



## **MFTE Unit Distribution, Comparability, and Bedroom Criteria**

### **Distribution and Comparability Criteria**

MFTE-restricted units should:

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

### **Bedroom Criteria**

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:

- (1) Requirements for a “habitable space,” as defined by [Chapter 2 of the Seattle Building Code](#);
- (2) Minimum room widths and ceiling heights according to section 1207.1 and section 1207.2 of [Chapter 12 of the Seattle Building Code](#) (see [SDCI's Seattle Residential Code Solution - Habitable Room Size](#) for additional guidance);
- (3) Natural light requirements according to section 1204.2 of [Chapter 12 of the Seattle Building Code](#);
- (4) Natural ventilation requirements according to section 1202.5 of [Chapter 12 of the Seattle Building Code](#); and
- (5) 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 [Chapter 2 of the Seattle Building Code](#).

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, or relite window, in an otherwise fully enclosed common wall with an adjoining room that has a natural light source.