each unit type, the average area of MFTE units must equal at least 95% of the average area of the total units in the project.
- Be comparable to market-rate units in terms of functionality and amenities:
 - Including but not limited to dens, second bathrooms, balconies, and patios.
- Be comparable to market-rate units in terms of access to building amenities:
 - Including but not limited to parking and community rooms.
- Not be clustered or stacked in certain sections of the building; and
- Have comparable lease terms to market-rate units.

Bedroom Criteria

For the sole purpose of documenting the AMI limit (i.e. rent/income limit as percentage of area median income) for a unit, which may vary by unit type, number of bedrooms, or net unit area, the following definition of bedroom applies:

“Bedroom” means a sleeping area in a dwelling unit that meets the following criteria:

- Requirements for a habitable space as defined by [Chapter 2](#) of the Seattle Building Code (SBC).
- Minimum room widths and ceiling heights according to SBC sections [1207.1](#) and [1207.2](#). For additional guidance, see SBC Code Solution for [1208.1](#) and [1208.3](#).
- Natural light requirements according to SBC section [1204.2](#).
- Natural ventilation requirements according to SBC section [1202.5](#); and
- Complete separation of the sleeping area from other portions of the dwelling unit by framed walls and one or more exit access doorways, consistent with SBC [Chapter 2](#).

As an alternative to the above requirements, a sleeping area is considered a bedroom if it (1) satisfies the first two criteria above; (2) is completely separate from other portions of the dwelling unit; and (3) receives sufficient natural light through a door, slider, relite window, or partial opening in an otherwise fully enclosed common wall with an adjoining room that has a natural light source.