

Memo

Date: June 30, 2026
To: Councilmember Dionne Foster, Chair, Housing, Arts, and Civil Rights Committee
From: Andréa Akita, Interim Director, Office of Housing
Subject: Ordinance 126445: Affordable Units on Religious Organization Property Implementation Report

Background

In 2019, the Washington State Legislature adopted [Substitute House Bill \(SHB\) 1377](#), requiring cities to allow additional density for development on property owned or controlled by religious organizations if all residential units in the development are subject to long-term affordability restrictions. SHB 1377 stipulates that every housing unit developed with this additional density be affordable to households with incomes at or below 80 percent of area median income (AMI) for at least 50 years. The affordability restrictions are ongoing regardless of whether the religious organization continues to own the property.

This table shows the current 80 percent of AMI income limits by household size.

Table 1: 80% of AMI income limits by household size (effective May 15, 2026)

Income Limit	1 person	2 people	3 people	4 people
80% of AMI	\$92,080	\$105,280	\$118,400	\$131,520

In October 2021, the City Council passed [Ordinance 126445](#) established a new land use code chapter (SMC 23.42.055) to implement SHB 1377. The chapter establishes conditions for use of alternative development standards for development of affordable units on property owned or controlled by a religious organization.

Section 2 of [Ordinance 126445](#) requests the Office of Housing (OH), in coordination with the Seattle Department of Construction and Inspections (SDCI), to submit an annual report to City Council on implementation of this legislation. The reports are due in years 2022 through 2027. This memo summarizes permit activity through May 27, 2026, for projects on religious lands. It includes the following required information for affordable housing developments with issued building permits on church-owned property:

- Identity of church organization and property ownership structure at building permit application date and certificate of occupancy issuance or date of final inspection.
- Development partner.
- Property description (i.e., address, neighborhood, lot size, and zoning designation).

- Units by AMI limit.
- City funding status.
- Construction status.

Permit Activity

As of May 27, 2026, building permits have been issued for eight buildings benefiting from alternative development standards allowed for affordable housing on church-owned land. These housing developments are all funded by the Seattle Office of Housing and provide deeper affordability than required by the statute. Four of the projects have completed construction and are in service today, providing 331 rent-restricted units for income-eligible households. Additional details are included in Table 2.

Table 2: Development of affordable units on church-owned property according to SMC 23.42.055

Project name and property ownership	Development partner	Property description	Units by AMI limit	City funding status	Construction status
Central District Freehold Apartments Mount Zion Baptist Church	Mount Zion Housing Development	1722 19 th Ave (Madison-Miller Residential Urban Village) 10,288 sq ft lot size NC2-75 (M1)	14 @ 30% of AMI 26 @ 50% of AMI 21 @ 60% of AMI 61 total	Awarded (2020 NOFA)	6737277-CN Building permit issued 7/31/2021; certificate of occupancy issued 1/08/2024
Good Shepherd House Lutheran Church of Good Shepherd Missouri Synod	Low Income Housing Institute	1415 22 nd Ave (23 rd & Union-Jackson Residential Urban Village) 13,528 sq ft lot size LR1(M1) and NC2P-55(M1)	62 @ 30% of AMI 11 @ 40% of AMI 11 @ 50% of AMI 1 Common Area Unit 85 total	Awarded (2020 NOFA)	6795177-CN Building permit issued 5/9/2022; certificate of occupancy issued 4/12/2024
Bryant Manor I First African Methodist Episcopal (FAME) Housing Association	FAME Housing Association	1801 E Yesler Way 30,241 sq ft lot size MR RC (M1)	50 @ 30%; 21 @ 50%; 29 @ 60%; 1 Common Area Unit 101 total	Awarded (2018 NOFA)	6778287-CN Building permit issued 11/21/2022; certificate of occupancy issued 11/15/2024

Project name and property ownership	Development partner	Property description	Units by AMI limit	City funding status	Construction status
St. Luke's Affordable Housing Episcopal Diocese of Olympia	Bridge Housing Corporation	2035 NW 58 th St (Ballard Hub Urban Village) 15,000 sq ft lot size MR (M1)	59 @ 50% of AMI 25 @ 60% of AMI 84 total	Awarded (2021 NOFA)	6857703-CN Building permit issued 4/22/2024; certificate of occupancy issued 10/20/2025
New Hope Family Housing (West) New Hope Baptist Church New Hope Community Development Institute	Low Income Housing Institute	123 21 st Ave (23 rd & Union-Jackson Residential Urban Village) 7,680 sq ft lot size LR3 (M)	48 @ 50% of AMI 21 @ 60% of AMI 1 Common Area Unit 70 total	Awarded (2021 NOFA)	6846326-CN Building permit issued 7/10/2024; under construction
New Hope Family Housing (East) New Hope Baptist Church New Hope Community Development Institute	Low Income Housing Institute	116 21 st Ave (23 rd & Union-Jackson Residential Urban Village) 3,600 sq ft lot size LR3 (M)	16 @ 50% of AMI 6 @ 60% of AMI 22 total	Awarded (2021 NOFA)	6846341-CN Building permit issued 7/10/2024; under construction
Chancery Place Catholic Community Services of Western WA	Catholic Community Services of Western WA	910 Marion Street 14,410 sq ft lot size HR (M)	43 @ 30% of AMI 42 @ 50% of AMI 85 Total	Awarded (2024 NOFA)	6884832-CN Building permit issued 7/22/2025; renovation underway
Bryant Manor II First African Methodist Episcopal (FAME) Housing Association	FAME Housing Association	110 18 th Ave S 42,172 sq ft lot size MR RC (M1)	104 @ 50% AMI; 44 @ 60%; 1 Common Area Unit 149 Total	Awarded (2023 NOFA)	7008420-CN Building permit issued 4/24/2026; under construction