

AFFORDABLE HOUSING SUMMIT

SEATTLE OFFICE OF HOUSING UPDATES

Presented by: Jason Phillips | City of Seattle, Office of Housing Asset Manager



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The Washington Multi-Family Housing Association (“WMFHA”) is a non-profit trade association with members that include competitors, suppliers, and customers within the multi-family housing industry.

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Seattle Office of Housing Market Incentives and Land Use Programs

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City of Seattle, Office of Housing
Asset Manager



Agenda

- General Updates
- Pain Points
- Best Practices
- Resources



General Updates

- MFTE reauthorization (Program 7) on November 17, 2026
 - New unit types and %AMI's
 - New recert caps.
- Updated compliance manual
 - Minimum occupancy
 - Rent increase cap updates
 - Annual certification caps for program 7, no more for program 6
- Rent and income limits increased May 2026



General Updates, continued

- Updated income certification method
 - New forms
 - Emphasis on bank statements as verification
 - Self certification options
 - Initial
 - Annual



Pain Points

- Income certification and compliance
- Affordable unit marketability
- Student Eligibility



Best Practices

- Be honest with yourself about what you are good at
- Keep copies of files and be ready to share them
- Create an “binder”
- Hone your initial application screening



Resources

- Office of Housing Incentive Program Website
 - seattle.gov/housing/property-managers/incentive-programs
- Office of Housing Incentive Program newsletter.
- Shared email: OFH_IncentiveCompliance@seattle.gov
- Biweekly virtual office hours. Contact us for an invitation.
- Office of Housing asset managers (206) 684-0721



Questions?



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moment to
complete this
short survey:



You can find
resources from
today's summit
here:

