Multifamily Tax Exemption 2018 Report

Seattle Office of Housing March 2019



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INTRODUCTION AND BACKGROUND

The City of Seattle's Multifamily Tax Exemption (MFTE) program provides a property tax exemption to owners of multifamily rental and for-sale residential projects. For rental properties, the property owner is excused from paying property tax on residential improvements in exchange for rent-restricting at least 20 percent of the units for income-qualified households during the period of exemption. For condominiums or other for-sale multifamily properties, the tax exemption accrues to each of the owners of the income- and price-restricted units. The exemption does not apply to land or non-residential improvements. Under State law, the program allows a maximum 12-year exemption.

The program has gone through several iterations. It was initially authorized under Seattle Municipal Code (SMC) 5.72 and now is SMC 5.73, as amended. The program's evolution falls into five distinct phases, as follows:

- Program 1 (1998-2002): Up to ten-year duration for tax exemption. Affordability capped at 80% of area median income (AMI) for 25% of units for all but one residential targeted area, to which more stringent restrictions applied. Program operated in 9 residential targeted areas, with two additional areas added by ordinance in 2000.
- Program 2 (2004-2008): Up to ten-year duration for tax exemption. Affordability levels in rental projects varied depending on the number of units set aside for affordability restrictions: a 20% set-aside at 60% AMI, a 25% set-aside at 65% AMI, or a 30% set-aside at 70% AMI. Affordability level of for-sale units capped at 80%AMI. Program operated in 17 residential targeted areas.
- Program 3 (2008-2010): Following a 2007 change to State law, Seattle's maximum duration of the
 tax exemption increased to 12 years. Affordability levels were set at 80% AMI for studios and 1bedroom units and 90% AMI for 2-bedroom and larger units with a blanket 20% set-aside.
 Affordability levels of for-sale units were capped at 100% AMI and 120% AMI depending on unit size.
 Program operated in 39 residential targeted areas.
- Program 4 (2011- October 2015): Up to 12-year duration for tax exemption. Affordability restrictions set at 65% AMI, 75% AMI, and 85% AMI for studio, 1-bedroom, and 2-bedroom and larger rental units, respectively. Affordability level of for-sale units was capped at 100% AMI and 120% AMI depending on unit size. Program operates in 39 residential targeted areas.
- Program 5 (November 2015 Present): Up to 12-year duration for tax exemption. Affordability restrictions for multifamily rentals are set at 40% AMI for small efficiency dwelling units and sleeping units in congregate residences, 50% AMI for units replacing any demolished and formerly occupied by Tenant Relocation Assistance Ordinance-eligible (TRAO) occupants, 65% AMI for studios, 75% AMI for 1-bedroom units, 85% AMI for 2-bedroom units, and 90% AMI for 3-bedroom and larger units. Affordability level of for-sale units is capped at 100% AMI and 120% AMI depending on unit size. At least 25% of units are required to be affordable at MFTE limits, unless a minimum number of

2-bedroom or larger units are provided, in which case the MFTE set-aside is 20%. The MFTE Program is available as an incentive program in all multifamily zones.

Interested property owners must submit an MFTE application prior to issuance of the first building permit. MFTE applications meeting eligibility requirements according to Seattle Municipal Code 5.73 are approved by the City's Office of Housing (OH) Director. Following application approval, the owner of the property enters into an MFTE Agreement with the City. The Office of Housing then issues a Conditional Certificate of Tax Exemption. The applicant has three years from the date of MFTE application approval to complete the project. The developer may apply for the Final Certificate of Tax Exemption after the project is issued a certificate of occupancy. SMC 5.73 outlines requirements for issuance of a Final Certificate of Tax Exemption, including compliance to date with all terms of the MFTE Agreement. Assuming all requirements are met, the Final Certificate is filed with the King County Assessor's office. Regardless of the date of the certificate filing, the tax exemption begins on January 1 of the following year.

This Report

City Council reauthorized the MFTE Program with passage of Ordinance 124877 in September 2015. Ordinance 123550 (February 2011), the previous MFTE reauthorization legislation, directed OH to submit an annual report by March 30 of each year. The specific information required, including details of project activity, comparison of market-rate and affordable rents, MFTE expirations and withdrawals, and estimated tax impacts, is included in this annual report.



SECTION I: DEVELOPMENT ACTIVITY AND UNIT PRODUCTION

As shown in the following summary table, participation in the MFTE program has grown steadily over time. As of the end of 2018, 336 projects had been approved for MFTE participation. Two-hundred nineteen projects were actively participating in MFTE, 74 were approved and in development, 16 were approved and since have participated and expired, and 27 withdrew prior to receiving a Final Certificate of Tax Exemption.

In recent years, predominately market-rate rental has comprised the majority of MFTE applications. In early years, MFTE projects were predominantly affordable housing for low-income households. Overall, affordable housing comprises approximately 10% of MFTE applications. Buildings with 75% of current tenants' incomes not exceeding 50% of AMI are eligible for a property tax exemption through the State. In the event a project ever fails to meet requirements for the State property tax exemption, MFTE serves as an important back-stop measure.

Total Projects by Type and Tenure, Approved MFTE Applications, 1998-2018

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998–2002	2004–2008	2008–2010	2011–2015	2016- Present	TOTAL
Total	7	12	35	192	90	336
TENURE						
Rental	5	11	33	191	90	330
For Sale	2	1	2	1	0	6
TYPE						
Market- Rate with MFTE	1	5	31	185	79	301

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998–2002	2004–2008	2008–2010	2011–2015	2016- Present	TOTAL
Affordable Housing with MFTE	6	7	4	7	11	35
STATUS						
Active	0	2	33	162	22	219
Pipeline	0	0	0	9	65	74
Expired	7	9	0	0	0	16
Withdrawn	0	1	2	21	3	27

Total Projects, Snapshot, Approved MFTE Applications, 2018

Total Projects	Family-Size Set-	Inside Urban	Affordable	Home-
	Aside	Center/Village	Housing	ownership
30	24 of 30	29 of 30	5 of 30	0 of 30

Total Units, Approved MFTE Applications, 1998-2018¹²

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998–2002	2004– 2008	2008– 2010	2011– 2015	2016- Present	TOTAL
SEDU/Sleepi ng rooms in congregate						
housing	0	0	0	27	298	325

¹ Includes 20 units in 10 MFTE projects provided to satisfy replacement unit requirements according to SMC 5.73.040. Also includes approved MFTE applications for 35 housing developments for low-income households totaling 731 affordable units. The owners of these projects apply for MFTE as insurance in case the housing ever fails to qualify for the low-income housing Washington State tax exemption. These units are governed by regulatory agreements for other City and/or non-City affordable housing programs.

² Does not include approved MFTE applications for 27 projects totaling 2,860 units (615 affordable) that were withdrawn prior to issuance of a Final Certificate of Tax Exemption.

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998–2002	2004– 2008	2008– 2010	2011– 2015	2016– Present	TOTAL
Studio	97	253	1,628	5,900	2,515	10,393
1BR	204	462	3,047	7,317	5,881	16,911
2BR	134	300	1,025	1,940	1,548	4,947
3BR	39	38	22	80	73	252
4BR	0	0	0	21	0	21
Total	474	1,053	5,722	15,285	10,315	32,849



SECTION II: AFFORDABLE UNIT SET-ASIDES AND AFFORDABILITY LIMITS

Set-aside amounts and affordability limits depend on the affordability requirements codified when a building applies for the MFTE. A building's tenure, rental versus owner-occupied, also determines its affordability limits. Housing cost and income limits for affordable MFTE units have varied across the programs since MFTE was established in Seattle in 1998.

Projects that do not include a minimum number of 2+BR units set aside 25% of all units as affordable. Projects meeting the minimum 2+BR amount, which is determined by the total number of units in the project (e.g. eight 2+BR units for projects with 151 to 200 total units), set aside 20% of units as affordable.

Affordability limits in rental buildings are currently 40% of AMI for small efficiency dwelling units and sleeping units in congregate residences, 65% for studios, 75% for 1-bedrooms, 85% for 2-bedrooms, and 90% for units with three or more bedrooms. Projects that involve demolition of units causing displacement of tenants who qualify for assistance through the City's Tenant Relocation Assistance Program must provide additional affordable units, beyond the minimum 20% or 25% set-aside requirement, restricted at 50% of AMI.

The affordability limit for owner-occupied projects is either 100% or 120% AMI, depending on unit size.

As of the end of 2018, OH had approved MFTE applications for projects comprising 6,751 affordable for-rent units and 119 affordable for-sale units, for a total of 6,870 affordable units. The first two tables show the distribution of units by AMI limit. The third table shows production of affordable units by unit size.

Affordable Units by Rent/Income Limit, Approved MFTE Applications (Rental Only), 1998-2018³

	Program 1	Program 2	Program 3	Program 4	Program 5	
AMI	1998 – 2002	2004 – 2008	2008 – 2010	2011 – 2015	2016 – present	TOTAL
40%	0	0	0	7	72	79
50% ⁵	0	0	0	17	3	20
60%	0	35	0	0	0	35
65%	0	0	0	1,222	491	1,713
70%	0	91	0	0	0	91
75%	0	0	0	1,429	1,061	2,490
80%	46	0	871	0	0	917
85%	0	0	0	375	258	633
90%	0	0	155	0	6	161
Total	46	126	1,026	3,050	1,891	6,139

³ Does not include approved MFTE applications for 35 housing developments for low-income households totaling 731 affordable units. The owners of these projects apply for MFTE as insurance in case the housing ever fails to qualify for the low-income housing Washington State tax exemption. These units are governed by regulatory agreements for other City and/or non-City affordable housing programs.

⁴ Does not include approved MFTE applications for 27 projects totaling 2,860 units (615 affordable) that were withdrawn prior to issuance of a Final Certificate of Tax Exemption.

⁵ 50% of AMI units satisfy replacement unit requirements according to SMC 5.73.040.

Affordable Units by Sale Price/Income Limits, Approved MFTE Applications (For-Sale Only), 1998-2018⁶

	Program 1	Program 2	Program 3	Program 4	Program 5	
АМІ	1998 – 2002	2004-2008	2008-2010	2011 – 2015	2016 – present	TOTAL
60%	0	0	0	0	0	0
80%	24	15	0	0	0	39
100%	0	0	19	1	0	20
120%	0	0	52	8	0	60
Total	24	15	71	9	0	119

Affordable Units by Unit Type, Approved MFTE Applications (Rental), 1998-2018^{7 8 9}

	Program 1	Program 2	Program 3	Program 4	Program 5	
Unit Type	1998 – 2002	2004-2008	2008-2010	2011 – 2015	2016 – 2018	TOTAL
SEDU/Sleeping rooms in congregate residences	0	0	0	7	72	79
Studio	32	64	310	1,222	491	2,119

⁶ Includes all homeowner units that have received the tax exemption since 1998. As of 2019, only 83 homeowner units have tax exempt status.

⁷ Does not include approved MFTE applications for 35 housing developments for low-income households totaling 731 affordable units. The owners of these projects apply for MFTE as insurance in case the housing ever fails to qualify for the low-income housing Washington State tax exemption. These units are governed by regulatory agreements for other City and/or non-City affordable housing programs.

⁸ Does not include approved MFTE applications for 27 projects totaling 2,860 units (615 affordable) that were withdrawn prior to issuance of a Final Certificate of Tax Exemption.

⁹ Does not include 20 units in 10 MFTE projects provided to satisfy replacement unit requirements according to SMC 5.73.040.

	Program 1	Program 2	Program 3	Program 4	Program 5	
Unit Type	1998 – 2002	2004-2008	2008-2010	2011 – 2015	2016 – 2018	TOTAL
1BR	14	49	561	1,429	1,061	3,114
2BR	0	13	155	366	258	792
3BR	0	0	0	5	6	11
4BR	0	0	0	4	0	4
Total	46	126	1,026	3,033	1,888	6,119

Replacement Units by Unit Type, Approved MFTE Applications (Rental), 1998-2018¹⁰

	Program 1	Program 2	Program 3	Program 4	Program 5	
Unit Type	1998 – 2002	2004-2008	2008-2010	2011 – 2015	2016 – 2018	TOTAL
Studio	0	0	0	17	3	20
1BR	0	0	0	0	0	0
2BR	0	0	0	0	0	0
3BR	0	0	0	0	0	0
4BR	0	0	0	0	0	0
Total	0	0	0	17	3	20

 $^{^{10}}$ Does not include approved MFTE applications for 27 projects totaling 2,860 units (615 affordable) that were withdrawn prior to issuance of a Final Certificate of Tax Exemption.



SECTION III: LOCATION OF MFTE PROJECTS

State law requires that participating jurisdictions only offer MFTE programs in designated residential targeted areas (RTA) within an urban center or urban growth area. Since late 2015, Seattle's RTA has included all multifamily-zoned properties in Seattle. For reporting purposes, OH identifies the urban centers and urban village (UCUV) in which each MFTE project is located. MFTE project activity located in the limited areas outside of UCUVs where zoning allows multifamily development is summarized under "located outside of an UCUV."

Attachment B.1 - B.2 provides maps showing the locations of projects.

Approved MFTE Projects, Number of Projects and Total Units by UCUV, 1998-2018¹¹ 12

Urban				Total	Units		
Center/Village	Projects	P1	P2	Р3	P4	P5	TOTAL
12th Avenue	12	0	0	0	703	306	1,009
23rd & Union- Jackson	24	122	77	429	408	1,184	2,220
Admiral	3	0	0	0	212	108	320
Aurora Licton Springs	7	0	0	0	173	95	268
Ballard	12	0	0	533	691	318	1,542
Belltown	4	0	0	0	351	145	496
Bitter Lake	2	0	140	476	0	0	616

¹¹ Includes approved MFTE applications for 35 housing developments for low-income households totaling 731 affordable units. The owners of these projects apply for MFTE as insurance in case the housing ever fails to qualify for the low-income housing Washington State tax exemption. These units are governed by regulatory agreements for other City and/or non-City affordable housing programs.

¹² Does not include approved MFTE applications for 27 projects totaling 2,860 units (615 affordable) that were withdrawn prior to issuance of a Final Certificate of Tax Exemption.

Urban				Total	Units		
Center/Village	Projects	P1	P2	P3	P4	P5	TOTAL
Capitol Hill	36	0	0	729	1,175	456	2,360
Chinatown/ID	10	176	40	57	245	883	1,401
Columbia City	8	0	0	204	446	263	913
Commercial Core	0	0	0	0	0	0	0
Crown Hill	3	0	0	0	131	118	249
Delridge/ Westwood Highland Park	4	0	0	195	16	60	271
Denny Triangle	2	65	0	0	74	0	139
Dravus	3	0	0	236	0	319	555
Eastlake	8	0	0	204	326	94	624
First Hill	8	0	0	0	522	1,413	1,935
Fremont	9	0	0	0	741	85	826
Green Lake	4	0	0	0	192	111	303
Greenwood- Phinney Ridge	5	0	0	0	224	78	302
Lake City	6	0	0	319	222	357	898
Madison-Miller	5	0	0	0	292	0	292
MLK @ Holly	5	54	0	351	515	0	920
Morgan Junction	2	0	0	0	68	0	68
North Beacon Hill	6	0	0	0	180	141	321
North Rainier	7	7	229	0	57	382	675
Northgate	5	0	163	278	265	352	1,058
Pike/Pine	13	0	0	0	1,070	116	1,186
Pioneer Square	2	50	132	0	0	0	182
Rainier Beach	0	0	0	0	0	0	0
Ravenna	0	0	0	0	0	0	0
Roosevelt	18	0	0	63	1,075	767	1,905

Urban				Total	Units		
Center/Village	Projects	P1	P2	Р3	P4	P5	TOTAL
South Lake Union	12	0	272	0	1,377	835	2,484
South Park	0	0	0	0	0	0	0
University District - NW	18	0	0	47	1,367	80	1,494
Upper Queen Anne	0	0	0	0	0	0	0
Uptown	11	0	0	887	253	466	1,606
Wallingford	7	0	0	93	247	109	449
West Seattle Junction	22	0	0	621	1,667	298	2,586
Located Outside of an UCUV	6	0	0	0	0	376	376
TOTAL	309	474	1,053	5,722	15,285	10,315	32,849



SECTION IV: ISSUED FINAL CERTIFICATES, PROGRAM MONITORING, AND COMPLIANCE

In 2018, OH approved Final Certificates of Tax Exemption for 29 rental projects located in 15 urban centers and villages (and one in the Central Area and another in Queen Anne but outside urban center/village boundaries).

Based on MFTE building owners' reported rents, the weighted average of market-rate rents for small efficiency dwelling units and sleeping units in congregate residences is \$1,181 per month, which is about \$496 greater than the weighted average of reported rents for rent/income restricted units in that same category. The weighted average of reported market-rate rents for studio units is \$1,687 per month, which is about \$625 greater than the average of reported rents for rent/income-restricted studios. The weighted average of market-rate rents for one-bedroom units, as reported by building owners, is \$2,118 per month, which is about \$690 greater than rent-restricted one-bedrooms. For two-bedroom units, market rate rents were \$3,145 per month (weighted average), about \$1,322 greater than rent-restricted units of that size.

Attachment D shows the location and unit counts of the 29 projects for which Final Certificates of Tax Exemption were issued in 2018.

Ordinance 124877 requires an analysis of rent levels for affordable units in buildings that received a final certificate seven years prior, compared with rent levels for market-rate units of comparable size and age that are located in comparable neighborhoods. In 2018, seven projects had just completed their seventh year of participation in MFTE. Of those, two projects, Habitat at Rainier Vista and Pontedera Condos, are homeowner projects. The other five projects – Ascona Apartments in Chinatown/ID, Ballard on the Park, Broadway Building and Patent 523 (formerly Joule Apartments) in Capitol Hill, and Equinox Apartments in Eastlake – are Program 3 MFTE approvals and have 20% set-aside requirements, with studio and one-bedroom units at 80% of AMI two-bedroom units and larger at 90% of AMI.

Comparison of Rents for Market-Rate Units and Affordable Units in Year-7 MFTE Projects¹³

Project Name/MFT E Program	<u>Studio</u> (mkt.)	Studio (aff.)	<u>1BR (mkt.)</u>	<u>1BR (aff.)</u>	2BR (mkt.)	2BR (aff.)
Ascona Apartments /P3	Data unavailable	\$1,405	Data unavailable	\$1,605	Data unavailable	\$2,031
Ballard on the Park/P3	\$1,810 - \$2,445	\$1,405	\$2,015 - \$3,496	\$1,605	\$2,617 - \$4,078	\$2,031
Broadway Building/P3	Data unavailable	\$1,405	Data unavailable	\$1,605	Data unavailable	\$2,031
Equinox Apartments /P3	\$1,708 - \$2,300	\$1,405	\$2,114 - \$3,440	\$1,605	\$3,291 - \$4,086	\$2,031
Patent 523/P3	\$1,608 - \$2,025	\$1,405	\$2,167 - \$2,407	\$1,605	\$3,192	\$2,031

One-hundred eighty-seven participating projects submitted annual certification reports in the fall of 2018. A Report submittals to date represent a 100% response rate. The reports revealed few long-term vacancies of the MFTE set-aside units; occupancy patterns for the MFTE set-aside units average approximately 97.6%. The reports stated that rents charged for the set-aside units were consistent with program requirements, as were the tenant households' income levels. Violations for issues such as overcharged rent, income ineligible occupants, or missing designated affordable units are relatively rare occurrences. Corrective action includes issuing credits for rent overages, correcting lease terms, collecting additional income documentation, and requiring properties to designate additional units as income and rent restricted. Information submitted in annual reported is verified on-site through a file audit occurring every one to three years, or as needed. Thirty file audits occurred in 2018. Approximately 70 audits, roughly one-third of the current MFTE private-market portfolio, will take place through the summer of 2019. In 2018, the Office of Housing provided 14 compliance trainings to 174 owners and managers and maintains a dedicated MFTE and Incentive Zoning compliance resource webpage.

¹³ Market-rate rents are online listings from the building websites.

¹⁴ All 187 are market-rate multifamily MFTE projects. Affordable housing for which final certificates of tax exemption have been filed are governed by regulatory agreements for other City and/or non-City affordable housing programs; monitoring and compliance is done according to those more stringent requirements.



SECTION V: MFTE EXPIRATIONS AND WITHDRAWALS

Since 1998, the tax exemption has expired for 16 projects containing 318 total affordable units. In 2018, two projects with 97 total units expired (both are affordable housing and have ongoing affordability restrictions).

The property tax exemptions for two projects are scheduled to expire in 2019 (one is affordable housing and will have ongoing affordability restrictions). MFTE agreements terminate immediately upon expiration of the tax exemption, or earlier if the owner opts to withdraw from the program. That means that rents may increase to market-rate upon renewal of leases for affordable MFTE units. Tenants in rent-restricted units whose buildings expire from MFTE and revert to market-rate rents may be eligible to receive assistance if they apply and are eligible (including household income no higher than 50% of AMI) under the City's Tenant Relocation Assistance Ordinance.

Twenty-seven projects submitted MFTE applications and received initial approvals but failed to proceed to the Final Certificate of Tax Exemption phase. This may have been due to market changes (resulting widening gap between potential market-rate rents and MFTE rents for set-aside units) or construction delays (the Conditional Certificate expires after three years).

Attachment A provides detailed information on expired projects.



SECTION VI: TAX IMPACTS

MFTE Projects' Value in 2019

Two-hundred nineteen total projects are currently receiving a tax exemption on residential improvements through MFTE in 2019.¹⁵ The combined appraised value of residential improvements for these projects, as determined only during their initial appraisal years during which time new construction value would be calculated, totaled approximately \$4.84 billion. This value does not reflect any subsequent appraisals, during which property values may increase significantly.

New Construction, Revenue Impacts, and Incremental Tax Burden

The amount of the tax exemption is different from the amount of new, or incremental, tax burden that is specifically attributable to construction of the MFTE-participating projects. The City annually levies additional property taxes in an amount corresponding to 1 percent growth plus the value of new construction as identified by the King County Assessor throughout the preceding 12 months. The incremental tax burden attributable to new MFTE-participating projects and shifted to non-exempt taxpayers is a function of the amount of new construction value from these projects recognized by the King County Assessor for the relevant tax year. The associated tax revenue of excluded new construction value is foregone until the end of the exemption period. Captured new construction value generates additional property tax revenue and the associated tax burden is shifted from the tax-exempt property owner to other property taxpayers.

In cases where the grant of exemption occurs before the King County Assessor captures some or all of the project's value, the Assessor defers that additional tax burden until the end of the exemption period; thus, this value neither increases the City's levy nor the burden on non-exempt taxpayers. It is possible that a single project could have some new construction value deferred and some added for purposes of the levy, depending on project and administrative timing. Once included in the City's levy, an added amount from an MFTE project will grow at the same 1 percent rate as part of the City's overall levy amount.

In 2019, the amount of collected property tax revenue that is attributable specifically to the current MFTE participants totals about \$19.44 million (City share is about \$5.23 million). An additional \$26.96 million in annual revenue (City share is about \$7.25 million) that would have been collected from these projects (had they been constructed even in the absence of the tax exemption) is foregone until the end of the participating projects' exemption period. Assuming a current median residence value of \$597,000 and total real property value of \$514.19 billion, based on the most recent 2018 figures as determined by

¹⁵ Includes affordable housing projects.

the King County Department of Assessments, the MFTE program will result in an additional tax payment for the median Seattle homeowner of \$22.58 in 2019, an amount that changes from year to year.

Attachment C provides detail on both the tax impacts and revenue impacts of the participating projects.



SECTION VII: MFTE LEGISLATION

No MFTE legislation was passed in 2018.

Like previous ordinances reauthorizing MFTE, Ordinance 124877 set an expiration date for the MFTE program of December 31, 2019. It is anticipated that the Seattle City Council will consider legislation to renew the MFTE program in Q3 of 2019. As with previous program renewals, the 2019 process will involve an analysis of program costs and benefits, a review of policy options, and consideration of ways to strengthen the program, including recalibration of affordability levels to maximize public benefit.

FOR MORE INFORMATION

For more information about the Multifamily Tax Exemption program, contact the City of Seattle Office of Housing or visit www.seattle.gov/housing.

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CITY OF SEATTLE MFTE PROGRAM: 2017 STATUS REPORT TO CITY COUNCIL
ATTACHMENT A: MFTE PROJECT ROSTER
Information current as of 12/31/2018

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		Year of			City Council	Residential Targeted Area / Urban		Approved by	Certificate	Tax Exemption	Expires		eper	j) 9	읋	¥ 13	Ϋ́	¥	اتجات	1 ≒ 1 :	A 0	P '	₹	fest
App No	Program	Approval	Project Name	Address	District	Center / Urban Village	Status *	Director	Issued	Effective Year	12/31	Micro	Rec De	R/HO ∺	SEC	Stu	181	2B!	2B1	381	4BR	18 B	ALL :	Ħ I	%
99-03	P1	1999	Verse	2201 S Jackson St	3	23rd & Union-Jackson	Expired	6/9/1999	11/15/2004	2005	2014	No	Yes	R 0	0 20	20	33	37	0	0 0	0	0 0	90 2	23	26%
99-05	P1	1999	Uwajimaya	512 S Weller	2	Chinatown/ID	Expired	4/23/1999	12/14/2001	2002	2011	No	No	R 0	0 56	32	84 1	4 36	0	0 0	0	0 0	176	46	26%
99-06	P1	1999	Noji Gardens	3245 S Juneau St	2	MLK @ Holly	Expired	9/20/1999	12/5/2001	2002	2012	No	Yes	HO 0	0 0	0	0 (24	7	30 7	0	0 0	54 :	14	26%
00-04	P1	2000	Stewart Court	1831 8th Ave	1	Denny Triangle	Expired	12/22/2000	12/1/2002	2001	2010	No	Yes	R 0	0 21	6	44 1	1 0	0	0 0	0	0 0	65 3	17	26%
01-01	P1	2002	Stellina Condos	1746 S Charles St	3	23rd & Union-Jackson	Expired	2/22/2002	11/14/2004	2005	2015	No	Yes	HO 0	0 0	0	16 !	16	5	0 0	0	0 0	32	10	31%
02-02	P1	2002	Tashiro-Kaplan	300 S Washington St	4	Pioneer Square	Expired	8/10/2002	10/7/2004	2005	2014	No	Yes		0 0	0	25 (18	5	7 2	0	0 0	50 :	13	26%
02-03	P1	2002	Charleston Apts	3656 36th Ave S	2	North Rainier	Expired	10/28/2002	11/1/2004	2005	2014	No	Yes		0 0	0	2 :	. 3	1	2 0	0	0 0	7	2	29%
04-01	P2	2004	Judkins Park	1123 23rd Ave S	3	23rd & Union-Jackson	Expired	4/28/2004	11/30/2004	2005	2014	No	Yes	R 0	0 0		-		2	-	0	0 0		4	25%
04-02	P2	2004	Dakota	3642 33rd Ave S	3	North Rainier	Expired	4/28/2004	12/29/2005	2006	2015	No	Yes	R 0	0 0	Ü		111	-0	32 7	0	0 0	1,0	36	20%
04-03	P2	2004	Cairns	422 Yale Ave	4	South Lake Union	Expired	4/28/2004	11/8/2005	2006	2015	No	No	R 0	0 43	13		26	7	0 0	0	0 0		30	30%
04-04	P2	2004	Alley 24	224 Pontius Ave N	4	South Lake Union	Expired	11/22/2004	6/27/2007	2008	2017	No	No	R 0	0 56	12	89 1	3 27	5	0 0	0	0 0		35	20%
04-05	P2	2004	Weller Mixed Use	705 S Weller	2	Chinatown/ID	Expired	12/23/2004	3/8/2007	2007	2016	No	No	R 0	0 20	_	20	0			0	0 0		12	30%
05-01	P2	2005	Quintessa	201 Yesler Way	4	Pioneer Square	Expired	12/10/2005	12/6/2007	2008	2017	No	Yes		0 12					0 0				27	20%
05-02	P2	2005	Lothlorien	4730 University Way NE	4	University District - NW	Withdrawn	7/16/2010				No	No	R 0	0 40			2 10	3	0 0	0	0 0		37	30%
06-02	P2	2006	Cambridge Apts	13030 Linden Ave N	7	Bitter Lake	Expired	2/27/2006	9/12/2007	2008	2017	No	Yes	R 0	0 0	0	44 9	96	19	0 0	0	0 0	140	28	20%
06-04	P2	2006	Colman School Apts	2300 S Massachusetts St.	3	North Rainier	Expired	8/22/2006	12/15/2008	2009	2018	No	Yes	R 0	0 11	2	22 !	3	1	0 0	0	0 0	36	8	22%
06-05	P2	2006	Hiawatha Artist Lofts	843 Hiawatha Place S	3	23rd & Union-Jackson	Expired	12/13/2006	4/28/2008	2009	2018	No	Yes	R 0	0 0	0	55 1	1 6	2	0 0	0	0 0	01 .	13	21%
07-01	P2	2007	Nova Townhomes	1618 S Dearborn St	3	North Rainier	Active	2/16/2007	12/1/2009	2010	2019	No	Yes	HO 0	0 0	0	0 (15		0 0	0	0 0		15	100%
07-02	P2	2007	507 Northgate	507 NE Northgate	7	Northgate	Active	4/4/2007	7/19/2009	2010	2019	No	No	R 0	0 111			5 6		0 0	0	0 0		49	30%
07-03	P3	2007	Squire Park Plaza	1700 S Jackson Street	3	23rd & Union-Jackson	Active	9/27/2007	12/17/2008	2009	2020	No	No	R 0	0 13	-		_		0 0		0 0		12	20%
07-04	P3	2007	Tressa	14100 Linden Ave N	7	Bitter Lake	Active	3/25/2008	12/2/2009	2010	2021	No	Yes	R 0	0 110							0 0		96	20%
08-01	P3	2008	Pontedera Condos	809 Hiawatha PI S	3	23rd & Union-Jackson	Active	10/15/2008	9/28/2010	2011	2022	No	Yes	110 0	0 0	_		_		8 2		0 0	٠, ,	59	63%
08-03	P3	2008	Habitat at Rainier Vista	4009 Martin Luther King Way S	2	Columbia City	Active	9/7/2008	11/15/2010	2011	2022	No	Yes	110 0	0 0	-	-	-		12 12	-			12	100%
08-04	P3	2008	Kavela	6521 Roosevelt Way NE	5	Roosevelt	Active	10/15/2008	9/18/2013	2014	2025	No	No	R 0	0 4			10		0 0	-	0 0	05 .	13	21%
08-05	P3	2008	Broadway Building	1620 Broadway	3	Capitol Hill	Active	1/14/2009	6/21/2010	2011	2022	No	No	R 0		8		10	-	0 0	0	0 0		19	20%
09-02	P3	2009	Westside	801 E Thomas St	3	Capitol Hill	Withdrawn	5/27/2009				No	No	R 0	0 10	2	55	0	0	0 0	0 1	0 0	-1.5	9	20%
09-03	P3	2009	Mural	4727 42nd Ave SW	1	West Seattle Junction	Active	5/8/2009	10/7/2009	2010	2021	No	No	R 0	0 7	2	117 2	,	3	0 0	0 '	0 0	150 .	28	21%
09-04	P3	2009	Station at Othello Park	4219 S Othello St	1	MLK @ Holly	Active	5/8/2009	8/19/2011	2012	2023	No	No	R O	0 163			41		0 0	0 1	0 0		71	20%
09-05	P3	2009	Link Apts	4550 38th Ave SW	7	West Seattle Junction	Active	6/8/2009	5/10/2011	2012	2023	No	No	I U	0 0					0 0				39	20%
09-06	P3	2009	Thornton Place	308 NE Thornton Place		Northgate	Active	6/8/2009	12/2/2009	2010	2021	No	No	I U	0 65			9 48						56	20%
09-07	P3	2009	Youngstown Flats	4040 26th Ave SW	3	Delridge/Westwood Highland Park	Active	6/22/2009	8/15/2013	2014	2025	No	No	0	0 0						-			39 49	20%
09-08	P3	2009	Pratt Park	1800 S Jackson St 4100 SW Alaska St	1	23rd & Union-Jackson West Seattle Junction	Active Active	6/29/2009	12/9/2009	2010 2010	2021 2021	No No	No No	R O	0 /4			2 61 3 24		0 0		0 0		49 32	20%
09-09	P3	2009	Altamira Apts Claremont Apts	4100 SW Alaska St 3333 Rainier Ave S	2	Columbia City	Active	10/18/2009	12/9/2009	2010	2021	No No	No Yes	R O	0 45			24	6		0 1	0 0	-0.	14	20%
09-10	P3	2009	Equinox Apts	1520 Eastlake Ave E	5	Eastlake	Active	11/23/2009	4/12/2011 10/22/2010	2012	2023	No No	No Yes	R O	0 0	Ü	50	20	7		0	0 0		41	20%
09-11	P3	2009	Ascona Apts	200 5th Avenue South	2	Chinatown/ID	Active	12/10/2009	5/13/2010	2011	2022	No No	No No	R O	0 52		-	0		0 0	0	0 0		12	21%
10-01	P3	2009	Ascona Apts Patent 523	523 Broadway Ave E	3	Capitol Hill	Active	3/24/2010	11/15/2010	2011	2022	No No	No No		0 125						0	0 0		59	20%
10-01	P3	2010	Ballard on the Park	2233 NW 58th Street	6	Capitol Hill Ballard	Active	4/26/2010	12/31/2010	2011	2022	No No	No No		0 69									54	20%
10-02	P3	2010	Avalon Queen Anne	300 3rd Ave W	4	Uptown	Active	5/25/2010	6/15/2012	2011	2022	No	No		0 49									Δ1	21%
10-03	P3	2010	Twenty-34	2034 NW 56th St	6	Ballard	Withdrawn	2/27/2006	0/13/2012	2013	2024	No	No		0 61									32	20%
10-04	P3	2010	Solana aPodments	310 17th Ave S	3	23rd & Union-Jackson	Active	10/4/2010	11/29/2011	2012	2023	Yes	No		0 32					0 0				7	22%
10-05	P3	2010	Citizen	1220 E Madison	3	Capitol Hill	Active	10/14/2010	4/13/2012	2012	2023	No No	No	R O	0 32	19		0	_	0 0	0	0 0	J-	22	21%
10-07	P3	2010	Slate Apartments	3040 17th Ave W	4	Dravus	Active	10/25/2010	8/27/2013	2013	2025	No	No	R O	0 80	10	10	1 37	•	0 0	0	0 0	10,	48	20%
10-08	P3	2010	Trovere aPodments	4309 7th Ave NE	5	University District - NW	Active	11/17/2010	11/29/2011	2012	2023	Yes	No	R 0	0 47		0 (0	0	0 0	0	0 0		10	21%
10-09	P3	2010	Greenhouse	3701 S Hudson Street	2	Columbia City	Active	11/16/2010	10/5/2012	2013	2024	No	No	R 0	0 0	0	115 2	3 9	2	0 0	0	0 0	124	25	20%
10-10	P3	2010	Lyric	230 Broadway Ave E	3	Capitol Hill	Active	12/2/2010	11/19/2012	2013	2024	No	No		0 70	_	_	1 58	_	0 0				47	20%
10-11	P3	2010	Avalon Ballard	1400 NW Market Street	6	Ballard	Active	12/9/2010	7/16/2013	2014	2025	No	No	R 0	0 64					0 0				53	20%
10-12	P3	2010	708 Uptown	708 6th Ave N	4	Uptown	Active	12/22/2010	12/21/2012	2013	2024	No	No	R 0	0 78					0 0				24	20%
10-13	P3	2010	Array	14027 Lake City Way NE	7	Lake City	Active	12/22/2010	8/15/2014	2015	2026	No	No	R 0	0 62	_	187 3				0			64	20%
10-14	P3	2010	Century	101 Taylor Ave N	4	Uptown	Active	12/22/2010	8/21/2014	2015	2026	No	No	R 0	0 60	12	158 3	2 40	8	0 0	0	0 0	258	52	20%
10-15	P3	2010	H2O Apts	201 W Harrison St	4	Uptown	Active	12/22/2010	12/31/2012	2013	2024	No	No	R 0	0 5	1	24 !	11	2	0 0	0	0 0	40	8	20%
10-16	P3	2010	Noble	4301 Stone Way	5	Wallingford	Active	2/4/2011	3/8/2013	2013	2024	No	No	R 0	0 49	10	41 9	3	0	0 0	0	0 0	93	19	20%
10-17	P3	2010	Oregon 42	4502 42nd Ave SW	1	West Seattle Junction	Active	12/27/2010	8/21/2014	2015	2026	No	No	R 0	0 48	10	69 1	3 16	4	0 0	0	0 0	133	27	20%
10-18	Р3	2010	Expo	100 Republican St	4	Uptown	Active	12/29/2010	11/19/2012	2013	2024	No	No	R 0	0 38	8	213 4	2 24	5	0 0	0	0 0	275	55	20%
11-01	P4	2011	Broadstone Koi	1139 NW Market Street	6	Ballard	Active	4/5/2011	4/17/2013	2014	2025	No	No	R 0	0 60	12	59 1	2 35	7	0 0	0	0 0	154	31	20%
11-02	P4	2011	Element 42	2622 California Ave SW	1	Admiral	Active	4/5/2011	12/28/2011	2012	2023	No	No	R 0	0 8	2	70 1	4 0	0	0 0	0	0 0	78 :	16	21%
11-03	P4	2011	Terrazza aPodments	413 11th Ave	3	12th Avenue	Active	4/5/2011	4/19/2012	2013	2024	Yes	No	R 0	0 56	12	0 (0	0	0 0	0	0 0	56	12	21%
11-04	P4	2011	Jefferson	500 12th Ave	3	12th Avenue	Active	4/26/2011	12/20/2012	2013	2024	No	Yes	R 0	0 0	0	20 4	20	4	0 0	0	0 0	40	8	20%
11-05	P4	2011	Lake City Place Apts	12311 32nd Ave NE	7	Lake City	Withdrawn	5/7/2011				No	No	R 0	0 34	•	66 1	,	9	0 0	0	0 0		29	20%
11-06	P4	2011	320 E Pine St	320 East Pine St	3	Pike/Pine	Active	7/20/2011	3/26/2014	2015	2026	No	No	R 0	0 70	4.	64 1	3 0	0	0 0	0	0 0	134	27	20%
11-07	P4	2011	Evolve	954 E Union St	3	Pike/Pine	Active	8/24/2011	12/3/2014	2015	2026	No	No	R 0	0 5		54 1	1 20	4	0 0	0	0 0		16	20%
11-08	P4	2011	Centro aPodments	1304 E John St	3	Capitol Hill	Active	5/31/2011	7/13/2012	2013	2024	Yes	No	R 0	0 56	12	0 (0	0	0 0	0	0 0		12	21%
11-09	P4	2011	Barclay Broadway	412 Broadway	3	First Hill	Active	6/6/2011	11/19/2012	2013	2024	No	No	R 0	0 43	_	66 1		_	0 0				24	20%
11-10	P4	2011	Nova Apts	4600 36th Ave SW	1	West Seattle Junction	Active	7/20/2011	11/27/2012	2013	2024	No	No		0 0					0 0				13	21%
11-11	P4	2011	Harvard Flats	802 E Thomas St	3	Capitol Hill	Withdrawn	8/4/2011				No	No		0 36					0 0		0 0		14	20%
11-12	P4	2011	Muriels Landing	5240 University Way NE	5	University District - NW	Active	8/4/2011	12/29/2012	2013	2024	No	No							0 0				20	20%
11-13	P4	2011	Blake	5020 California Ave SW	11	West Seattle Junction	Active	8/8/2011	11/12/2014	2015	2026	No	No	R 0	0 35	7	56 1	2 10	2	0 0	0	0 0	101	21	21%

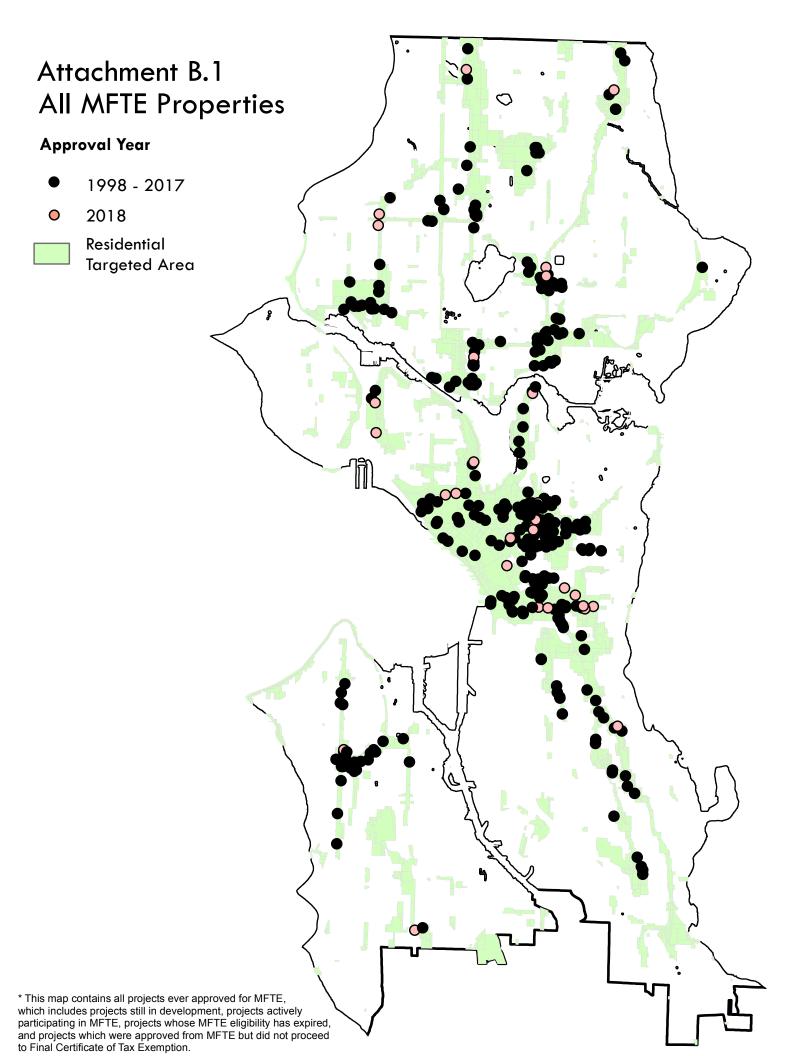
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								Application	Final		Tax Exemption		. Affo		guo d	udio Total	studio Affor LBR Total	Afford.	Total	Afford	Afford	Fotal	Afford 50%	<u>_</u>	ord.	ricte
		Year of			City Council	Residential Targeted Area / Urban		Approved by	Certificate	Tax Exemption	Expires		quire		SEDU/C	gie	dio					1	.: 9	L Total	ALL Afford.	Resti
	Program	Approval	Project Name	Address	District	Center / Urban Village	Status *	Director	Issued	Effective Year	12/31	Micro	Dee	R / HO	•,	3 5	v ,	-	ZBR	2 2 K	3	4BR	4 BR	_	_	_%
11-14 11-15	P4 P4	2011 2011	Savoy at Lake City Joseph Arnold Lofts	13730 Lake City Way NE 2708 Elliot Ave	7	Lake City Belltown	Active Active	8/26/2011 9/2/2011	10/20/2017 11/21/2013	2018 2014	2029 2025	No No	No No	R	0 0		3 97		29 16	6 C		0	0 0		16 27	21%
11-16	P4	2011	Midvale 4	8555 Midvale Ave N	7	Aurora Licton Springs	Active	10/14/2011	6/29/2012	2013	2024	No	No		0 0	_	0 0	_	0	_	1	0	0 0	4	1	25%
11-17	P4	2011	Viktoria	1915 2nd Ave	4	Belltown	Withdrawn	10/31/2011				No	No	- "	0 (_		36	, ,	·	0	0 0		50	20%
11-18 11-19	P4 P4	2011 2011	Alturra aPodments Soleil	306 Summit Ave E 315 10th Ave	3	Capitol Hill	Active Active	11/30/2011 12/9/2011	11/30/2012 10/5/2012	2013 2013	2024 2024	Yes Yes	No No		0 0		12 0	0	0	_	0	0	0 0	56 1	12	21%
11-19	P4 P4	2011	Wallingford Studios	4516 Meridian Ave N	5	12th Avenue Wallingford	Active	1/13/2012	9/4/2013	2013	2024	Yes	No		0 0		8 0	0	-	0 0	0	0	0 0	40	8	20%
12-01	P4	2012	Square One	1012 NE 63rd St	5	Roosevelt	Active	1/13/2012	6/13/2014	2015	2026	No	No	R	0 0	_	6 62	12		4 (0	0	0 0		22	20%
12-02	P4	2012	Boxcar	975 John St	4	South Lake Union	Active	4/6/2012	8/27/2013	2014	2025	No	No	R	0 (24 28	-	0	_	_	0	0 0	145 2		20%
12-03 12-05	P4 P4	2012 2012	Strada aPodments Pine + Minor	4516 7th Ave NE 1519 Minor Ave	5	University District - NW Pike/Pine	Active Active	4/6/2012 4/6/2012	2/24/2014 9/4/2013	2015 2014	2026 2025	Yes No	No No		0 0		10 0 16 36		0	_		0	0 0	47 1 111 2	23	21% 21%
12-06	P4	2012	OneOne6	116 13th Ave E	3	Capitol Hill	Active	4/6/2012	10/16/2013	2014	2025	Yes	No		0 0		12 0	0		0 0	0	0	0 0		12	21%
12-07	P4	2012	Capitol House Apts	1703 18th Ave	3	Capitol Hill	Withdrawn	4/6/2012				Yes	No		0 0		13 0	0	0	_	0	0	0 0	62 1		21%
12-08	P4	2012	Footprint 11th	422 11th Ave E	3	Capitol Hill	Active	4/27/2012	12/3/2013	2014	2025	Yes	No	- "	0 0	_	11 0	0	_	0 (0	0	0 0	53 1	11	21%
12-09 12-10	P4 P4	2012 2012	Wally Apts Footprint - Avalon Studios	4111 Stone Way N 3266 SW Avalon Way	5 1	Wallingford West Seattle Junction	Active Active	4/27/2012 4/27/2012	10/2/2013 11/17/2014	2014 2015	2025 2026	No Yes	No No	R	0 0		1 22	_		0 0		0	0 0	27 56 1	12	22% 21%
12-10	P4	2012	Marq West Seattle	3261 SW Avalon Way	1	West Seattle Junction	Active	4/27/2012	3/19/2014	2015	2026	No	No		0 0			-	22	_		0	0 0		23	21%
12-12	P4	2012	Aperture on Fifth	500 John St	4	Uptown	Active	5/14/2012	12/4/2014	2015	2026	No	No	- "	0 0			_	16	_	_	0	0 0	102 2	21	21%
12-13	P4	2012	Alder Flats Brooklyn Court	220 10th Ave	3	12th Avenue	Active	6/8/2012	12/3/2013	2014	2025	Yes	No		0 0		19 0 4 18		0	0 0	0	0	0 0		19	21%
12-14 12-15	P4 P4	2012 2012	Bridges at 11th	6512 12th Ave NE 4557 11th Ave NE	5	Roosevelt University District - NW	Withdrawn Active	6/13/2012 6/8/2012	11/20/2015	2016	2027	No No	No No	- "	0 0	_	12 52	_	_	11 1	·	0	0 0		37	20%
12-13	P4	2012	Local 418 Apartments	418 Bellevue Ave E	3	Capitol Hill	Active	6/8/2012	9/25/2013	2014	2027	No	No	R	0 0		2 36	8	3		0	0	0 0	48 1	10	21%
12-17	P4	2012	REO Flats	1515 14th Ave	3	Pike/Pine	Active	6/19/2012	8/21/2014	2015	2026	No	No		0 (6 63		17	_	0	0	0 0		22	20%
12-18 12-19	P4 P4	2012 2012	Amli Ballard	2428 NW Market St	6	Ballard	Withdrawn Active	6/15/2012	12/2/2012	2014	2025	No	No		0 0		12 18 15 15			12 (0	0 0		51	20%
12-19	P4 P4	2012	Stack House Madison Two-O	420 Pontius Ave N 1811 20th Ave	3	South Lake Union 23rd & Union-Jackson	Active	6/21/2012 6/27/2012	12/3/2013 5/2/2017	2014 2018	2025 2029	No Yes	No No	R	0 0	_	_	0	_	0 0		0	0 0	278 5 32	56 7	20%
12-21	P4	2012	Rainier Vista Block 5 Lot 2	4057 Martin Luther King Way S	2	Columbia City	Active	8/28/2012	12/11/2014	2015	2026	No	Yes		0 0			0	0	_	8	0	0 0	9	9	100%
12-22	P4	2012	1812 12th Ave	1812 12th Avenue	3	Capitol Hill	Active	7/23/2012	7/14/2014	2015	2026	Yes	No	R	0 (0	0	_		0	0 3		11	28%
12-23 12-24	P4 P4	2012 2012	Cal Park Studios Stream Belmont	1806 12th Avenue 500 Belmont Ave E	3	Capitol Hill Capitol Hill	Active Active	7/23/2012 8/28/2012	7/14/2014 5/23/2014	2015 2015	2026 2026	Yes No	No No	- "	0 0	5 55	8 0	0		0 0	·	0	0 0	39 70 1	8	21%
12-24	P4 P4	2012	Franklin Studios	2371 Franklin Ave E	5	Eastlake	Active	9/18/2012	7/14/2014	2015	2026	Yes	No		0 0		7 0	0	0	_	0	0	0 0	35	7	20%
12-26	P4	2012	Venetia	4324 8th Ave NE	5	University District - NW	Active	9/18/2012	12/3/2013	2014	2025	Yes	No	R	0 (50	10 0	0	0	0 0	0	0	0 0	50 1	10	20%
12-27	P4	2012	Cortena	227 Boyston Ave E	6	Capitol Hill	Active	9/18/2012	12/3/2013	2014	2025	Yes	No	R	0 (7 0	0	_	0 (0	0 0	34	7	21%
12-28 12-29	P4 P4	2012 2013	Holgate 12 Footprint Delridge	1814 12th Avenue S 4546 Delridge Way SW	3	North Beacon Hill Delridge/Westwood Highland Park	Active Active	9/19/2012 2/15/2013	11/20/2015 12/24/2013	2016 2014	2027 2025	No Yes	No No	R	0 0		1 1: 4 0	2	8		_	0	0 0	16	5	23% 25%
12-30	P4	2013	AMLI Bargreen	1260 Republican St	4	South Lake Union	Withdrawn	10/8/2012	12/24/2013	2014	2023	No	No	- ''	0 0	20		_	30	,		0	0 0		35	20%
12-31	P4	2013	Cubix	918 N 103rd St	3	Aurora Licton Springs	Active	2/15/2013	2/24/2014	2015	2026	Yes	No	R	0 (27	6 0	0	0	0 (0	0	0 0	27	6	22%
12-32	P4	2012	525 at the Enclave	525 NE Northgate Way	7	Northgate	Active	10/26/2012	11/20/2015	2016	2027	No	No		0 0		36 73	15	14		0	0	0 0		54	20%
12-33 12-34	P4 P4	2013 2012	1806 23rd Ave 12th Ave Arts	1806 23rd Ave 1620 12th Ave	3	Madison-Miller Pike/Pine	Active Active	2/15/2013 10/30/2012	12/11/2014 12/9/2014	2015 2015	2026 2026	Yes No	No Yes	- "	0 0	_	13 0	2 14	8	0 (0	0	0 0	01 1	13 18	21%
12-35	P4	2012	Roosevelt Townhomes	6313 15th Ave NE	5	Roosevelt	Active	12/11/2012	5/29/2014	2015	2026	No	No		0 0	_	0 0	_		2 2		0	0 0		3	25%
12-36	P4	2012	Velo Apts	3653 Woodland Park Ave N	5	Fremont	Active	12/20/2012	12/9/2014	2015	2026	No	No		0 (0 15		8			0	0 2	-0.	36	22%
12-37 12-38	P4	2013	BASE Capitol Hill	1728 12th Ave	3	Capitol Hill	Active	3/1/2013 12/17/2012	11/21/2014	2015	2026 2026	Yes	No	- "	0 0		_	-	_	0 0	·	0	0 0	32	7	22% 25%
12-38	P4 P4	2012 2013	Innovative Living @ Roosevelt 4743 Studios	817 NE 64th St 4743 21st Ave NE	5	Roosevelt University District - NW	Active Active	3/1/2013	2/5/2014 5/28/2014	2015 2015	2026	No Yes	No No		0 0			0	0		0	0	0 0	16 42	9	21%
12-40	P4	2012	Spruce	3922 SW Alaska St	1	West Seattle Junction	Active	12/20/2012	12/21/2015	2016	2027	No	No	R	0 0	_	4 14	8 30	_	10 (0	0	0 0		14	20%
12-41	P4	2013	Springline	3220 California Ave SW	1	Admiral	Active	2/1/2013	9/29/2016	2017	2028	No	No	- "	0 (1 63	_		13 (0	0	0 3	-0.	30	22%
12-42 12-43	P4 P4	2013 2012	3211 California Ave SW Lightbox	3211 California Ave SW 4545 8th Ave NE	5	Admiral University District - NW	Withdrawn Active	2/1/2013 2/14/2012	8/7/2014	2015	2026	No No	No No		0 0	_	1 49		36			0	0 0	63 1 162 3	33	21%
13-01	P4	2012	Anthem	103 12th Ave	3	12th Avenue	Active	1/15/2013	11/20/2015	2015	2026	No	No	- ''	0 0	_		_		6 (_	0	0 0		24	20%
13-02	P4	2013	Denning	2721 17th Ave S	2	North Beacon Hill	Active	1/24/2013	11/12/2014	2015	2026	No	No	R	0 (, .,	4 27		5			0	0 0		10	22%
13-03 13-04	P4 P4	2013 2013	Studio 7 85th St Studios	4029 7th Ave NE 143 NW 85th St	5 6	University District - NW Greenwood-Phinney Ridge	Active Active	1/24/2013 3/1/2013	12/1/2015 2/23/2015	2016 2016	2027 2027	Yes Yes	No No		0 0	_		-	0			0	0 0	75 1 39	15 8	20%
13-04	P4 P4	2013	Artspace Mt Baker Lofts	2915 Rainier Ave S	2	North Rainier	Active	3/1/2013	12/11/2014	2016	2027	Yes No	Yes		0 0	_	1 39	-	_	0 1		0	0 0		12	21%
13-06	P4	2013	47+7 Sustainable Living	4558 7th Ave NE	5	University District - NW	Active	3/26/2013	8/21/2015	2016	2027	No	No	R	0 0	0 0	0 24	_	0	0 (0	0 0	24	5	21%
13-07	P4	2013	621 Apartments	621 12th Ave E	3	Capitol Hill	Withdrawn	5/13/2013	10/15/55		06	Yes	No		0 0				0			0	0 0	39	8	21%
13-08 13-09	P4 P4	2013 2013	Ramiro's Place 1715 Apartments	200 10th Ave E 1715 NW 58th St	3	Capitol Hill Ballard	Active Active	5/2/2013 5/2/2013	10/13/2014 6/9/2015	2015 2016	2026 2027	Yes Yes	No No			22			0	_	_	0	_		5 0	23%
13-10		2013	3050 Avalon Apartments	3050 SW Avalon Way	1	West Seattle Junction	Withdrawn	6/11/2013	0/3/2013	2010	2021	Yes	No											104 2	21	20%
13-11	P4	2013	8727 Phinney Ave N	8727 Phinney Ave N	7	Greenwood-Phinney Ridge	Active	5/2/2013	9/21/2015	2016	2027	Yes	No	R										40		20%
13-12		2013	Phinney Ave Studios	8731 Phinney Ave N	7	Greenwood-Phinney Ridge	Active	5/2/2013	9/21/2015	2016	2027	Yes	No			0 40									8	20%
13-13 13-14	P4 P4	2013 2013	741 Harvard Angeline	741 Harvard Ave E 4801 Rainier Ave S	2	Capitol Hill Columbia City	Active Active	5/2/2013 4/26/2013	5/3/2018 12/1/2015	2019 2016	2030 2027	Yes No	No No											41 193 3		22%
13-15	P4	2013	Ilaria	1305 E Mercer	3	Capitol Hill	Active	5/2/2013	9/15/2014	2015	2026	Yes	No			0 60										20%
13-16	P4	2013	Positano	3640 Woodland Park Ave N	5	Fremont	Active	8/2/2013	11/17/2014	2015	2026	Yes	No) 66									14	21%
13-17		2013	Eastlake Flats	2820 Eastlake Ave E 2521 Western Ave	5	Eastlake	Active	9/6/2013	5/31/2016	2017	2028 2027	Yes	No											110 2 136 2		22%
13-18 13-19	P4 P4	2013 2013	Walton Lofts Local 422 Apartments	422 Summit Ave E	4	Belltown Capitol Hill	Active Active	5/13/2013 5/13/2013	9/21/2015 7/10/2015	2016 2016	2027	No No	No No) 9									10	21%
13-20	P4	2013	Fauntleroy Lofts	5949 California Ave SW	1	Morgan Junction	Active	5/8/2013	12/4/2015	2016	2027	Yes	No	R	0 (38	8 0	0	0	0 (0	0	0 0	38	8	21%
13-21		2013	Yardhouse	1406 E Republican St	3	Capitol Hill	Active	6/12/2013	2/23/2015	2016	2027	No	No) 4									7	20%
13-22 13-23	P4 P4	2013 2013	Argento Junction 47	111 21st Ave E 4700 California Ave SW	3 1	Capitol Hill West Seattle Junction	Withdrawn Active	6/26/2013 8/2/2013	12/18/2015	2016	2027	Yes No	No No			59								59 1 203 4	12	20%
		2013	Identity, Building I	4119 12th Ave NE	5	University District - NW	Active	8/2/2013	12/9/2014	2015	2027	No	No											101 2		21%
13-24	P4	2013							12/9/2014	2015	2026	No	No) 88										21%

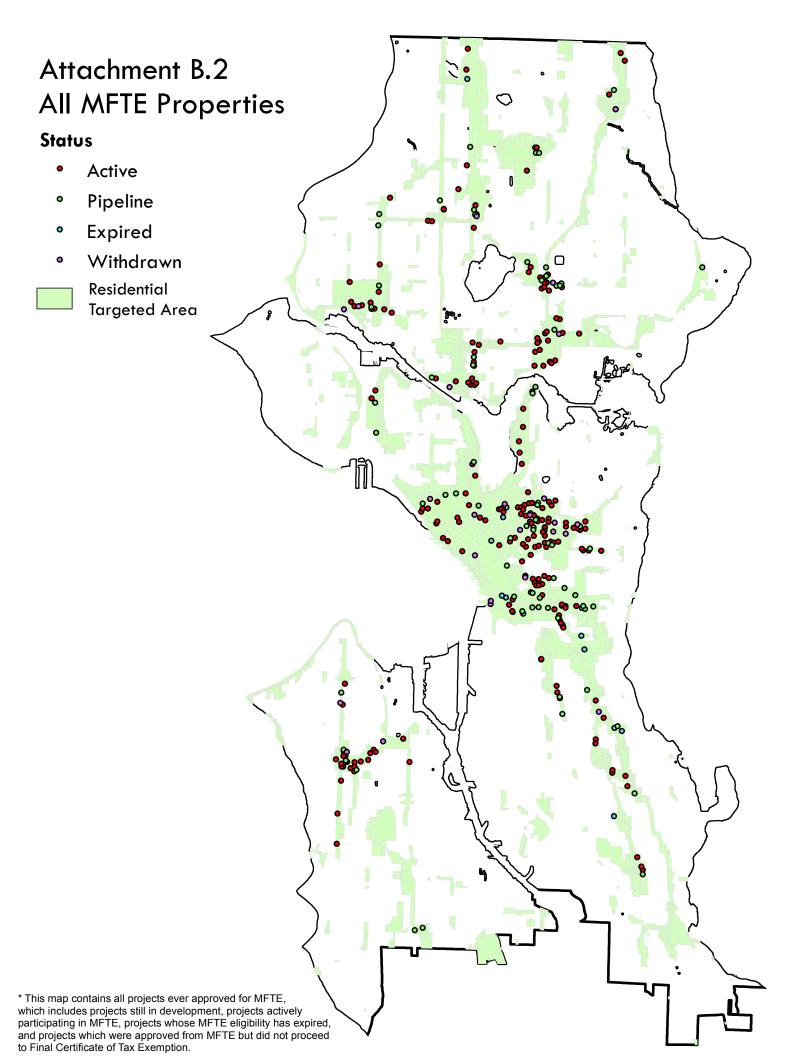
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App No	Program	Year of Approval	Project Name	Address	City Council District	Residential Targeted Area / Urban Center / Urban Village	Status *	Approved by Director	Certificate Issued	Tax Exemption Effective Year	Expires 12/31	Micro	Deep	R/HO	SEDU/CO SEDU/CO	Stud	Stud 1BR	1BR /		3BR .	3BR /		TRAC	F	% Re
13-26	P4	2013	Lexicon	120 Harvard Ave E	3	Capitol Hill	Active	7/16/2013	11/12/2014	2015	2026	No	No		0 0		3 5		9 4	0		0 0	0 3	6 8	22%
13-27 13-28	P4 P4	2013 2013	AMLI South Lake Union Phase II 9th & Pine Apartments	528 Pontius St 1601 9th Ave	4	South Lake Union Denny Triangle	Withdrawn Active	8/1/2013 8/1/2013	6/9/2015	2016	2027	No No	No No		0 0				0 4	0	0 (0 0	0 9	4 24	26% 20%
13-29	P4	2013	4730 California	4730 California Ave SW	1	West Seattle Junction	Active	8/9/2013	6/25/2015	2016	2027	No	No		0 0		1 56	_	4 3	0	0 (0 7	_	20%
13-30	P4	2013	Ray Apartments	3636 Stone Way N	5	Fremont NW	Active	9/6/2013	9/21/2015	2016	2027	No	No		0 0	-	1 92 7 5	_	4 5	0	0 (0 0	0 11		20%
13-32 13-33	P4 P4	2013 2013	50th & Roosevelt Apartments Rooster	4750 Roosevelt Way NE 910 NE 65th St	5	University District - NW Roosevelt	Active Active	9/3/2013 9/27/2013	6/2/2017 12/11/2015	2018 2016	2029 2027	No No	No No		0 0		20 75	1 2 15 2	0 4	0	0 0	0 0	0 6		20%
13-34	P4	2014	Denny 18	1823 18th Ave	3	Madison-Miller	Active	1/23/2014	10/16/2016	2017	2028	No	No	R	0 0	_	1 22	_	3 1	0	0 (0 0	0 3		21%
13-36 13-37	P4 P4	2013 2013	Aura West Seattle Bowman Stone Way	4435 35th Ave SW 3801 Stone Way N	5	West Seattle Junction Fremont	Active Active	11/27/2013 12/13/2013	10/31/2016 12/15/2016	2017 2017	2028 2028	No No	No No	R R	0 0	33	7 91 7 199		7 5	0	0 (0 0	0 15	51 31 74 55	21% 20%
13-38	P4	2013	Rubix	515 Harvard Ave E	3	Capitol Hill	Active	12/24/2013	12/24/2015	2016	2027	No	No		0 0	_	3 42		_	-	0 (0 0	0 7		21%
13-39	P4	2014	Publix	500 5th Ave S	2	Chinatown/ID	Active	2/5/2014	10/31/2016	2017	2028	No	No	- "	0 0		11 50		_	0	0 (0 0	0 12		20%
13-40	P4 P4	2013 2014	Summit Ave Studios Beryl	1728 Summit Ave 1200 E Pike St	3	Capitol Hill Pike/Pine	Withdrawn Active	12/23/2013 3/1/2014	10/22/2015	2016	2027	No No	No No		0 0		9 0 11 33	7	_	0	0 (0 0	1 8	_	22% 22%
13-43	P4	2014	Craft Apartments	1315 E Jefferson St	3	12th Avenue	Active	2/26/2014	10/31/2016	2017	2028	No	No		0 0		3 17		_	_	0 (0 0	0 3		22%
14-01	P4	2014	80 S Main	80 S Main St	4	Pioneer Square	Withdrawn	2/11/2014				No	No	R	0 0		3 27		_	0	_	0 0	0 4		21%
14-02 14-03	P4 P4	2014 2014	Ballard Public Whittaker, Phase I	2248 NW 64th St 4755 Fauntleroy Way SW	6	Ballard West Seattle Junction	Active Active	2/11/2014 3/7/2014	12/21/2015 11/30/2016	2016 2017	2027 2028	No No	No No		0 0	-	1 100		4 5 4 5		0 (0 0	0 9	_	21% 20%
14-05	P4	2014	Icon	400 S. Jackson St.	2	Chinatown/ID	Active	3/7/2014	12/23/2016	2017	2028	No	No		0 0		18 24		_	_	0 (0 0	0 12		20%
14-06	P4	2014	Central	2203 E Union St	3	23rd & Union-Jackson	Active	3/18/2014	7/25/2016	2017	2028	No	No	- "	0 0		5 56	12		_	_	0 0	0 9	_	21%
14-07 14-08	P4 P4	2014 2014	1410 S King St Lofts at the Junction	1414 S King St 4535 44th Ave SW	3	23rd & Union-Jackson West Seattle Junction	Active Active	3/18/2014 4/9/2014	12/3/2015 4/28/2016	2016 2017	2027 2028	No No	No No	R R	0 0	12 36	3 0 8 0	0	0 0	0	0 (0 0	0 1	6 8	25% 22%
14-09	P4	2014	Mad Flats	1523 E Madison St	3	Capitol Hill	Active	4/21/2014	3/9/2016	2017	2028	No	No		0 0	55	11 0	0	_	0	0 (0 0	0 5	5 11	20%
14-10	P4	2014	Broadstone Sky	4745 40th Ave SW	1	West Seattle Junction	Active	5/2/2014	12/3/2015	2016	2027	No	No		0 0		0 116			_		0 0	0 13		20%
14-11	P4 P4	2014 2014	Cue Apartments Smith & Burns	721 E Pine St 1321 N 45th St	5	Pike/Pine Wallingford	Active Active	5/9/2014 7/14/2014	12/18/2015 12/1/2015	2016 2016	2027 2027	No No	No No	R R	0 0		0 82 6 107	_	7 1 6 3	0	0 (0 0	0 9	0 18	20% 20%
14-13	P4	2014	East John Apartments	1113 E John St	3	Capitol Hill	Active	6/13/2014	12/9/2015	2016	2027	No	No		0 0			0		-		0 0	0 4		21%
14-14	P4	2014	Viridian	6917 California Ave SW	1	Morgan Junction	Active	6/13/2014	12/9/2015	2016	2027	No	No	R	0 0	-00	_	0		-		0 0	0 3		20%
14-15 14-16	P4 P4	2014 2014	Stream Fifteen Eleanor	605 15th Ave E 800 NE 67th St	3 5	Capitol Hill Roosevelt	Active Active	6/13/2014 9/10/2014	12/21/2015 11/8/2016	2016 2017	2027 2028	No No	No No	- "	0 0	Ŭ	1 22 3 179		9 13	0	0 (0 0	0 3	4 7 50 52	21% 20%
14-17	P4	2014	Janus	101 NW 85th St	6	Greenwood-Phinney Ridge	Active	6/23/2014	9/12/2016	2017	2028	No	No	R	0 0	_	5 74			0	0 (0 0	0 10	05 21	20%
14-18	P4	2014	Birch Annex	1720 14th Ave	3	Capitol Hill	Withdrawn	7/14/2014	10/5/0015	2017		No	No		0 0	-	0 8 8 35	7 1			0 0		0 8		25%
14-19 14-20	P4 P4	2014 2014	Reverb Decibel	1023 E Alder St 301 12th Ave	3	12th Avenue 12th Avenue	Active Active	8/15/2014 8/21/2014	12/6/2016 11/23/2016	2017 2017	2028 2028	No No	No No	R R	0 0	30	8 35 6 35	7 1	2 2	_	0 0	0 0	0 8	5 17 5 15	20% 20%
14-21	P4	2014	Vibe Fremont	3601 Greenwood Ave N	6	Fremont	Active	8/7/2014	12/23/2015	2016	2027	No	No	- ''	0 0	20	6 30		5 1	0	0 (0 0	0 6	3 13	21%
14-22 14-23	P4 P4	2014 2014	Junction Flats 777 Thomas Street	4433 42nd Ave SW 777 Thomas St	4	West Seattle Junction South Lake Union	Active Withdrawn	8/15/2014 10/7/2014	11/23/2016	2017	2028	No No	No No		0 0	_	4 46 9 109		3 3		0 (0 0	0 7	8 16 74 35	21% 20%
14-25	P4	2014	Session Apartments	2051 E Madison St	3	Madison-Miller	Active	1/13/2015	12/2/2016	2017	2028	No	No	- "	0 0	10	2 72		3 3	0	0 (0 0	0 9	_	20%
14-26	P4	2014	Brooklyn Boutique Apartments	5246 Brooklyn Ave NE	5	University District - NW	Active	9/15/2014	11/20/2015	2016	2027	No	No	- "	0 0	-	0 0		1 3	1	0 (0 1		25%
14-27 14-28	P4 P4	2014 2014	Ray East Capitol Hill Urban Cohousing	3651 Interlake Ave N 1720 12th Ave	5	Fremont Capitol Hill	Active Active	10/7/2014	9/17/2015 10/21/2016	2016 2017	2027 2028	No No	No No		0 0	_	3 5	0			0 (0 0	0 1		24% 22%
14-29	P4	2014	Cove	601 E Pike St	3	Pike/Pine	Active	10/16/2014	12/27/2017	2018	2029	No	No	- "	0 0	-			1 1	_	0 (0 6		20%
14-30	P4	2014	1611 S. Weller	1611 S Weller St	3	23rd & Union-Jackson	Active	6/23/2014	4/18/2018	2019	2030	No	No	- "	0 0		_	0	_	_	0 (0 0	0 8	, -	25%
14-31 14-32	P4 P4	2015 2014	Larson Building Helene Apartments	3206 Harvard Ave E 414 NE Ravenna Blvd	6	Eastlake Green Lake	Active Active	1/26/2015	12/20/2016 12/29/2016	2017 2017	2028 2028	No No	No No		0 0		5 24 11 7	2				0 0	3 4 0 6		27% 21%
14-33	P4	2014	Lime Studios	3639 Linden Ave N	6	Fremont	Active	11/12/2014	12/7/2016	2017	2028	No	No		0 0		7 0	0	_	_	0 (0 3	_	20%
14-34	P4	2014	Whittaker, Phase II	4755 Fauntleroy Way SW	1	West Seattle Junction	Active	12/4/2014	9/27/2017	2018	2029	No	No	- ''	0 0		4 214		5 5	_	0 (0 0	0 26	50 52	20%
14-35 14-36	P4 P4	2015 2015	Modera South Lake Union Minnie Flats	435 Dexter Ave N 101 Denny Way	4	South Lake Union Belltown	Active Active	5/22/2015 1/13/2015	12/2/2016 12/20/2016	2017 2017	2028 2028	No No	No No		0 0		16 190 17 0	36 2	_	11 0	_	0 0	0 29	94 59 3 17	20%
14-37	P4	2015	Origin	12311 32nd Ave NE	7	Lake City	Active	12/23/2014	3/14/2018	2019	2030	No	No	R	0 0	34	7 70	14 4	0 8	0	0 (0 0	0 14	14 29	20%
14-38 14-39	P4 P4	2015 2015	Ruth Court	123 18th Ave E 4740 32nd Ave S	3 2	Capitol Hill	Active Active	1/13/2015 1/26/2015	12/16/2016 3/9/2016	2017 2017	2028 2028	No No	No No	R R	0 0		5 30 0 142		3 2 02 21		0 0	0 0	1 6 0 24		22% 20%
14-39	P4 P4	2015	CityLine Modera Capitol Hill	1427 11th Ave	3	Columbia City Pike/Pine	Active	3/13/2015	12/2/2016	2017	2028	No	No		0 0		11 67		6 3			0 0	0 13		20%
15-01	P4	2015	LIV Wallingford	1240 N Midvale Pl	5	Wallingford	Active	1/13/2015	3/20/2017	2018	2029	No	No	- "	0 0	30	6 0	0	0 0	0	0 (0 3	0 6	20%
15-02 15-03	P4 P4	2014 2015	Stencil Plaza Roberto Maestas	2407 E Union St 2524 16th Ave S	3	23rd & Union-Jackson North Beacon Hill	Active Active	4/8/2015 2/3/2015	9/12/2016 9/29/2016	2017 2017	2028 2028	No No	No Yes		0 0	-	1 30 0 35		5 1 5 11		0 (0 0	0 3		21% 21%
15-03	P4	2015	Galloway	1126 N 90th St	7	Aurora Licton Springs	Active	1/26/2015	10/12/2016	2017	2028	No	No No			0					,	_	0 8		25%
15-05		2015	Boylston Flats	1404 Boylston Ave	3	Pike/Pine	Active	3/13/2015		2018	2029	No	No					0							22%
15-06 15-07	P4 P4	2015 2015	Parsonage TOD Apartments	4128 Brooklyn Ave NE 120 10th Ave E	5	University District - NW Capitol Hill	Active Active	8/21/2015 3/13/2015	11/15/2017 5/3/2018	2018 2019	2029 2030	No No	No No					0							20% 20%
15-08	P4	2015	1216 66th Apartments	1216 NE 66th St	5	Roosevelt	Pipeline	5/14/2015	3,3,2010	2017	2030	No	No	R	0 0	63	13 109	22 3	4 7	0	0 (0 0	0 20	06 42	20%
15-10	P4	2015	Oregon 41	4439 41st Ave SW	1	West Seattle Junction	Withdrawn					No	No					1							25%
15-11 15-12	P4 P4	2015 2015	Republican The Commons at Ballard	1010 E Republican 5601 22nd Ave NW	6	Capitol Hill Ballard	Pipeline Active	3/13/2015 3/13/2015	12/23/2016	2017	2028	No No	No No					5 3						6 8 4 17	22% 20%
15-13	P4	2015	2026 E Madison	2026 E Madison St	3	23rd & Union-Jackson	Active	3/13/2015	12/11/2017	2018	2029	No	No	R	0 0	14	3 123	25 2	0 4	0	0 (0 0	0 15	7 32	20%
15-14	P4	2015	Bespoke Ballard	1506 NW 61st St	6	Ballard Crown Hill	Active	3/13/2015	11/14/2017		2029	No	No					0							21%
15-15 15-16	P4 P4	2015 2015	Parla The Wilcox	9176 Holman Rd NW 2003 NW 57th St	7 6	Crown Hill Ballard	Active Active	3/13/2015 4/8/2015	11/14/2017 9/27/2017	2018 2018	2029 2029	No No	No No					13 2							21% 20%
15-17	P4	2015	MIO Apartments	1319 NE 65th St	5	Roosevelt	Active	5/14/2015	12/19/2017	2018	2029	No	No	R	0 0	30	6 10	2	0	0	0 (0 0	0 4	0 8	20%
15-18	P4	2015	EcoLuxe 2	6418 Brooklyn Ave NE 515 Broadway	5	Roosevelt	Pipeline	5/14/2015	10/6/2017	2010	2020	No No	No No					1 12 1							22%
15-19 15-20	P4 P4	2015 2015	Zig Apartments Brooklyn 50	515 Broadway 5001 Brooklyn Ave NE	3 5	12th Avenue University District - NW	Active Pipeline	7/22/2015 4/8/2015	10/6/2017	2018	2029	No No	No No					13 2							20%
15-21	P4	2015	Seventeen Fifteen	1715 12th Av	3	Capitol Hill	Active	4/8/2015	3/22/2018	2019	2030	No	No	R	0 0	34	7 0	0	0 0	0	0 (0 0	0 3	4 7	21%
15-22	P4	2015	Othello Apartments	7339 43rd Ave S	2	MLK @ Holly	Pipeline	4/8/2015	l	l	1	No	No	R	0 0	94	19 0	0	0 0	0	0 (0 0	0 9	4 19	20%

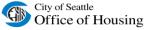
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								Application	Final		Tax Exemption		Affc		Congr	Studio Total	Total	Afford. Total	Afford.	Total	Fotal	t Afford.	Total	rictec gr
A No	Dunaman	Year of	Dusingt Name	Address	City Council	Residential Targeted Area / Urban	Chahua *	Approved by	Certificate	Tax Exemption Effective Year	Expires 12/31	Minne	eeper	R/HO	SEDU/CO	tudio	BR Tc	BR Af	BR Af	BR To		BR Af	ALL Total	Rest
15-23	Program P4	Approval 2015	Project Name 714 Apartments	Address 714 N 95th St	District 7	Center / Urban Village Aurora Licton Springs	Status * Active	Director 4/8/2015	Issued 12/11/2017	2018	2029	Micro No	No €	,	0 0	41 9	9 0	0 0	0	0 0	0	0 0		9 22%
15-24 15-25	P4 P4	2015 2015	1008 Apartments Fremont Place Apartments	1008 N 109th St 3519 Fremont Place N	6	Aurora Licton Springs Fremont	Pipeline Withdrawn	3/13/2015 4/8/2015				No No	No No		0 0	93 1 45 9	_	0 0	0	0 0	0	0 0		
15-26	P4	2015	EcoLuxe 3	1403 NE 65th St	5	Roosevelt	Pipeline	5/14/2015				No	No		0 0	36		1 0	Ť	0 0		0 0		
15-27	P4	2015	Maude Apartments	836 NE 67th St	5	Roosevelt	Active	4/9/2015	12/18/2017	2018	2029	No	No		0 0	76 1		0 0	-	0 0	0	0 0		
15-28 15-29	P4 P4	2015 2015	East Howe Steps Keelson Ballard	1823 Eastlake Ave E 1537 NW 56th St	5 6	Eastlake Ballard	Active Active	4/15/2015 5/22/2015	12/22/2016 12/20/2016	2017 2017	2028 2028	No No	No No	- "	0 0	36	, 51	10 8 8 23		0 0	0	0 0	91 1 102 2	
15-30	P4	2015	Cora	19 W Harrison St	3	Uptown	Active	8/21/2015	11/14/2017	2018	2029	No	No	R	0 0	10	2 50		3	0 0		0 0		15 20%
15-31 15-32	P4 P4	2015 2015	Assembly 118 Augusta Apartments	4200 S Othello St 4041 Roosevelt Way NE	2 5	MLK @ Holly University District - NW	Active Active	6/9/2015 6/9/2015	6/26/2018 9/5/2017	2019 2018	2030 2029	No No	No No	R R	0 0	87 1 73 1	.8 230 .5 86	46 36 17 45	_	0 0	0	0 0	353 7 209 4	
15-34	P4	2015	Abbey Lincoln Court	2020 S Jackson St	3	23rd & Union-Jackson	Active	6/17/2015	12/2/2016	2017	2028	No	Yes		0 0	_	5 27	5 16	_	1 (0 0		_
15-35	P4	2015	Prexy	4737 Roosevelt Way NE	5	University District - NW	Active	7/15/2015	12/20/2016	2017	2028	No	No	- "	0 0	62 1	_	0 4	_	0 0	0	0 0		_
15-36 15-37	P4 P4	2015 2015	Broadstone Clarendon Eddy at Green Lake	124 Denny Way 419 NE 71st St	7 6	Uptown Green Lake	Active Active	10/16/2015 8/21/2015	4/20/2017 12/27/2017	2018 2018	2029 2029	No No	No No		0 0	0 (86 1		14 10 8 0	_	0 0	0	0 0	76 1 130 2	
15-38	P4	2015	Waterton Apartments	2203 Eastlake Ave E	5	Eastlake	Active	9/21/2015	12/28/2017	2018	2029	No	No		0 0	7	_	6 7	1	0 (0 0		9 20%
15-39 15-40	P4	2015	316 Alaskan Way	316 Alaskan Way S	4	Pioneer Square	Withdrawn	8/3/2015	44/44/2047	2010	2020	No	No	- "	0 0	70 1		22 20	_	0 0		0 0		
15-40	P4 P4	2015 2015	Hamilton Apartments Uptown 22	2302 E Madison St 531 Queen Anne Ave N	3	Madison-Miller Uptown	Active Withdrawn	8/21/2015 8/3/2015	11/14/2017	2018	2029	No No	No No		0 0		5 23 2 22	5 3 4 4	1	0 0	0	0 0	52 1 34 :	7 21%
15-42	P4	2015	Westlake Steps	1207 Westlake Ave N	4	South Lake Union	Active	8/21/2015	10/6/2017	2018	2029	No	No		0 0	0 (0 361	72 24	5	0 (0 0		77 20%
15-43 15-44	P4 P4	2015 2015	Broadcast Medora	1420 E Madison St 6800 Roosevelt Way NE	3 5	Pike/Pine Roosevelt	Active Active	9/21/2015 9/21/2015	11/14/2017 9/27/2017	2018 2018	2029 2029	No No	No No	- "	0 0	_	1 60 4 33	12 5 6 28	_	0 0	·	0 0		_
15-44	P4 P4	2015	Medora AJ	4505 42nd Ave SW	1	West Seattle Junction	Active	10/22/2015	12/15/2017	2018	2029	No No	No No	R	0 0	8 :	4 33	8 5		0 0	0	0 0	79 1 54 1	
15-47	P4	2015	Stream 403	403 Belmont Ave E	3	Capitol Hill	Active	10/22/2015	9/21/2017	2018	2029	No	No		0 0	10	- ,,	8 0	_	0 0	_	0 0	47 1	10 21%
15-48 15-49	P4 P4	2015 2015	Batik 6301 15th Ave NW	123 Broadway 6301 15th Ave NW	3 6	First Hill Ballard	Active Pipeline	10/22/2015	5/3/2018	2019	2030	No No	No No		0 0 26 7	35	1 155 7 0	31 34 0 0	_	0 0		0 0		_
15-49	P4	2015	Othello East	6930 Martin Luther King Way S	2	MLK @ Holly	Active	10/22/2015	8/9/2017	2018	2029	No	Yes	R	0 0	0 (8	_	_	0 0		_
15-52	P4	2015	Link at Mt. Baker	3208 Claremont Ave S	2	North Rainier	Withdrawn	11/20/2015				No	No			127 2		5 0		0 (0 0		31 21%
15-54 15-55	P4 P4	2015	Perry	1001 Minor Ave.	3 7	First Hill	Active	11/20/2015 11/20/2015	12/21/2018 4/18/2018	2019 2019	2030 2030	No	No		0 0	9 :	2 151 0 156	30 49 32 10	_	0 0		0 0		_
15-56	P4	2015 2015	Chroma 1212 Chroma 1232	1212 Harrison St. 1232 Harrison St.	7	South Lake Union South Lake Union	Active Active	11/20/2015	5/3/2018	2019	2030	No No	No No		0 0	0 (_	21 5	_	0 0	_	0 0		
15-57	P5	2015	Holgate 12 Phase 2	1808 12th Ave S	2	North Beacon Hill	Active	2/19/2016	5/23/2018	2019	2030	No	No	R	0 0	5	1 14	3 7	2	0 (0	0 0	26	6 23%
15-58 16-01	P4 P5	2016	2100 E Madison	2100 E Madison St 101 Broadway	3	Madison-Miller	Pipeline Active	1/14/2016 2/9/2016	11/14/2017	2018	2029	No No	No No		0 0	_	1 45 1 31	9 0	2	0 0		0 0		
16-01	P5	2016 2016	101 Broadway Mid-Block Apartments	8820 Aurora Ave N	6	Capitol Hill Aurora Licton Springs	Pipeline	2/3/2016	11/14/2017	2018	2029	No	No	R	0 0	27	_	0 0	_	0 0	0	0 0	27	7 26%
16-03	P5	2016	Hana	525 Yesler Way	7	Chinatown/ID	Pipeline	3/2/2016				No	No	- ''	0 0	12		25 23	_	0 0	0	0 0	160 3	
16-04 16-05	P5 P5	2016 2016	Elara Danforth	2134 Western Ave 1001 Broadway	7	Belltown First Hill	Active Active	2/19/2016 3/2/2016	11/27/2018 11/14/2018	2019 2019	2030 2030	No No	No No		0 0	7 :	1 119	24 19 42 51		0 (0 0		_
16-06	P5	2016	LIV Roosevelt	6404 9th Ave NE	4	Roosevelt	Active	3/2/2016	7/6/2018	2019	2030	No	No	R	36 8	0 (0 20,	8 4	_	0 0	0	0 0		_
16-07	P5	2016	Valdok 1701	1701 NW 56th St	6	Ballard	Active	3/29/2016	12/19/2018	2019	2030	No	No	- "	0 0	_	4 132		. 4	0 (0	0 0	169 3	
16-08 16-09	P5 P5	2016 2016	Valley Apartments Lillehammer	1141 Martin Luther King Jr Way 7006 15th Ave NW	3 6	None None	Active Active	4/28/2016 4/28/2016	5/3/2018 12/27/2017	2019 2018	2030 2029	No No	No No		0 0	_	4 8 4 65	2 13 13 9		0 0		0 3	94 1	
16-10	P5	2016	Axle Apartments	3230 16th Ave. W	7	Dravus	Active	6/29/2016	12/18/2018	2019	2030	No	No	- "	0 0	0 (40 29	_	0 0	_	0 0		_
16-11	P5	2016	Lane Apartments	10702 5th Ave NE	5	Northgate	Pipeline	9/12/2016				No	No	- "	0 0	33		30 33	_	0 (0	0 0	217 4	
16-12 16-13	P5 P5	2016 2016	Crew Apartments LIV Fauntleroy	8228 Green Lake Dr N 4801 Fauntleroy Way SW	6	Green Lake West Seattle Junction	Active Active	9/12/2016 8/1/2016	12/28/2018 8/8/2018	2019 2019	2030 2030	No No	No No		0 0 14 3	30	7 39	10 3 0 6		0 0		0 0		_
16-14	P5	2016	Arbora Court	4738 15th Ave NE	-	University District - NW	Active	8/1/2016	12/18/2018	2019	2030	No	Yes		0 0	22	_	5 20	_	11 2	0	0 0		
16-15	P5	2016	Sitka	1255 Harrison St	4	South Lake Union	Active	8/30/2016	12/14/2018	2019	2030	No	No	- "	0 0	102 2	0 212	43 70	_	0 (0	0 0	384 7	
16-16 16-17	P5 P5	2016 2016	Anchor Flats Leaf and Twig	1511 Dexter Ave N 3309 Beacon Ave S	7	None None	Active Pipeline	8/30/2016 8/30/2016	8/16/2018	2019	2030	No No	Yes No		0 0	0 (13 4 5 0		0 0	_	0 0		14 21% 5 28%
16-18	P5	2016	Centerline	6505 15th Ave NE	4	Roosevelt	Pipeline	10/12/2016				No	No				3 48	10 26		0 0	_	0 0		
16-19	P5	2016	Broadstone Saxton	1001 James St	3	First Hill	Withdrawn	9/29/2016	12/27/2017	2040	2020	No	No	R R	0 0	32			. 12	0 0		0 15	325 8	
16-20 16-21	P5 P5	2016 2016	Broadstone Lexington Zella	1050 James St 203 W Republican St	7	First Hill Uptown	Active Pipeline	10/12/2016 9/29/2016	12/27/2017	2018	2029	No No	No No		0 0	70 1	0 64		. 2	0 0		0 0		_
16-22	P5	2016	Valdok II	1706 NW 56th St	6	Ballard	Pipeline	10/12/2016				No	No	- "	0 0	0 (0 131	26 18	4	0 0	·	0 0	149 3	30 20%
16-23	P5	2016	CityLine II	4730 32nd Ave. S 1801 S Jackson St	2	Columbia City 23rd & Union-Jackson	Active	10/21/2016	6/28/2018	2019	2030 2030	No No	No No		0 0	60 1	2 60 1 111	12 35 22 39		0 0		0 0		
16-24 16-25	P5 P5	2016 2016	Modera Jackson BK Midvale	1801 S Jackson St 8541 Midvale Ave N	5	23rd & Union-Jackson Aurora Licton Springs	Active Withdrawn	10/31/2016	11/26/2018	2019	2030	No No	No No		0 0				0		0	0 0		_
16-26	P5	2018	Linden Flats	13280 Linden Ave N	5	Lake City	Active	5/3/2018	12/19/2018	2019	2030	No	Yes	R	0 0	0 (0 72	14 80	16	18 4	0	0 0	170 3	34 20%
16-27 16-28	P5 P5	2016 2017	Gerrish Hall Columbia City Place	1820 Boylston Ave 5201 Rainier Ave S	3	Capitol Hill	Pipeline Pipeline	11/23/2016 1/19/2017				No No	No No										55 1 108 2	
16-28	P5 P5	2017	Robin's Nest	3272 Fuhrman Ave E	3	Columbia City Eastlake	Pipeline	1/19/201/			-	No No	No No										62 1	
16-30	P5	2017	The Roost	901 Hiawatha Pl S	2	23rd & Union-Jackson	Active	1/19/2017	12/19/2018	2019	2030	No	No	R	33 9	0 (0 0	0 0	0	0 (0	0 0	33 9	9 27%
16-31 16-32	P5 P5	2017 2017	1401 E Madison Bogtown Flats	1401 E Madison St 9039 Greenwood Ave N	3 6	12th Avenue Greenwood-Phinney Ridge	Pipeline Pipeline	1/19/2017				No No	No No					17 6 15 5					137 2 78 1	
16-32	P5 P5	2017	Yesler Block 3	120 Broadway	3	First Hill	Pipeline	2/13/2017				No	No					16 37						_
17-01	P5	2017	Tony Lee Apartments	12705 30th Ave NE	5	Lake City	Active	2/9/2017	12/20/2018	2019	2030	No	Yes										70 1	
17-02 17-03	P5 P5	2017 2017	East Union Orion Apartments	2202 E Union St 910 John St	7	23rd & Union-Jackson South Lake Union	Active Active	2/17/2017 2/28/2017	12/19/2018 12/19/2018	2019 2019	2030 2030	No No	No No					16 20 20 9					144 2 129 2	
17-03	P5	2017	13 Pike Apts	1300 E Pike St	3	Pike/Pine	Pipeline	2/28/2017	12/13/2010	2013	2030	No	No					7 5						
17-05	P5	2017	Thai Binh	913 S Jackson St	2	Chinatown/ID	Pipeline	2/28/2017				No	Yes	R	0 0	26	6 187	37 36	7	0 (0	0 0	249 5	_
17-06 17-07	P5 P5	2017 2017	4542 42nd Ave SW Building 9 South	4542 42nd Ave SW 7101 62nd Ave NE	4	West Seattle Junction None	Pipeline Pipeline	2/28/2017 3/20/2017				No No	No Yes		_	_	_	10 7	_	_			76 1 108 2	
17-08	P5	2017	Jefferson Park Apartments	2902 Beacon Ave S	2	North Beacon Hill	Pipeline	4/4/2017				No	No										49 1	
17-09	P5	2017	Inhabit Rainier	700 Rainier Ave S	3	12th Avenue	Pipeline	5/1/2017				No	No	R	0 0	91 1	8 16	4 22	4	0 0	0	0 0	129 2	26 20%

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								Application	Final		Exemption		Affo		EDU/Congr	tudio Total	tudio Afford	Total	<u>ة</u> ا جُ	ord	Total	<u>.</u>	Afford.	Total	Afford.	Restricted
		Year of			City Council	Residential Targeted Area / Urban		Approved by	Certificate	Tax Exemption	Expires		per uire		۶I۶			Total	Total	Affor	Tot	Total	¥ ;	Total	¥	st l
Ann No	Drogram	Approval	Project Name	Address	District	Center / Urban Village	Status *	Director	Issued	Effective Year	12/31	Micro	8 8	R / HO		Ē	3 5	8 8	¥ 8	æ	8 8	f #	8	<u>≩</u> <u>≒</u>	1	2
17-10	P5	2017	Modera First Hill	125 Boren Ave S	3	First Hill	Pipeline	4/25/2017	133464	Lifective real	12/31	No	No.	,	0 0	0,	10 1	-	- 0	11	0 0	7	4	0 288	58	20%
17-11	P5	2017	LIV Stone Way	4025 Stone Way N	4	Wallingford	Pipeline	5/1/2017				No	No	R	10 2	36		9 2	2 1	1	ů,	2 0	0		12	20%
17-12	P5	2017	Northgate 3	10711 8th Ave NE	5	Northgate	Pipeline	5/1/2017				No	No	R	0 0	85		43 9	3 7	1	ů,	2 0	0		27	20%
17-13	P5	2017	8558 Apartments	8558 Nesbit Ave N	5	Aurora Licton Springs	Pipeline	9/21/2017				No	No	+	0 0			0 0	,	0	0 (, ,	0		14	21%
17-14	P5	2017	Liberty Bank Building	2420 E Union St	3	23rd & Union-Jackson	Pipeline	5/1/2017				No	Yes	R	0 0	25	5 1	15 1	5 15	3	0	2 0	0		23	20%
17-15	P5	2017	Stazione 25	2615 25th Ave S	2	North Rainier	Pipeline	12/11/2017				No	No	+	0 0		18 1	64 3	3 50	10	0	2 0	0		61	20%
17-16	P5	2017	Luna	2749 California Ave SW	1	Admiral	Pipeline	7/18/2017				No	No	R	15 4	_		0 0		0	0 (0 0	0		27	25%
17-17	P5	2017	Betula Apartments	355 15th Avenue	3	12th Avenue	Pipeline	7/18/2017				No	No	R	28 7	12	3	0 (0 0	0	0	2 0	0		10	25%
17-18	P5	2017	Stone Way 41st	4035 Stone Way N	4	Fremont	Pipeline	11/29/2017				No	No	R	0 0	29	6 1	15 :	3 4	1	0	2 0	0		10	21%
17-19	P5	2017	The Edric	9021 17th Ave SW	1	Delridge/Westwood Highland Park	Pipeline	9/5/2017				No	No	R	0 0	0	0 1	16 :	3 16	4	0	0 0	0	0 32	7	22%
17-20	P5	2017	Louisa Hotel Apartments	665 S King St	2	Chinatown/ID	Pipeline	9/27/2017				No	No	R	0 0	67	16 1	17 5	5 0	0	0	0 0	0	0 84	21	25%
17-21	P5	2017	427 9th Ave N	427 9th Ave N	2	South Lake Union	Pipeline	11/29/2017				No	No	R	0 0	47	10 1	45 2	9 50	10	0 (0 0	0	0 242	49	20%
17-22	P5	2017	Huxley	4754 Faunleroy Way SW	1	West Seattle Junction	Pipeline	9/27/2017				No	No	R	0 0	0	0 8	86 1	7 22	5	0 (0 0	0	0 108	22	20%
17-23	P5	2017	Wren Apartments	121 15th Ave E	3	Capitol Hill	Withdrawn	9/27/2017				No	No	R	0 0	30	7	6 2	2 0	0	0	0 0	0	0 36	9	25%
17-25	P5	2017	Iron Flats East	814 NE 66th St.	5	Roosevelt	Pipeline	11/29/2017				No	No	R	0 0	0	0 4	42 9	9 21	. 4	0 (0 0	0	0 63	13	21%
17-26	P5	2018	Lucille	6717 Roosevelt Way NE	4	Roosevelt	Pipeline	1/16/2018				No	No	R	0 0	21	5 7	74 1	5 11	2	0 (0 0	0	0 106	22	21%
17-27	P5	2017	Meter at Green Lake	417 NE 73rd St	6	Green Lake	Pipeline	11/29/2017				No	No	R	10 3	25	6 1	10 :	3 0	0	0	0 0	0	0 45	12	27%
17-28	P5	2017	Iron Flats Seattle	814 NE 66th St.	5	Roosevelt	Pipeline	11/29/2017				No	No	R	0 0	75	15 1	37 2	7 14	3	0	0 0	0	0 226	45	20%
17-30	P5	2018	Spring Street North	1101 8th Avenue	3	First Hill	Pipeline	6/13/2018				No	No	R	0 0	90	18 2	90 5	8 169	3 34	0 (0 0	0	0 548	110	20%
17-31	P5	2017	Fremont Apartments	106 N 36th St	4	Fremont	Pipeline	11/29/2017				No	No	R	0 0	3	1 3	30 6	5 4	1	0	0 0	0	0 37	8	22%
17-32	P5	2018	Cadence 21	111 21st Ave	3	23rd & Union-Jackson	Pipeline	1/12/2018				No	No	R	0 0	29	8	0 0) 0	0	0	0 0	0	0 29	8	28%
17-33	P5	2018	1216 N. 42nd St.	1216 N. 42nd St.	4	Wallingford	Pipeline	1/12/2018				No	No	R	0 0	11	2 3	35 7	7 4	1	0 (0 0	0	0 50	10	20%
17-34	P5	2018	Jackson Apartments	2309 S Jackson St	3	23rd & Union-Jackson	Pipeline	1/16/2018				No	No	R	0 0	29	6 4	43 8	39 50	10	10	2 0	0	0 532	107	20%
18-01	P5	2018	7011 Roosevelt	7011 Roosevelt Way NE	4	Roosevelt	Pipeline	1/16/2018				No	No	R	0 0	38	10 1	17 4	4 1	0	0 (0 0	0	0 56	14	25%
18-02	P5	2018	Mysa	3025 NE 130th St.	2	Lake City	Pipeline	2/5/2018				No	No	R	0 0	57	12 3	34 7	/ 14	3	12	2 0	0	0 117	24	21%
18-03	P5	2018	Federal 29	525 Federal Ave E	3	Capitol Hill	Pipeline	3/14/2018				No	No	R	0 0	0	0	0 0	0 29	6	0 (0 0	0	0 29	6	21%
18-04	P5	2018	Fifth & Roy	701 Fifth Ave N	7	Uptown	Pipeline	3/14/2018				No	No	R	0 0	4	1 9	95 1	.9 8	2	0 (0 0	0	0 107	22	21%
18-05	P5	2018	Harvard House	3120 Harvard Ave E	3	Eastlake	Pipeline	2/28/2018				No	No	R	32 8	0	-	0 0) 0	0	0	0 0	0	0 32	8	25%
18-06	P5	2018	Stream Dexios	1600 Dexter Ave N	7	South Lake Union	Pipeline	4/10/2018				No	No	r	0 0	21	_	46 9) 13	3	0 (0 0	0	0 80	16	20%
18-07	P5	2018	Station House	923 E John St	3	Capitol Hill	Pipeline	5/16/2018				No	Yes	R	0 0	41	8 4	44 9) 18	4	7 :	1 0	0	0 110	22	20%
18-08	P5	2018	Rainier Court IV	3616 34th Ave S	2	North Rainier	Pipeline	5/3/2018				No	Yes	R	0 0	_		66 1	4 15	3	0 (0 0	0		17	21%
18-09	P5	2018	Beacon Station	2912 Beacon Ave. S	2	North Beacon Hill	Pipeline	5/3/2018				No	No	R	0 0	_	_	52 1	_	1	0 '	0 0	0		14	21%
18-10	P5	2018	Center Steps	225 Roy St	7	Uptown	Pipeline	6/6/2018				No	No	R	0 0		_	43 2	-	10	0 '	0 0	0		54	20%
18-11	P5	2018	8311 Micros	8311 15th Ave NW	6	Crown Hill	Pipeline	6/26/2018				No	No	+	78 20		Ŭ	0 0	0 0	0	0 (0 0	0		20	26%
18-13	P5	2018	3008 16th Ave W	3008 16th Ave W	7	Dravus	Pipeline	6/26/2018				No	No	R	6 1			32 7	/ 6	1	0 '	0 0	0		19	20%
18-14	P5	2018	Crown Hill Apartments	8541 15th Ave NW	6	Crown Hill	Pipeline	6/29/2018				No	No	R	5 1	0		31 6	4 ز	1	0 '	0 0	0	0 40	8	20%
18-15	P5	2018	Interbay Lofts Apartments	2235 15th Ave W	7	None	Pipeline	7/6/2018				No	No	R	9 2	4		34 9	-	0	0 '	0 0	0	0 17	12	26%
18-17	P5	2018	Little Saigon Apartments	1253 S Jackson St	3	Chinatown/ID	Pipeline	6/28/2018				No	Yes	- ''	0 0	6	_	43 9	9 20	-	0 (0 0	0		14	20%
18-18	P5	2018	Judkins Junction	2214 S Jackson St	3	23rd & Union-Jackson	Pipeline	6/29/2018				No	Yes	R	0 0	25		31 6	18 ز	4	0 (0 0	0		15	20%
18-20	P5	2018	Junction Landing	4417 42nd Ave. SW	1	West Seattle Junction	Pipeline	8/9/2018				No	No	R	0 0	14	_	44 9		1	0 '	0 0	0		13	21%
18-21	P5	2018	26th & Jackson Apartments	2524 S Jackson St.	3	23rd & Union-Jackson	Pipeline	7/30/2018				No	No	R	16 3			53 1		2	0 '	0 0	0		16	21%
18-23	P5	2018	Acme Farms	1029 S Jackson St	2	Chinatown/ID	Pipeline	11/7/2018				No	No	- "	0 0			90 3	8 20	4	0 (0 0	0		65	20%
18-24	P5	2018	Pivot	1208 Pine St	3	Pike/Pine	Pipeline	8/21/2018				No	No	R	0 0	40	_	21 5	, 10	2	0 1) 0	0	0 71	15	21%
18-25	P5	2018	STS Office Redevelopment	9049 20th Ave SW	1	Delridge/Westwood Highland Park	Pipeline	8/21/2018				No	No		6 1	5	_	12 3	<u>; 5</u>	1	0 1	0 0	0	0 28	6	21%
18-29	P5	2018	18th & Spruce	207 18th Ave	3	23rd & Union-Jackson	Pipeline	11/5/2018				No	No	- "	0 0		_	25 7	_	-	0 (_		0 25	7	28%
18-30	P5	2018	Modera Broadway South	1732 Broadway	3	Capitol Hill	Pipeline	12/7/2018				No	No	R	0 0				3 15		0 (17	20%
18-31	P5	2018	Modera Broadway North	1812 Broadway	3	Capitol Hill	Pipeline	12/7/2018				No	No	R	0 0	30	6 8	39 1	.8 14	3	0 (0 0	0	0 133	27	20%

^{*} Active - Providing affordable housing and benefiting from tax exemption; Pipeline - Approved and eligible to participate in the future but not presently participating; Expired - Used to participate but does not any longer; Withdrawn - Approved to participate but never did and is now ineligible to participate moving forward







City of Seattle

Office of Housing

CITY OF SEATTLE MFTE PROGRAM: 2018 STATUS REPORT TO CITY COUNCIL ATTACHMENT C. PROPERTY ATA IMPACT ANALYSIS FOR TAX YEAR 2019

Information current as of 12/31/2018

ALL ACTIVE MFTE PROJECTS

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2018	2019	\$3,889,862	\$0	\$1,909,658	\$0
2017	2018	\$5,384,169	\$53,842	\$6,767,304	\$67,673
2016	2017	\$2,384,136	\$47,921	\$7,407,538	\$148,892
2015	2016	\$1,536,286	\$46,551	\$3,186,887	\$96,566
2014	2015	\$921,380	\$37,412	\$3,158,225	\$128,237
2013	2014	\$520,037	\$26,527	\$2,472,938	\$126,145
2012	2013	\$1,621,496	\$99,755	\$144,493	\$8,889
2011	2012	\$281,284	\$20,291	\$435,863	\$31,441
2010	2011	\$752,647	\$62,362	\$618,667	\$51,261
2009	2010	\$1,291,843	\$121,027	\$178,636	\$16,736
2008	2009	\$312,725	\$32,718	\$0	\$0
2007	2008	\$0	\$0	\$0	\$0
TOTAL		Total Tax		Total Tax Not	
APPRAISED		Captured + 1%		Captured + 1%	
VALUE	\$4,840,611,549	Gains	\$19,444,269	Gains	\$26,956,048
CAPTURED		2019 City Share		2019 City Share	
APPRAISED		of Tax Revenue		of Tax Revenue	
VALUE	\$2,044,187,814	Captured	\$5,231,481	Not Captured	\$7,252,525
NOT CAPTURED					
APPRAISED					
VALUE	\$2,796,423,735				

MFTE ONLY AFFORDABILITY RESTRICTION

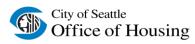
		Total Tax	Total 1% Annual	Total Tax Not	Total 1% Annual
Appraisal Year	Tax Year	Captured	Growth	Captured	Growth
2018	2019	\$3,449,513	\$0	\$1,784,343	\$0
2017	2018	\$5,082,275	\$50,823	\$6,767,304	\$67,673
2016	2017	\$2,239,040	\$45,005	\$7,202,408	\$144,768
2015	2016	\$1,536,286	\$46,551	\$3,186,887	\$96,566
2014	2015	\$852,365	\$34,609	\$3,158,225	\$160,454
2013	2014	\$511,752	\$26,104	\$2,472,938	\$125,897
2012	2013	\$1,616,599	\$99,453	\$141,824	\$8,667
2011	2012	\$272,003	\$19,621	\$435,863	\$31,397
2010	2011	\$651,346	\$725,051	\$355,343	\$29,406
2009	2010	\$1,044,733	\$97,876	\$178,636	\$16,717
2008	2009	\$300,700	\$31,460	\$0	\$0
2007	2008	\$0	\$0	\$0	\$0
TOTAL		Total Tax		Total Tax Not	
APPRAISED		Captured + 1%		Captured + 1%	
VALUE	\$4,626,424,786	Gains	\$18,733,166	Gains	\$26,365,315
CAPTURED		2019 City Share		2019 City Share	
APPRAISED		of Tax Revenue		of Tax Revenue	
VALUE	\$1,894,825,802	Captured	\$5,040,158	Not Captured	\$7,093,588
NOT CAPTURED					
APPRAISED					
VALUE	\$2,731,598,984				

AFFORDABILITY REQUIREMENTS BEYOND MFTE

	·	Total Tax	Total 1% Annual	Total Tax Not	Total 1% Annual
Appraisal Year	Tax Year	Captured	Growth	Captured	Growth
2018	2019	\$440,350	\$0	\$125,315	\$0
2017	2018	\$301,894	\$3,019	\$0	\$0
2016	2017	\$145,095	\$2,916	\$205,130	\$4,123
2015	2016	\$0	\$0	\$0	\$0
2014	2015	\$69,015	\$0	\$0	\$0
2013	2014	\$8,285	\$423	\$0	\$0
2012	2013	\$4,898	\$301	\$2,670	\$192
2011	2012	\$9,281	\$670	\$0	\$0
2010	2011	\$101,301	\$8,393	\$263,324	\$21,763
2009	2010	\$247,109	\$23,150	\$0	\$0
2008	2009	\$12,025	\$1,258	\$0	\$0
2007	2008	\$0	\$0	\$0	\$0
TOTAL		Total Tax		Total Tax Not	
APPRAISED		Captured + 1%		Captured + 1%	
VALUE	\$214,186,763	Gains	\$1,379,383	Gains	\$622,517
CAPTURED		2019 City Share		2019 City Share	
APPRAISED		of Tax Revenue		of Tax Revenue	
VALUE	\$149,362,012	Captured	\$371,123	Not Captured	\$167,488
NOT CAPTURED			•	-	
APPRAISED					
VALUE	\$6A 92A 751				

VALUE \$64,824,751

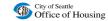
* Total tax captured and not captured is calculated by multiplying the appraised values of each property by the $corresponding\ tax\ rate\ in\ its\ appraisal\ year (s).$



CITY OF SEATTLE MFTE PROGRAM: 2018 STATUS REPORT TO CITY COUNCIL ATTACHMENT D: LOCATIONS OF MFTE FINAL CERTIFICATES ISSUED IN 2018

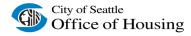
Information current as of 12/31/2018

Urban Center / Urban Village	Projects	SEDU / Congregate Total	SEDU / Congregate Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	4BR Total	4 BR Afford.	Replacem ent Units (TRAO)	ALL Total	ALL Afford.
12th Avenue	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23rd & Union-Jackson	4	33	9	52	12	193	38	61	12	0	0	0	0	0	339	71
Admiral	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aurora Licton Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ballard	1	0	0	16	4	132	26	21	4	0	0	0	0	0	169	34
Belltown	1	0	0	7	1	119	24	19	4	0	0	0	0	0	145	29
Bitter Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capitol Hill	3	0	0	124	26	0	0	0	0	0	0	0	0	0	124	26
Chinatown/ID	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Columbia City	1	0	0	60	12	60	12	35	7	0	0	0	0	0	155	31
Commercial Core	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delridge/Westwood Highland Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Denny Triangle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dravus	1	0	0	0	0	197	40	29	6	0	0	0	0	0	226	46
Eastlake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
First Hill	3	0	0	15	3	513	103	134	27	7	1	0	0	0	669	134
Fremont	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green Lake	1	0	0	24	7	39	10	3	0	0	0	0	0	0	66	17
Greenwood-Phinney Ridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake City	3	0	0	49	10	167	33	145	29	23	5	0	0	0	384	77
Madison-Miller	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MLK @ Holly	1	0	0	87	18	230	46	36	7	0	0	0	0	0	353	71
Morgan Junction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Beacon Hill	1	0	0	5	1	14	3	7	2	0	0	0	0	0	26	6
North Rainier	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Northgate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pike/Pine	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pioneer Square	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rainier Beach	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ravenna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roosevelt	1	36	8	0	0	41	8	4	1	0	0	0	0	0	81	17
South Lake Union	4	0	0	122	24	572	116	94	19	0	0	0	0	0	788	159
South Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University District - NW	1	0	0	22	5	27	5	20	4	11	2	0	0	0	80	16
Upper Queen Anne	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uptown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wallingford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Seattle Junction	1	14	3	30	7	2	0	6	1	0	0	0	0	0	52	11
Located Outside of an UCUV	2	0	0	20	4	72	15	17	4	0	0	0	0	3	109	26



City of Seattle CITY OF SEATTLE MFTE PROGRAM: 2018 STATUS REPORT TO CITY COUNCIL ATTACHMENT E: MFTE TOTAL PROJECT AND UNIT COUNTS BY STATUS, UNITS, ADDITIONAL RESTRICTION/MARKET-RATE, RENTER/OWNER Information current as of 12/31/2018

		MFTE Program Data													
		ALL PROJECTS													
		SEDU /	SEDU /				ALL PR	OJECTS							
	Total	Congregate	Congregate		Studio		1BR		2BR	3BR	3BR	TRAO 50%		ALL	%
	Projects	Total	Afford.	Studio Total	Afford.	1BR Total	Afford.	2BR Total	Afford.	Total	Afford.	AMI Units	ALL Total	Afford.	Restricted
Active	219	84	20	7,579	1,584	11,917	2,421	3,435	735	143	43	20	23,179	4,827	21%
Pipeline	74	241	59	2,575	541	4,314	893	1,099	225	32	6	-	8,321	1,724	21%
Expired	16	-	-	239	94	620	130	413	77	77	18	-	1,349	318	24%
Withdrawn	27	12	3	1,152	244	1,347	279	349	74	-	-	15	2,860	615	22%
Total	336	337	82	11,545	2,463	18,198	3,723	5,296	1,111	252	67	35	35,709	7,484	21%
	Projects with Additional Affordability Restrictions														
		SEDU /	SEDU /												
	Subsidized	Congregate	Congregate		Studio		1BR		2BR	3BR	3BR	TRAO 50%		ALL	%
0 -4:	Projects	Total	Afford.	Studio Total	Afford.	1BR Total	Afford.	2BR Total	Afford.	Total	Afford.	AMI Units	ALL Total	Afford.	Restricted
Active	16 7	-	-	185 152	38 31	675 428	149 99	536 159	148 32	99	37 1	-	1,495 806	372 163	25% 20%
Pipeline	12	-	-	64	31	396	82	324	65	77	18	-	861	195	20%
Expired	12	-	-	04	31	390	82	324	05	//	10		901	195	23%
Withdrawn Total	35	-	-	401	100	1.499	330	1.019	245	183	- 56	-	3,162	730	23%
Total	35	-	-	401	100	,		,		103	50	-	3,102	/30	25%
	Market-Rate Projects														
	Market-	SEDU /	SEDU /		Studio		1BR		2BR	3BR	200	TRAO 50%		ALL	%
	Rate Projects	Congregate Total	Congregate Afford.	Studio Total	Afford.	1BR Total	Afford.	2BR Total	Afford.	Total	3BR Afford.	AMI Units	ALL Total	ALL Afford.	% Restricted
Active	203	84	20	7,394	1,546	11,242	2,272	2,899	587	44	6	20	21,684	4,455	21%
Pipeline	67	241	59	2,423	510	3,886	794	940	193	25	5	-	7,515	1,561	21%
Expired	4	-	-	175	63	224	48	89	12	-	-	-	488	123	25%
Withdrawn	27	12	3	1,152	244	1,347	279	349	74	-	-	15	2,860	615	22%
Total	301	337	82	11,144	2,363	16,699	3,393	4,277	866	69	11	35	32,547	6,754	21%
			Н	omeown	er Proje	ects (all v	with ad	ditiona	Lafford	ability	v rest	rictions		-	
		SEDU /	SEDU /	Jiiicowii	ci i roje	oco (an	Vicii do	urtrona	unord	abilit	7 1030	ICCIONS			
	Total	Congregate	Congregate		Studio		1BR		2BR	3BR	3BR	TRAO 50%		ALL	%
	Projects	Total	Afford.	Studio Total	Afford.	1BR Total	Afford.	2BR Total	Afford.	Total	Afford.	AMI Units	ALL Total	Afford.	Restricted
Active	4	-	-	-	-	27	20	75	53	28	22	-	130	95	73%
Pipeline	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Expired	2	-	-	-	-	16	5	40	12	30	7	-	86	24	28%
Withdrawn	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	6	-	-	-	-	43	25	115	65	58	29	-	216	119	55%
							Rental	Projects	5						
		SEDU /	SEDU /												
[Total	Congregate	Congregate	Charles Tax	Studio	400 T-4-1	1BR	200 7-4-1	2BR	3BR	3BR	TRAO 50%	ALL Total	ALL	%
Activo	Projects 215	Total 84	Afford.	Studio Total	Afford. 1,584	1BR Total	Afford. 2,401	2BR Total	Afford.	Total 115	Afford.	AMI Units	ALL Total	Afford. 4,732	Restricted
Active Pipeline	215 74	241	59	7,579 2,575	541	11,890 4.314	2,401 893	3,360 1.099	225	32	6	- 20	23,049 8,321	1,724	21% 21%
Expired	14	- 241	- 59	2,575	94	4,314 604	125	373	65	47	11	-	1,263	294	21%
Withdrawn	27	12	3	1,152	244	1,347	279	3/3	74	4/	11	- 15	2,860	615	23%
Total	330	337	82	1,152	2.463	18,155	3,698	5.181	1.046	194	- 38	35	35.493	7,365	21%
* SEDU: Small Eff			82	11,545	2,403	18,155	3,098	5,181	1,046	194	38	35	35,493	7,305	21%
* TRAO: Tenant F	-	-	ance: 1:1 repl	acement of dv	vellina units	when displa	ced househo	olds aualify f	for TRAO						
			-, cp .					7777							



City of Seattle CITY OF SEATTLE MFTE PROGRAM: 2018 STATUS KERG OFFICE OF Housing ATTACHMENT F: MFTE HOMEOWNERSHIP PROJECTS CITY OF SEATTLE MFTE PROGRAM: 2018 STATUS REPORT TO CITY COUNCIL

Information current as of 12/31/2018

		Affordab	le Units
		Ever to Receive	
Project Name	Status	Final Certificate	Active in 2019
Noji Gardens	Expired	14	0
Stellina Condos	Expired	10	0
Nova Townhomes	Active	15	15
Habitat at Rainier Vista	Active	12	12
Pontedera Condos	Active, 12 units lost exemptions	59	47
Rainier Vista Block 5 Lot 2	Active	9	9
	Total	119	83