

**Amendment 1**  
to  
**Council Bill 120157**  
**Sponsor: Herbold**

Maintain the affordable housing income eligibility threshold to 60% of AMI for renter households but allow an 80% of AMI eligibility threshold in urban centers and villages with a higher displacement risk

Amend Section 1 of Council Bill 120157 as shown:

Section 1. Section 23.42.055 of the Seattle Municipal Code, enacted by Ordinance 126384, is amended as follows:

**23.42.055 Low-income housing on property owned or controlled by a religious organization**

\* \* \*

C. Affordability requirements

1. Eligible households. All dwelling units or congregate residence sleeping rooms permitted pursuant to this Section 23.42.055 shall serve only:

a. For rental units,

1) ~~((households))~~ Households with incomes no greater than 60 percent of median income, adjusted by household size, or

2) In the Rainier Beach Urban Village, Othello Urban Village, Westwood-Highland Park Urban Village, South Park Urban Village, Bitter Lake Urban Village, Columbia City Urban Village, Lake City Urban Village, North Beacon Hill Urban Village, North Rainier Urban Village, 23rd & Jackson Urban Village, University District Urban Center, First Hill/Capitol Hill Urban Center, and Downtown Urban Center, households with incomes no greater than 80 percent of median income, adjusted by household size.

~~((1) In development with a complete Master Use Permit application, if required, or complete building permit application filed by July 1, 2022, households with incomes no greater than 80 percent of median income, adjusted by household size, or~~

~~2) In development with a complete Master Use Permit application, if required, or complete building permit application filed after July 1, 2022, households with~~

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~~incomes no greater than 80 percent of median income, adjusted by household size, and average household income across all units in the project no greater than 60 percent of median income.))~~

b. For ownership units, households with incomes no greater than 80 percent of median income, adjusted by household size.

2. Duration. The obligation to provide dwelling units meeting the requirements of subsection 23.42.055.B shall last for a period of 50 years from the date of the certificate of occupancy or, if a certificate of occupancy is not required, from the date of the final building permit inspection for the development to which this Section 23.42.055 applies.

3. Affordable rent. Monthly rent shall not exceed 30 percent of ~~((80 percent of median income))~~ the applicable income limit established by subsection 23.42.055.C.1. For purposes of this subsection 23.44.055.C.3, "monthly rent" includes a utility allowance for heat, gas, electricity, water, sewer, and refuse collection, to the extent such items are not paid for tenants by the owner, and any recurring fees that are required as a condition of tenancy.

**Effect:** This amendment would maintain a 60% AMI eligibility threshold but allow a higher, 80% AMI, threshold in urban centers and villages identified in the [Comprehensive Plan's Growth and Equity Analysis](#) as having higher displacement risk.

At 60% of AMI, a qualifying one-person and four-person household would have an income no greater than \$48,600 annually and \$69,400 annually, respectively. Affordable rents for a studio and 3-bedroom at 60% of AMI is \$1,215 monthly and \$1,804 monthly, respectively. As introduced, the bill would establish a minimum affordability level at 80% of AMI for rented units. At 80% of AMI, a qualifying one-person and four-person household would have an income no greater than \$64,790 annually and \$92,560 annually, respectively. Affordable rents for a studio or 3-bedroom at 80% of AMI is \$1,620 monthly and \$2,314 monthly, respectively.