

CITY OF SEATTLE MULTIFAMILY PROPERTY TAX EXEMPTION PROGRAM

2016 STATUS REPORT TO CITY COUNCIL – MARCH 30, 2017

Introduction and Background

The City of Seattle's Multifamily Tax Exemption (MFTE) program provides a property tax exemption to developers and owners of multifamily rental and for-sale residential projects. For rental properties, the property owner is excused from 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 the owner of each income- and price-restricted unit, so long as at least 20 percent of the units are set aside. In no case does the exemption apply to land or non-residential improvements. Under State law, the program currently provides a 12-year exemption.

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

- Program 1 (1998-2002): 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 operates in 9 residential targeted areas, with two additional areas added by ordinance in 2000.¹
- Program 2 (2004-2008): Ten-year duration for tax exemption. Affordability levels in rental projects vary 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 operates in 17 residential targeted areas.
- Program 3 (2008-2010): Following a 2007 change to State law, Seattle's program was adjusted to a 12-year duration. Affordability levels were set at 80%AMI for studios and 1-bedroom units and 90%AMI for 2-bedroom and larger units with a blanket 20% set-aside. Affordability level of for-sale units capped at 100%AMI and 120%AMI depending on unit size. Program operates in 39 residential targeted areas.
- Program 4 (2011- October 2015): Twelve-year duration. 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): Twelve-year duration. Affordability restrictions for rental projects set at 40% AMI for small efficiency dwelling units and housing units in congregate residences, 50% AMI for replacement units in Tenant Relocation Assistance-mandated projects, 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 was capped at 100%AMI and 120%AMI depending on unit size. At minimum, 25% of units required to be restricted at MFTE affordability levels, unless a minimum number of 2-bedroom or larger units are provided within the project, in which case 20% of units are required to be restricted at MFTE affordability levels. Program operates in one RTA that encompasses all multifamily-zoned land.

¹ MFTE was not available in Seattle in 2003 and the beginning of 2004. Pursuant to SMC 5.72.120, Program 1 expired four years after the effective date of the ordinance codifying Chapter 5.72.120; the program expired on January 1, 2003. The full Seattle City Council passed Ordinance 121415 on March 15, 2004, thus establishing MFTE Program 2.

The process by which a project is approved involves multiple steps. Property owners must apply before the first building permit is issued. If the project meets the eligibility requirements specified in Seattle Municipal Code 5.73, then the City's Office of Housing (OH) Director approves the application. The City signs an agreement with the property owner and issues a Conditional Certificate of Tax Exemption. The applicant has three years in which to complete the project. Upon receiving a temporary or permanent Certificate of Occupancy, the developer can then apply for the Final Certificate of Tax Exemption. If the project meets the terms of the agreement, then the Final Certificate is issued to King County and the tax exemption begins on January 1 of the following year.

This Report

City Council passed Ordinance 123550 in February 2011 and Ordinance 124877 in September 2015, reauthorizing the MFTE program and requiring OH to submit an annual report by March 30 of each year. Per Ordinance 123550, the annual report is to include the following information, each of which is addressed in the following sections/attachments of this report:

REQUIRED INFORMATION	SECTION	ATTACHMENT
1. A summary of development activity	Section I	ATT A
2. The number, size and affordability level of units planned or produced under the various versions of the MFTE program	Section I and II	ATT A
3. The number and location of projects planned or produced under the various versions of the MFTE program	Section III	ATT B, F
4. The number of projects owned by for-profit and nonprofit entities	Section I	ATT A
5. The rent and sales prices of the affordable and market rate units for projects that received a Final Certificate of Tax Exemption in the prior year	Section IV	ATT C
6. The number of low and moderate income households benefiting from the MFTE program	Section II	ATT A
7. The estimated total amount of tax exempted annually and cumulatively for individual projects in the MFTE program, and for the entire MFTE program	Section VI	ATT D
8. The estimated annual impact of the MFTE program on the average individual homeowner in the City of Seattle	Section VI	N/A
9. The number of approved projects for which the tax exemption has expired or the Final Certificate of Tax Exemption has been terminated	Section V	ATT N/A
10. The number of units planned or produced in each of the Residential Targeted Areas	Section III	ATT B
11. Any recommendations to change the MFTE program	N/A	N/A
12. Market-rate rates in expiring MFTE projects	N/A	N/A
13. Comparison of affordable rents in seven-year-old MFTE buildings to market-rate rents	Section IV	N/A

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 2016, 274 projects had been approved for MFTE participation. One-hundred sixty-four projects were

actively participating in MFTE, 85 were approved and in development, 11 had participated and expired, and 14 had withdrawn prior to receiving a Final Certificate of Tax Exemption.

In recent years, privately developed market-rate projects have comprised the majority of MFTE applications. In early years, projects were predominantly sponsored by non-profit agencies. Projects that receive public financing are eligible to receive a state property tax exemption if 75% of their current tenants' incomes are less than 50% of AML. However, if a project's financing allows higher AML levels, it risks not achieving the affordability required to receive the state property tax exemption. Therefore, those projects typically apply for MFTE in order to ensure a property tax exemption.

Rental projects have consistently outnumbered for-sale projects since 1998.

Approved Projects by Developer Type and Rental vs For-Sale, 1998-2016
Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998 – 2002	2004 – 2008	2008 – 2010 *	2011 – 2015	2016	TOTAL
Non Profit	6	7	5	7	2	27
For Profit	1	5	30	185	26	247
Total	7	12	35	192	28	274
Rental	5	11	33	191	28	268
For Sale	2	1	2	1	0	6

Snapshot of 2016 Approved Projects

Family-Size Program	Small-Unit Program	In Urban Centers/Villages	Outside Urban Centers/Villages	Non-Profit	For Profit	Rental	Homeowner
25	3	24	4	2	26	28	0

Total Units in Approved Projects (Inclusive of Market and Restricted Units), 1998-2016
Based on approved applications, inclusive of rental and for-sale units

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998 – 2002	2004 – 2008	2008 – 2010	2011 – Oct. 2015	2016	TOTAL
SEDU / Congr.	0	0	0	27	63	90
Studio	97	293	1654	7067	1001	10112
1BR	204	535	3205	8086	1882	13912
2BR	134	310	1044	2213	543	4244
3BR	39	38	22	80	29	208
4BR	0	0	0	14	0	14
Total	474	1176	5925	17487	3518	28580

SECTION II: Affordability Levels and Set-Aside Requirements

Maximum affordability levels for income- and rent-restricted MFTE units have varied across the programs, but, are currently set at 40% of AMI for small efficiency dwelling units and housing units in a congregate residence, 65% for studios, 75% for 1-bedrooms, 85% for 2-bedrooms, and 90% for units with three or more bedrooms. Projects that displace households which qualify for tenant relocation assistance must provide additional affordable units, beyond the minimum 20% set-aside requirement, restricted at 50% of AMI. The affordability levels for owner-occupied projects is either 100% or 120% AMI, depending on unit type. Projects that do not meet a minimum threshold of 2+BR units, as determined by total project size, must set aside 25% of all units as affordable. Projects meeting the minimum 2+BR amount are required to set aside 20% of units as affordable.

As of the end of 2016, OH had approved MFTE applications for projects comprising 7,399 affordable for-rent units and 119 affordable for-sale units, for a total of 7,518 affordable units. The following two tables display the distribution of these projects across various AMI levels. The third table shows production of affordable units by unit size.

Distribution of MFTE-Restricted Units by Percent of Area Median Income (Rental Only), 1998-2016
Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5		TOTAL
AMI	1998 – 2002	2004 – 2008	2008 – 2010	2011 – 2015	2016		
40	-	-	-	7	14		21
50*	-	-	-	17	15		32
60**	122	563	601	432	199		1,917
60		35	-	-	-		35
65	-	-	-	1,462	192		1,654
70	-	128	-	-	-		128
75	-	-	-	1,585	367		1,952
80	69	-	896	-	-		965
85	-	-	-	431	104		535
90	-	-	159	-	1		160
Total	191	726	1,656	3,934	892		7,399

* Only units that satisfy the replacement unit requirements described in Chapter 5.73.040.A.7 of the Municipal Code are required to be set aside at 50% of AMI.

**Up to 60%AMI attributable to restrictions created through other subsidy sources.

Distribution of MFTE-Restricted Units (For-Sale Only) by Percent of Area Median Income, 1998-2016
Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
AMI	1998 – 2002	2004-2008	2008-2010	2011 – Oct. 2015	2016	TOTAL
60					0	--
80	24	15			0	39
100			19	0	0	19
120			52	9	0	61
Total	24	15	71	9	0	119

Distribution of MFTE-Restricted Units (both Rental and For-Sale) by Size
Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
Unit Type	1998 – 2002	2004-2008	2008-2010	2011 – 2015	2016	TOTAL
SEDU/Cong.	-	-	-	7	14	21
Studio*	73	99	471	1,500	256	2399
1BR	93	347	848	1808	445	3541
2BR	33	257	392	561	141	1384
3BR	16	38	16	47	21	138
4BR	0	0	0	3	0	3
Total	215	741	1727	3943	892	7518

* Includes units required to be set aside as replacement units in accordance with Chapter 5.73.040.A.7 of the Municipal Code

SECTION III: Locations

State law requires that participating jurisdictions offer the MFTE program only in designated “residential targeted areas.” City Council has altered Seattle’s residential targeted areas over the years. Since late 2015, the RTA has included all multifamily-zoned properties in Seattle. For reporting purposes, OH tracks the urban centers and villages in which MFTE projects are located, or whether they are located outside of any urban centers or villages.

The following table shows the number of approved units by each urban center or urban village. Attachment B.1 - B.2 provides maps that display the locations of projects.

Project and Unit Counts by Location, 1998-2016
Based on approved applications

Urban Center/Village	Projects	Total Units					
		P1	P2	P3	P4	P5	TOTAL
12th Avenue	10	0	0	0	738	0	738
23rd & Union-Jackson	16	122	77	429	432	155	1,215
Admiral	3	0	0	0	275	0	275

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Aurora Licton Springs	7	0	0	0	173	47	220
Ballard	14	0	0	691	995	304	1,990
Belltown	5	0	0	0	600	145	745
Bitter Lake	2	0	138	476	0	0	614
Capitol Hill	39	0	0	774	1,468	99	2,341
Chinatown/ID	6	176	40	57	245	160	678
Columbia City	7	0	0	204	446	155	805
Commercial Core	0	0	0	0	0	0	0
Crown Hill	1	0	0	0	131	0	131
Delridge/Westwood Highland Park	2	0	0	195	16	0	211
Denny Triangle	2	65	0	0	74	0	139
Dravus	2	0	0	236	0	226	462
Eastlake	7	0	0	204	326	62	592
First Hill	6	0	0	0	517	665	1,182
Fremont	8	0	0	0	786	0	786
Green Lake	3	0	0	0	192	66	258
Greenwood-Phinney Ridge	4	0	0	0	224	0	224
Lake City	4	0	0	319	392	0	711
Madison-Miller	4	0	0	0	257	0	257
MLK @ Holly	5	54	0	351	515	0	920
Morgan Junction	2	0	0	0	68	0	68
None	4	0	0	0	0	216	216
North Beacon Hill	4	0	0	0	180	26	206
North Rainier	6	7	229	0	208	0	444
Northgate	4	0	163	278	265	217	923
Pike/Pine	11	0	0	0	1,072	0	1,072
Pioneer Square	4	50	132	0	241	0	423
Rainier Beach	0	0	0	0	0	0	0
Ravenna	0	0	0	0	0	0	0
Roosevelt	15	0	0	63	1,130	317	1,510
South Lake Union	12	0	272	0	1,820	384	2,476
South Park	0	0	0	0	0	0	0
University District - NW	19	0	125	47	1,359	132	1,663
Upper Queen Anne	0	0	0	0	0	0	0
Uptown	10	0	0	887	284	90	1,261
Wallingford	5	0	0	93	247	0	340
West Seattle Junction	21	0	0	621	1,811	52	2,484
TOTAL	274	474	1,176	5,925	17,487	3,518	28,580

SECTION IV: Final Certificates Issued in 2016, Program Monitoring, and Compliance

In 2016, OH approved Final Certificates of Tax Exemption for 34 projects located in 14 residential targeted areas. OH had approved initial applications for these 34 projects between December 2010 and August 2013.

All are rental projects. Attachment C provides detail on rent differentials for units within these 34 projects. One of the projects include microhousing with units averaging about 200 square feet that do not command market-rate rents in excess of MFTE limits. This MFTE application's submittal dates preceded issuance of Director's Rule 13-01 in 2013. In all other cases, though, market-rate studio units' weighted average of \$1,509 per month is about \$600 greater than the average for rent-restricted studios. Market-rate one-bedroom units' weighted average of \$1,908 per month is about \$700 greater than rent-restricted one-bedrooms. Market rate two-bedroom units' weighted average was \$2,759 per month, about \$1,200 greater than rent-restricted two-bedrooms.

Attachment F shows the locations and unit counts for the 34 projects receiving Final Certificates in 2016.

Ordinance 124877 created a new requirement that the Director of Housing "analyze rent levels information 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 2016, three projects had just completed their seventh year of participation in MFTE; of those, two projects, Colman School Apartments and Hiawatha Artist Lofts, are subject to deeper affordability requirements from other programs besides MFTE. The third project, Squire Park Plaza, is required to set aside 20% of its units at 80 to 90% of AMI, depending on unit type. This affordability level yields maximum rents (excluding utilities) of \$1,141 for studios, \$1,321 for 1BRs, and \$1,654 for 2BRs. This compares to market-rate rents of \$1,468 for studios, \$1,819 for 1BRs, and \$2,080 for 2BRs/1BA units.²

One-hundred eighteen participating projects submitted required annual certification reports in the fall of 2016. Report submittals to date represent a 98% response rate, with the remainder being actively pursued. The reports revealed few long-term vacancies of the MFTE set-aside units; occupancy patterns for the MFTE set-aside units were consistent with those of the market-rate units. 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. Follow-up site visits to approximately 50 properties, roughly one-third of the current MFTE private-market portfolio, will take place in the summer of 2017. The Office of Housing provides ongoing compliance support to owners and managers through monthly trainings and a dedicated MFTE and Incentive Zoning compliance resource webpage.

SECTION V: Expirations and Cancellations

Since the program's inception, the tax exemption has expired for 11 projects containing 451 total affordable units. One project with 12 affordable units expired at the end of 2016. Market-rate rents for studios in this project average \$1,230, and for 1-bedrooms average \$1,406. The next expirations are anticipated to occur after 2017. As new leases for the formerly Affordable Units are signed during 2017, OH will track the new market-rate rents, as per SMC 5.73.100.C and report them to Council in the 2017 MFTE Annual Report. Tenants in rent-restricted units

² Dupre + Scott, Rent and Vacancy Trends Reports, Fall 2016, City of Seattle market area, properties ranging from 23 to 251 units, built between 2007 and 2008

whose buildings expire from MFTE and revert to market-rate rents may be eligible to receive assistance through the City's Tenant Relocation Assistance Ordinance.

Since the program's inception, two projects have withdrawn from the MFTE program upon conversion to condominium: the Empress on Fifth and the Mosaic Apartments, both in the International District. Fourteen projects are received initial approvals but did not proceed to Final Certificate; they either chose not to submit applications for Final Certificate of Tax Exemption, likely because of the run-up in the market and resulting widening gap between potential market rents and MFTE rents. In other cases, construction delays resulted in an expiration of the Conditional Certificate, which expires after three years.

Attachment A provides detailed information on each of the expired projects.

SECTION VI: Tax Impacts and Rent Savings Analysis

MFTE Projects' Value in 2016

One-hundred sixty-three projects are actively receiving the tax exemption in 2017. 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 \$2.36 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 equal 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.

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 2017, the amount of collected property tax revenue that is attributable specifically to the current MFTE participants totals about \$9.20 million (City share is about \$2.61 million). An additional \$16.7 million in annual revenue (City share is about \$4.74 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 \$480,000 and total real property value of \$407.4 billion, based on the most recent 2016 figures as determined by the King County Department of Assessments, the MFTE program will result in an additional tax payment for the median Seattle homeowner of \$10.84 in 2017, an amount that changes from year to year.

In 2017, MFTE tenants' total rent savings will reach an anticipated \$19 million in projects for which MFTE is the lone rent restriction. This analysis assumes average market-rate rents in newly constructed buildings of \$1,472 for

studios, \$1,951 for 1BRs, and \$2,250 for 2BR/1BRs.³ In addition, the MFTE program continues to enable homeownership for 90 income-eligible households.

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

SECTION VII: Legislation

No MFTE legislation was passed in 2016. However, Director's Rule 02-2016 clarified how the City interprets the terms "Multifamily Housing", "Permanent Residential Occupancy", and "Project", as defined in Chapter 5.73.020.B of the Seattle Municipal Code, specifying that an MFTE project must include every unit designated for permanent residential use within the subject building, except in cases where the units in the building not included in the MFTE project are themselves subject to deeper affordability requirements.

³ Dupre + Scott, Rent & Vacancy Report, Spring 2016, City of Seattle, Built Year 2010-16

App No	Program	Year of Approval	Project Name	Address	City Council District	Residential Targeted Area / Urban Center / Urban Village	Status	Application Approved by Director	Final Certificate Issued	Tax Exemption Effective Year	Tax Exemption Expires 12/31	Subsidized	Rental / Homeowner	Micro	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	4BR Total	4BR Afford.	TRAC 50% AMI Units	ALL Total	ALL Afford.	% Restricted
99-05	P1	1999	Uwajimaya	512 S Weller	2	Chinatown/ID	Expired	4/23/1999	12/14/2001	2002	2011	NO	R	NO	0	0	56	32	84	14	36	0	0	0	0	0	0	176	46	26%
99-03	P1	1999	Verse	2201 S Jackson St	3	23rd & Union-Jackson	Expired	6/9/1999	11/15/2004	2005	2014	YES	R	NO	0	0	20	20	33	3	37	0	0	0	0	0	0	90	23	26%
99-06	P1	1999	Noji Gardens	3245 S Juneau St	2	MLK @ Holly	Expired	9/20/1999	12/5/2001	2002	2012	YES	HO	NO	0	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	YES	R	NO	0	0	21	21	44	44	0	0	0	0	0	0	0	65	65	100%
01-01	P1	2002	Stellina Condos	1746 S Charles St	3	23rd & Union-Jackson	Expired	2/22/2002	11/14/2004	2005	2015	YES	HO	NO	0	0	0	0	16	5	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	YES	R	NO	0	0	0	0	25	25	18	18	7	7	0	0	0	50	50	100%
02-03	P1	2002	Charleston Apts	3656 36th Ave S	2	North Rainier	Expired	10/28/2002	11/1/2004	2005	2014	YES	R	NO	0	0	0	0	2	2	3	3	2	2	0	0	0	7	7	100%
04-01	P2	2004	Judkins Park	1123 23rd Ave S	3	23rd & Union-Jackson	Expired	4/28/2004	11/30/2004	2005	2014	YES	R	NO	0	0	0	0	0	0	10	10	6	6	0	0	0	16	16	100%
04-02	P2	2004	Dakota	3642 33rd Ave S	3	North Rainier	Expired	4/28/2004	12/29/2005	2006	2015	YES	R	NO	0	0	0	0	35	35	111	111	32	32	0	0	0	178	178	100%
04-03	P2	2004	The Cairns	422 Yale Ave	4	South Lake Union	Expired	4/28/2004	11/8/2005	2006	2015	NO	R	NO	0	0	43	13	31	10	26	7	0	0	0	0	0	100	30	30%
04-04	P2	2004	Alley 24	224 Pontius Ave N	4	South Lake Union	Active	11/22/2004	6/27/2007	2008	2017	NO	R	NO	0	0	56	12	89	18	27	5	0	0	0	0	0	172	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	R	NO	0	0	20	6	20	6	0	0	0	0	0	0	0	40	12	30%
05-01	P2	2005	Quintessa	201 Yesler Way	4	Pioneer Square	Active	12/10/2005	12/6/2007	2008	2017	YES	R	NO	0	0	12	12	120	120	0	0	0	0	0	0	0	132	132	100%
06-02	P2	2006	Cambridge Apts	13030 Linden Ave N	7	Bitter Lake	Active	2/27/2006	9/12/2007	2008	2017	YES	R	NO	0	0	0	0	42	44	96	96	0	0	0	0	0	138	140	101%
06-04	P2	2006	Colman School Apts	2300 S Massachusetts St.	3	North Rainier	Active	8/22/2006	12/15/2008	2009	2018	YES	R	NO	0	0	11	11	22	22	3	3	0	0	0	0	0	36	36	100%
06-05	P2	2006	Hiawatha Artist Lofts	843 Hiawatha Place S	3	23rd & Union-Jackson	Active	12/13/2006	4/28/2008	2009	2018	YES	R	NO	0	0	0	0	55	55	6	6	0	0	0	0	0	61	61	100%
07-01	P2	2007	Nova Townhomes	1618 S Dearborn St	3	North Rainier	Active	2/16/2007	12/1/2009	2010	2019	YES	HO	NO	0	0	0	0	0	0	15	15	0	0	0	0	0	15	15	100%
07-02	P2	2007	507 Northgate	507 NE Northgate	7	Northgate	Active	4/4/2007	7/19/2009	2010	2019	NO	R	NO	0	0	111	33	46	15	6	1	0	0	0	0	163	49	30%	
05-02	P2	2005	Lothlorien	4730 University Way NE	4	University District - NW	Withdrawn	7/16/2010				NO	R	NO	0	0	40	12	75	22	10	3	0	0	0	0	0	125	37	30%
10-04	P3	2010	Twenty-34	2034 NW 56th St	6	Ballard	Withdrawn	2/27/2006				NO	R	NO	0	0	61	13	77	15	20	4	0	0	0	0	0	158	32	20%
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	R	NO	0	0	13	3	30	6	16	3	0	0	0	0	0	59	12	20%
07-04	P3	2007	Tressa	14100 Linden Ave N	7	Bitter Lake	Active	3/25/2008	12/2/2009	2010	2021	YES	R	NO	0	0	110	110	199	199	167	167	0	0	0	0	0	476	476	100%
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	YES	HO	NO	0	0	0	0	0	0	0	0	12	12	0	0	0	12	12	100%
08-01	P3	2008	Pontedera Condos	809 Hiawatha Pl S	3	23rd & Union-Jackson	Active	10/15/2008	9/28/2010	2011	2022	YES	HO	NO	0	0	0	0	26	19	60	38	8	2	0	0	0	94	59	63%
08-04	P3	2008	Kavela	6521 Roosevelt Way NE	5	Roosevelt	Active	10/15/2008	9/18/2013	2014	2025	NO	R	NO	0	0	4	1	49	10	10	2	0	0	0	0	0	63	13	21%
08-05	P3	2008	Broadway Building	1620 Broadway Ave E	3	Capitol Hill	Active	1/14/2009	6/21/2010	2011	2022	NO	R	NO	0	0	44	8	39	8	10	3	0	0	0	0	0	93	19	20%
09-03	P3	2009	Mural Apts, The	4727 42nd Ave SW	1	West Seattle Junction	Active	5/8/2009	10/7/2009	2010	2021	NO	R	NO	0	0	7	2	117	23	12	3	0	0	0	0	0	136	28	21%
09-04	P3	2009	Station at Othello Park	4219 S Othello St	2	MLK @ Holly	Active	5/8/2009	8/19/2011	2012	2023	NO	R	NO	0	0	163	33	147	30	41	8	0	0	0	0	0	351	71	20%
09-02	P3	2009	The Westside	801 E Thomas St	3	Capitol Hill	Withdrawn	5/27/2009				NO	R	NO	0	0	10	2	35	7	0	0	0	0	0	0	0	45	9	20%
09-06	P3	2009	Thornton Place	308 NE Thornton Place	7	Northgate	Active	6/8/2009	12/2/2009	2010	2021	NO	R	NO	0	0	65	13	176	36	37	7	0	0	0	0	0	278	56	20%
09-05	P3	2009	Link Apts	4550 38th Ave SW	1	West Seattle Junction	Active	6/8/2009	5/10/2011	2012	2023	NO	R	NO	0	0	0	0	185	37	10	2	0	0	0	0	0	195	39	20%
09-07	P3	2009	Youngtown Flats	4040 26th Ave SW	1	Delridge/Westwood Highland Park	Active	6/22/2009	8/15/2013	2014	2025	NO	R	NO	0	0	0	0	147	29	48	10	0	0	0	0	0	195	39	20%
09-08	P3	2009	Pratt Park	1800 S Jackson St	3	23rd & Union-Jackson	Active	6/29/2009	12/9/2009	2010	2021	NO	R	NO	0	0	74	15	109	22	61	12	0	0	0	0	0	244	49	20%
09-10	P3	2009	Claremont Apts	3333 Rainier Ave S	2	Columbia City	Active	10/7/2009	4/12/2011	2012	2023	YES	R	NO	0	0	0	0	38	38	28	28	2	2	0	0	0	68	68	100%
09-09	P3	2009	Altamira Apts	4100 SW Alaska St	1	West Seattle Junction	Active	10/18/2009	12/9/2009	2010	2021	NO	R	NO	0	0	45	9	88	18	24	5	0	0	0	0	0	157	32	20%
09-11	P3	2009	Equinox Apts	1520 Eastlake	5	Eastlake	Active	11/23/2009	10/22/2010	2011	2022	NO	R	NO	0	0	81	16	89	18	34	7	0	0	0	0	0	204	41	20%
09-12	P3	2009	Ascona Apts	200 5th Avenue South	2	Chinatown/ID	Active	12/10/2009	5/13/2010	2011	2022	YES	R	NO	0	0	57	57	0	0	0	0	0	0	0	0	0	57	57	100%
10-01	P3	2010	Joule Apts	523 Broadway Ave E	3	Capitol Hill	Active	3/24/2010	11/15/2010	2011	2022	NO	R	NO	0	0	72	14	186	38	37	7	0	0	0	0	0	295	59	20%
10-02	P3	2010	Ballard on the Park	2233 NW 58th Street	6	Ballard	Active	4/26/2010	12/31/2010	2011	2022	NO	R	NO	0	0	69	14	139	28	60	12	0	0	0	0	0	268	54	20%
10-03	P3	2010	Avalon Queen Anne	300 3rd Ave W	4	Uptown	Active	5/25/2010	6/15/2012	2013	2024	NO	R	NO	0	0	49	11	110	22	37	8	0	0	0	0	0	196	41	21%
10-05	P3	2010	Solana aPodments	310 17th Ave S	3	23rd & Union-Jackson	Active	10/4/2010	11/29/2011	2012	2023	NO	R	YES	0	0	32	7	0	0	0	0	0	0	0	0	0	32	7	22%
10-06	P3	2010	Citizen, The	1220 E Madison	3	Capitol Hill	Active	10/14/2010	4/13/2012	2013	2024	NO	R	NO	0	0	98	20	9	2	0	0	0	0	0	0	0	107	22	21%
10-07	P3	2010	Slate Apartments	3040 17th Ave W	4	Dravus	Active	10/25/2010	8/27/2013	2014	2025	NO	R	NO	0	0	80	16	119	24	37	8	0	0	0	0	0	236	48	20%
10-09	P3	2010	Greenhouse	3701 S Hudson Street	2	Columbia City	Active	11/16/2010	10/5/2012	2013	2024	NO	R	NO	0	0	0	0	115	23	9	2	0	0	0	0	0	124	25	20%
10-08	P3	2010	Trovere aPodments	4309 7th Ave NE	5	University District - NW	Active	11/17/2010	11/29/2011	2012	2023	NO	R	YES	0	0	47	10	0	0	0	0	0	0	0	0	0	47	10	21%
10-10	P3	2010	Lyric	230 Broadway Ave E	3	Capitol Hill	Active	12/2/2010	11/19/2012	2013	2024	NO	R	NO	0	0	70	14	106	21	58	12	0	0	0	0	0	234	47	20%
10-11	P3	2010	Avalon Ballard	1400 NW Market Street	6	Ballard	Active	12/9/2010	7/16/2013	2014	2025	NO	R	NO	0	0	64	13	138	28	63	12	0	0	0	0	0	265	53	20%
10-12	P3	2010	708 Uptown	708 6th Ave N	4	Uptown	Active	12/22/2010	12/21/2012	2013	2024	NO	R	NO	0	0	78	16	39	8	1	0	0	0	0	0	0	118	24	20%
10-15	P3	2010	H2O Apts	201 West Harrison	4	Uptown	Active	12/22/2010	12/31/2012	2013	2024	NO	R	NO	0	0	5	1	24	5	11	2	0	0	0	0	0	40	8	20%
10-13	P3	2010	Array	14027 Lake City Way NE	7	Lake City	Active	12/22/2010	8/15/2014	2015	2026	NO	R	NO	0	0	62	13	187	38	70	13	0	0	0	0	0	319	64	20%
10-14																														

App No	Program	Year of Approval	Project Name	Address	City Council District	Residential Targeted Area / Urban Center / Urban Village	Status	Application Approved by Director	Final Certificate Issued	Tax Exemption Effective Year	Tax Exemption Expires 12/31	Subsidized	Rental / Homeowner	Micro	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	4BR Total	4BR Afford.	TRAO 50% AMI Units	ALL Total	ALL Afford.	% Restricted
11-12	P4	2011	Muriels Landing	5240 University Way NE	5	University District - NW	Active	8/4/2011	12/29/2012	2013	2024	NO	R	NO	0	0	62	13	38	7	0	0	0	0	0	0	0	100	20	20%
11-13	P4	2011	Blake	5020 California Ave SW	1	West Seattle Junction	Active	8/8/2011	11/12/2014	2015	2026	NO	R	NO	0	0	35	7	56	12	10	2	0	0	0	0	0	101	21	21%
11-07	P4	2011	Evolve	954 E Union St	3	Pike/Pine	Active	8/24/2011	12/3/2014	2015	2026	NO	R	NO	0	0	5	1	54	11	20	4	0	0	0	0	0	79	16	20%
11-14	P4	2011	Lake City Senior Apts	13730 Lake City Way NE	7	Lake City	Pipeline	8/26/2011				NO	R	NO	0	0	0	0	52	11	52	10	0	0	0	0	0	104	21	20%
11-15	P4	2011	Joseph Arnold Lofts	2708 Elliot Ave	4	Beltown	Active	9/2/2011	11/21/2013	2014	2025	NO	R	NO	0	0	19	3	97	20	16	4	0	0	0	0	0	132	27	20%
11-16	P4	2011	Midvale 4	8555 Midvale Ave N	7	Aurora Licton Springs	Active	10/14/2011	6/29/2012	2013	2024	NO	R	NO	0	0	0	0	0	0	0	0	4	1	0	0	0	4	1	25%
11-17	P4	2011	Viktoria	1915 2nd Ave	4	Beltown	Withdrawn	10/31/2011				NO	R	NO	0	0	121	24	92	19	36	7	0	0	0	0	0	249	50	20%
11-18	P4	2011	Alturra aPodments	306 Summit Ave E	3	Capitol Hill	Active	11/30/2011	11/30/2012	2013	2024	NO	R	YES	0	0	56	12	0	0	0	0	0	0	0	0	0	56	12	21%
11-19	P4	2011	Emerald 10	315 10th Ave	3	12th Avenue	Active	12/9/2011	10/5/2012	2013	2024	NO	R	YES	0	0	36	8	0	0	0	0	0	0	0	0	0	36	8	22%
11-20	P4	2011	Wallingford Studios	4516 Meridian Ave N	5	Wallingford	Active	1/13/2012	9/4/2013	2014	2025	NO	R	YES	0	0	40	8	0	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	R	NO	0	0	28	6	62	12	18	4	0	0	0	0	0	108	22	20%
12-43	P4	2012	Lightbox	4545 8th Ave NE	5	University District - NW	Active	2/14/2012	8/7/2014	2015	2026	NO	R	NO	0	0	72	15	54	11	36	7	0	0	0	0	0	162	33	20%
12-06	P4	2012	OneOne6	116 13th Ave E	3	Capitol Hill	Active	4/6/2012	10/16/2013	2014	2025	NO	R	YES	0	0	57	12	0	0	0	0	0	0	0	0	0	57	12	21%
12-02	P4	2012	Boxcar	975 John St	4	South Lake Union	Active	4/6/2012	8/27/2013	2014	2025	NO	R	NO	0	0	117	24	28	5	0	0	0	0	0	0	0	145	29	20%
12-05	P4	2012	Pine + Minor	1519 Minor Ave	4	Pike/Pine	Active	4/6/2012	9/4/2013	2014	2025	NO	R	NO	0	0	75	16	36	7	0	0	0	0	0	0	0	111	23	21%
12-03	P4	2012	Strada aPodments	4516 7th Ave NE	5	University District - NW	Active	4/6/2012	2/24/2014	2015	2026	NO	R	YES	0	0	47	10	0	0	0	0	0	0	0	0	0	47	10	21%
12-07	P4	2012	Capitol House Apts	1703 18th Ave	3	Capitol Hill	Withdrawn	4/6/2012					R	YES	0	0	62	13	0	0	0	0	0	0	0	0	0	62	13	21%
12-08	P4	2012	Footprint 11th	422 11th Ave E	3	Capitol Hill	Active	4/27/2012	12/3/2013	2014	2025	NO	R	YES	0	0	53	11	0	0	0	0	0	0	0	0	0	53	11	21%
12-09	P4	2012	Wally Apts	4111 Stone Way N	5	Wallingford	Active	4/27/2012	10/2/2013	2014	2025	NO	R	NO	0	0	5	1	22	5	0	0	0	0	0	0	0	27	6	22%
12-10	P4	2012	Footprint - Avalon Studios	3266 SW Avalon Way	1	West Seattle Junction	Active	4/27/2012	11/17/2014	2015	2026	NO	R	YES	0	0	56	12	0	0	0	0	0	0	0	0	0	56	12	21%
12-11	P4	2012	Marq West Seattle	3261 SW Avalon Way	1	West Seattle Junction	Active	4/27/2012	3/19/2014	2015	2026	NO	R	NO	0	0	24	5	65	14	22	4	0	0	0	0	0	111	23	21%
12-12	P4	2012	Aperture on Fifth	500 John St	4	Uptown	Active	5/14/2012	12/4/2014	2015	2026	NO	R	NO	0	0	24	5	62	13	16	3	0	0	0	0	0	102	21	21%
12-13	P4	2012	Alder Flats	220 10th Ave	3	12th Avenue	Active	6/8/2012	12/3/2013	2014	2025	NO	R	YES	0	0	92	19	0	0	0	0	0	0	0	0	0	92	19	21%
12-16	P4	2012	Local 418 Apartments	418 Bellevue Ave E	3	Capitol Hill	Active	6/8/2012	9/25/2013	2014	2025	NO	R	NO	0	0	9	2	36	8	3	0	0	0	0	0	0	48	10	21%
12-15	P4	2012	Bridges at 11th	4557 11th Ave NE	5	University District - NW	Active	6/8/2012	11/20/2015	2016	2027	NO	R	NO	0	0	66	12	52	12	55	11	11	2	0	0	0	184	37	20%
12-14	P4	2012	Brooklyn Court	6512 12th Ave NE	5	Roosevelt	Withdrawn	6/13/2012				NO	R	NO	0	0	21	4	18	3	15	4	0	0	0	0	0	54	11	20%
12-18	P4	2012	AmlI Ballard	2428 NW Market St	6	Ballard	Withdrawn	6/15/2012				NO	R	NO	0	0	59	12	186	37	59	12	0	0	0	0	0	304	61	20%
12-17	P4	2012	REO Flats	1515 14th Ave	3	Pike/Pine	Active	6/19/2012	8/21/2014	2015	2026	NO	R	NO	0	0	30	6	61	13	17	3	0	0	0	0	0	108	22	20%
12-19	P4	2012	Stack House	420 Pontius Ave N	4	South Lake Union	Active	6/21/2012	12/3/2013	2014	2025	NO	R	NO	0	0	74	15	156	31	48	10	0	0	0	0	0	278	56	20%
12-20	P4	2012	Madison Two-O	1811 20th Ave	3	23rd & Union-Jackson	Withdrawn	6/27/2012				NO	R	YES	0	0	56	12	0	0	0	0	0	0	0	0	0	56	12	21%
12-22	P4	2012	1812 12th Ave	1812 12th Avenue	3	Capitol Hill	Active	7/23/2012	7/14/2014	2015	2026	NO	R	YES	0	0	39	8	0	0	0	0	0	0	0	0	3	39	11	28%
12-23	P4	2012	Cal Park Studios	1806 12th Avenue	3	Capitol Hill	Active	7/23/2012	7/14/2014	2015	2026	NO	R	YES	0	0	39	8	0	0	0	0	0	0	0	0	0	39	8	21%
12-21	P4	2012	Rainier Vista Block S Lot 2	4057 Martin Luther King Way S	2	Columbia City	Active	8/28/2012	12/11/2014	2015	2026	YES	HO	NO	0	0	0	0	1	1	0	0	8	8	0	0	0	9	9	100%
12-24	P4	2012	Stream Belmont	500 Belmont Ave E	3	Capitol Hill	Active	8/28/2012	5/23/2014	2015	2026	NO	R	NO	0	0	49	10	20	4	1	0	0	0	0	0	0	70	14	20%
12-26	P4	2012	Venetia	4324 8th Ave NE	5	University District - NW	Active	9/18/2012	12/3/2013	2014	2025	NO	R	YES	0	0	50	10	0	0	0	0	0	0	0	0	0	50	10	20%
12-27	P4	2012	Cortena	227 Boyston Ave E	6	Capitol Hill	Active	9/18/2012	12/3/2013	2014	2025	NO	R	YES	0	0	34	7	0	0	0	0	0	0	0	0	0	34	7	21%
12-25	P4	2012	Franklin Studios	2371 Franklin Ave E	5	Eastlake	Active	9/18/2012	7/14/2014	2015	2026	NO	R	YES	0	0	35	7	0	0	0	0	0	0	0	0	0	35	7	20%
12-28	P4	2012	Holgate 12	1814 12th Avenue S	3	North Beacon Hill	Active	9/19/2012	11/20/2015	2016	2027	NO	R	NO	0	0	3	1	11	2	8	2	0	0	0	0	0	22	5	23%
12-30	P4	2012	AMLI Bargreen	1260 Republican St	4	South Lake Union	Withdrawn	10/8/2012				NO	R	NO	0	0	36	7	109	22	30	6	0	0	0	0	0	175	35	20%
12-32	P4	2012	525 at the Enclave	525 NE Northgate Way	7	Northgate	Active	10/26/2012	11/20/2015	2016	2027	NO	R	NO	0	0	178	36	73	15	14	3	0	0	0	0	0	265	54	20%
12-34	P4	2012	12th Ave Arts	1620 12th Ave	3	Pike/Pine	Active	10/30/2012	12/9/2014	2015	2026	YES	R	NO	0	0	8	8	72	72	8	8	0	0	0	0	0	88	88	100%
12-35	P4	2012	Roosevelt Townhomes	6313 15th Ave NE	5	Roosevelt	Active	12/11/2012	5/29/2014	2015	2026	NO	R	NO	0	0	0	0	0	0	10	2	2	1	0	0	0	12	3	25%
12-38	P4	2012	Innovative Living @ Roosevelt	817 NE 64th St	5	Roosevelt	Active	12/17/2012	2/5/2014	2015	2026	NO	R	NO	0	0	16	4	0	0	0	0	0	0	0	0	0	16	4	25%
12-36	P4	2012	Velo Apts	3653 Woodland Park Ave N	5	Fremont	Active	12/20/2012	12/9/2014	2015	2026	NO	R	NO	0	0	0	0	159	32	8	2	0	0	0	0	2	167	36	22%
12-40	P4	2012	Spruce	3922 SW Alaska St	1	West Seattle Junction	Active	12/20/2012	12/21/2015	2016	2027	NO	R	NO	0	0	23	5	160	32	33	7	0	0	0	0	0	216	44	20%
13-01	P4	2013	Anthem	103 12th Ave	3	12th Avenue	Active	1/15/2013	11/20/2015	2016	2027	NO	R	NO	0	0	40	8	50	10	30	6	0	0	0	0	0	120	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	R	NO	0	0	14	3	27	5	5	1	0	0	0	0	0	46	9	20%
13-03	P4	2013	Studio 7	4029 7th Ave NE	5	University District - NW	Active	1/24/2013	12/1/2015	2016	2027	NO	R	YES	0	0	75	15	0	0	0	0	0	0	0	0	0	75	15	20%
12-41	P4	2013	Springline	3220 California Ave SW	1	Admiral	Active	2/1/2013	9/29/2016	2017	2028	NO	R	NO	0	0	4	1	61	13	69	13	0	0	0	0	3	134	30	22%
12-42	P4	2013	3211 California Ave SW	3211 California Ave SW	1	Admiral	Withdrawn	2/1/2013				NO	R	NO	0	0	4	1	49	10	10	2	0	0	0	0	0	63	13	21%
12-29	P4	2013	Footprint Delridge	4546 Delridge Way SW	1	Delridge/Westwood Highland Park	Active	2/15/2013	12/24/2013	2014	2025	NO	R	YES	0	0	16	4	0	0	0	0	0	0	0	0	0	16	4	25%
12-33	P4	2013	1806 23rd Ave	1806 23rd Ave	3	Madison-Miller	Active	2/15/2013	12/11/2014	2015	2026	NO	R	YES	0															

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13-22	P4	2013	Argento	111 21st Ave E	3	Capitol Hill	Pipeline	6/26/2013				NO	R	YES	0	0	59	12	0	0	0	0	0	0	0	0	0	59	12	20%
13-26	P4	2013	Lexicon	120 Harvard Ave E	3	Capitol Hill	Active	7/16/2013	11/12/2014	2015	2026	NO	R	NO	0	0	12	3	5	1	19	4	0	0	0	0	0	36	8	22%
13-24	P4	2013	Identity, Building I	4119 12th Ave NE	5	University District - NW	Active	8/1/2013	12/9/2014	2015	2026	NO	R	NO	0	0	101	21	0	0	0	0	0	0	0	0	0	101	21	21%
13-25	P4	2013	Identity, Building II	4106 12th Ave	5	University District - NW	Active	8/1/2013	12/9/2014	2015	2026	NO	R	NO	0	0	88	18	1	0	7	2	0	0	0	0	0	96	20	21%
13-28	P4	2013	9th & Pine Apartments	1601 9th Ave	4	Denny Triangle	Active	8/1/2013	6/9/2015	2016	2027	NO	R	NO	0	0	0	0	69	14	5	1	0	0	0	0	0	74	15	20%
13-27	P4	2013	AMLI South Lake Union Phase II	528 Pontius St	1	South Lake Union	Withdrawn	8/1/2013				NO	R	NO	0	0	21	6	63	14	10	4	0	0	0	0	94	24	26%	
13-16	P4	2013	Positano	3640 Woodland Park Ave N	5	Fremont	Active	8/2/2013	11/17/2014	2015	2026	NO	R	YES	0	0	66	14	0	0	0	0	0	0	0	0	0	66	14	21%
13-23	P4	2013	Junction 47	4700 California Ave SW	1	West Seattle Junction	Active	8/2/2013	12/18/2015	2016	2027	NO	R	NO	0	0	28	6	152	31	23	5	0	0	0	0	0	203	42	21%
13-29	P4	2013	4730 California	4730 California Ave SW	1	West Seattle Junction	Active	8/9/2013	6/25/2015	2016	2027	NO	R	NO	0	0	5	1	56	11	14	3	0	0	0	0	0	75	15	20%
13-32	P4	2013	50th & Roosevelt Apartments	4750 Roosevelt Way NE	5	University District - NW	Pipeline	9/3/2013				NO	R	NO	0	0	35	7	5	1	20	4	0	0	0	0	0	60	12	20%
13-17	P4	2013	Eastlake Flats	2820 Eastlake Ave E	5	Eastlake	Active	9/6/2013	5/31/2016	2017	2028	NO	R	YES	0	0	110	22	0	0	0	0	0	0	0	0	2	110	24	22%
13-30	P4	2013	Ray Apartments	3636 Stone Way N	5	Fremont	Active	9/6/2013	9/21/2015	2016	2027	NO	R	NO	0	0	3	1	92	18	24	5	0	0	0	0	0	119	24	20%
13-33	P4	2013	Rooster	910 NE 65th St	5	Roosevelt	Active	9/27/2013	12/11/2015	2016	2027	NO	R	NO	0	0	98	20	75	15	23	5	0	0	0	0	0	196	40	20%
13-36	P4	2013	Aura	4435 35th Ave SW	1	West Seattle Junction	Active	11/27/2013	10/31/2016	2017	2028	NO	R	NO	0	0	33	7	91	19	27	5	0	0	0	0	0	151	31	21%
13-37	P4	2013	Bowman Stone Way	3801 Stone Way N	5	Fremont	Active	12/13/2013	12/15/2016	2017	2028	NO	R	NO	0	0	34	7	199	40	41	8	0	0	0	0	0	274	55	20%
13-40	P4	2013	Summit Ave Studios	1728 Summit Ave	3	Capitol Hill	Pipeline	12/23/2013				NO	R	NO	0	0	41	9	0	0	0	0	0	0	0	0	0	41	9	22%
13-38	P4	2013	Rubix	515 Harvard Ave E	3	Capitol Hill	Active	12/24/2013	12/24/2015	2016	2027	NO	R	NO	0	0	15	3	42	9	16	3	0	0	0	0	0	73	15	21%
13-34	P4	2014	Denny 18	1823 18th Ave	3	12th Avenue	Active	1/23/2014	10/16/2016	2017	2028	NO	R	NO	0	0	4	1	22	5	8	1	0	0	0	0	0	34	7	21%
13-39	P4	2014	Publix	500 5th Ave S	2	Chinatown/ID	Active	2/5/2014	10/31/2016	2017	2028	NO	R	NO	0	0	53	11	50	10	22	4	0	0	0	0	0	125	25	20%
14-01	P4	2014	80 S Main	80 S Main St	4	Pioneer Square	Withdrawn	2/11/2014				NO	R	NO	0	0	12	3	27	5	3	1	0	0	0	0	0	42	9	21%
14-02	P4	2014	Ballard Public	2248 NW 64th St	6	Ballard	Active	2/11/2014	12/21/2015	2016	2027	NO	R	NO	0	0	5	1	67	14	24	5	0	0	0	0	0	96	20	21%
13-43	P4	2014	Craft Apartments	1315 E Jefferson St	3	12th Avenue	Active	2/26/2014	10/31/2016	2017	2028	NO	R	NO	0	0	15	3	17	4	0	0	0	0	0	0	0	32	7	22%
13-42	P4	2014	Beryl	1200 E Pike St	3	Pike/Pine	Active	3/1/2014	10/22/2015	2016	2027	NO	R	NO	0	0	52	11	33	7	3	0	0	0	0	0	1	88	19	22%
14-03	P4	2014	Whittaker (Phase I)	4755 Fauntleroy Way SW	1	West Seattle Junction	Active	3/7/2014	11/30/2016	2017	2028	NO	R	NO	0	0	5	1	100	20	24	5	0	0	0	0	0	129	26	20%
14-05	P4	2014	Icon	308 4th Ave S	2	Chinatown/ID	Active	3/7/2014	12/23/2016	2017	2028	NO	R	NO	0	0	91	18	24	5	5	1	0	0	0	0	0	120	24	20%
14-07	P4	2014	1410 S King St	1414 S King St	3	23rd & Union-Jackson	Active	3/18/2014	12/3/2015	2016	2027	NO	R	NO	0	0	12	3	0	0	0	0	0	0	0	0	0	12	3	25%
14-06	P4	2014	23rd & Union	2203 E Union St	3	23rd & Union-Jackson	Active	3/18/2014	7/25/2016	2017	2028	NO	R	NO	0	0	27	5	56	12	9	2	0	0	0	0	0	92	19	21%
14-08	P4	2014	Lofts at the Junction	4535 44th Ave SW	1	West Seattle Junction	Active	4/9/2014	4/28/2016	2017	2028	NO	R	NO	0	0	36	8	0	0	0	0	0	0	0	0	0	36	8	22%
14-09	P4	2014	Mad Flats	1523 E Madison St	3	Capitol Hill	Active	4/21/2014	3/9/2016	2017	2028	NO	R	NO	0	0	55	11	0	0	0	0	0	0	0	0	0	55	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	R	NO	0	0	0	0	116	23	19	4	0	0	0	0	0	135	27	20%
14-11	P4	2014	Cue Apartments	721 E Pine St	2	Pike/Pine	Active	5/9/2014	12/18/2015	2016	2027	NO	R	NO	0	0	1	0	82	17	7	1	0	0	0	0	0	90	18	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	R	NO	0	0	48	10	0	0	0	0	0	0	0	0	0	48	10	21%
14-14	P4	2014	Viridian	6917 California Ave SW	1	Morgan Junction	Active	6/13/2014	12/9/2015	2016	2027	NO	R	NO	0	0	30	6	0	0	0	0	0	0	0	0	0	30	6	20%
14-15	P4	2014	Stream Fifteen	605 15th Ave E	3	Capitol Hill	Active	6/13/2014	12/21/2015	2016	2027	NO	R	NO	0	0	6	1	22	5	6	1	0	0	0	0	0	34	7	21%
14-30	P4	2014	1611 S. Weller	1611 S Weller St	3	23rd & Union-Jackson	Pipeline	6/23/2014				NO	R	NO	0	0	6	2	0	0	2	0	0	0	0	0	0	8	2	25%
14-17	P4	2014	Janus	101 NW 85th St	6	Greenwood-Phinney Ridge	Active	6/23/2014	9/12/2016	2017	2028	NO	R	NO	0	0	24	5	74	15	7	1	0	0	0	0	0	105	21	20%
14-12	P4	2014	Smith & Burns	1321 N 45th St	5	Wallingford	Active	7/14/2014	12/1/2015	2016	2027	NO	R	NO	0	0	27	6	107	21	16	3	0	0	0	0	0	150	30	20%
14-18	P4	2014	Birch Annex	1720 14th Ave	3	Capitol Hill	Pipeline	7/14/2014				NO	R	NO	0	0	0	0	8	2	0	0	0	0	0	0	0	8	2	25%
14-21	P4	2014	Vibe Fremont	3601 Greenwood Ave N	6	Fremont	Active	8/7/2014	12/23/2015	2016	2027	NO	R	NO	0	0	28	6	30	6	5	1	0	0	0	0	0	63	13	21%
14-19	P4	2014	Reverb	1023 E Alder St	3	12th Avenue	Active	8/15/2014	12/6/2016	2017	2028	NO	R	NO	0	0	38	8	35	7	12	2	0	0	0	0	0	85	17	20%
14-22	P4	2014	Junction Flats	4433 42nd Ave SW	1	West Seattle Junction	Active	8/15/2014	2016	2017	2028	NO	R	NO	0	0	19	4	46	9	13	3	0	0	0	0	0	78	16	21%
14-20	P4	2014	Decibel	301 12th Ave	3	12th Avenue	Active	8/21/2014	2016	2017	2028	NO	R	NO	0	0	30	6	35	7	10	2	0	0	0	0	0	75	15	20%
14-16	P4	2014	Eleanor	800 NE 67th St	5	Roosevelt	Active	9/10/2014	11/8/2016	2017	2028	NO	R	NO	0	0	12	3	179	36	69	13	0	0	0	0	0	260	52	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	R	NO	0	0	0	0	0	0	11	3	1	0	0	0	0	12	3	25%
14-28	P4	2014	Capitol Hill Urban Cohousing	1720 12th Ave	3	Capitol Hill	Active	10/2/2014	10/21/2016	2017	2028	NO	R	NO	0	0	0	0	0	0	6	2	3	0	0	0	0	9	2	22%
14-32	P4	2014	Helene Apartments	414 NE Ravenna Blvd	6	Green Lake	Active	10/7/2014				NO	R	NO	0	0	55	11	7	2	0	0	0	0	0	0	0	62	13	21%
14-23	P4	2014	777 Thomas Street	777 Thomas St	4	South Lake Union	Pipeline	10/7/2014				NO	R	NO	0	0	43	9	109	22	22	4	0	0	0	0	0	174	35	20%
14-27	P4	2014	Ray East	3651 Interlake Ave N	5	Fremont	Active	10/7/2014	9/17/2015	2016	2027	NO	R	NO	0	0	12	3	5	1	0	0	0	0	0	0	0	17	4	24%
14-29	P4	2014	601 Pike Apartments	601 E Pike St	3	Pike/Pine	Pipeline	10/16/2014				NO	R	NO	0	0	11	2	45	9	4	1	0	0	0	0	0	60	12	20%
14-33	P4	2014	Lime Studios	3639 Linden Ave N	6	Fremont	Active	11/12/2014	12/7/2016	2017	2028	NO	R	NO	0	0	35	7	0	0	0	0	0	0	0	0	0	35	7	20%
14-34	P4	2014	Whittaker, Phase II	4755 Fauntleroy Way SW	1	West Seattle Junction	Pipeline	12/4/2014				NO	R	NO	0	0	20	4	215	43	25	5	0	0	0	0	0	260	52	20%
14-37	P4	2015	Lake City Place Apartments	12311 32nd Ave NE	7	Lake City	Pipeline	12/23/2014				NO	R	NO	0	0	34	7	66	13	44	9	0	0	0	0	0	144	29	20%
15-01	P4	2015	Freemont Breeze																											

App No	Program	Year of Approval	Project Name	Address	City Council District	Residential Targeted Area / Urban Center / Urban Village	Status	Application Approved by Director	Final Certificate Issued	Tax Exemption Effective Year	Tax Exemption Expires 12/31	Subsidized	Rental / Homeowner	Micro	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	4BR Total	4BR Afford.	TRAO 50% AMI Units	ALL Total	ALL Afford.	% Restricted
15-20	P4	2015	Brooklyn 50	5001 Brooklyn Ave NE	5	University District - NW	Pipeline	4/8/2015				NO	R	NO	0	0	55	11	0	0	0	0	0	0	0	0	0	55	11	20%
15-21	P4	2015	1715 12th	1715 12th Av	3	Capitol Hill	Pipeline	4/8/2015				NO	R	NO	0	0	33	7	0	0	0	0	0	0	0	0	0	33	7	21%
15-22	P4	2015	Othello Apartments	7339 43rd Ave S	2	MLK @ Holly	Pipeline	4/8/2015				NO	R	NO	0	0	94	19	0	0	0	0	0	0	0	0	0	94	19	20%
15-23	P4	2015	714 Apartments	714 N 95th St	7	Aurora Licton Springs	Pipeline	4/8/2015				NO	R	NO	0	0	41	9	0	0	0	0	0	0	0	0	0	41	9	22%
15-25	P4	2015	Fremont Place Apartments	3519 Fremont Place N	6	Fremont	Pipeline	4/8/2015				NO	R	NO	0	0	45	9	0	0	0	0	0	0	0	0	0	45	9	20%
15-02	P4	2014	Stencil	2407 E Union St	3	23rd & Union-Jackson	Active	4/8/2015	9/12/2016	2017	2028	NO	R	NO	0	0	3	1	30	6	6	1	0	0	0	0	0	39	8	21%
15-27	P4	2015	Roosevelt II	834 NE 67th St	5	Roosevelt	Pipeline	4/9/2015				NO	R	NO	0	0	76	16	0	0	0	0	0	0	0	0	0	76	16	21%
15-28	P4	2015	East Howe Steps	1823 Eastlake Ave E	5	Eastlake	Active	4/15/2015	12/22/2016	2017	2028	NO	R	NO	0	0	32	7	51	10	8	2	0	0	0	0	0	91	19	21%
15-08	P4	2015	1216 66th Apartments	1216 NE 66th St	5	Roosevelt	Pipeline	5/14/2015				NO	R	NO	0	0	63	13	109	22	34	7	0	0	0	0	0	206	42	20%
15-17	P4	2015	EcoLuxe 1	1319 NE 65th St	5	Roosevelt	Pipeline	5/14/2015				NO	R	NO	0	0	36	8	5	1	0	0	0	0	0	0	0	41	9	22%
15-18	P4	2015	EcoLuxe 2	6418 Brooklyn Ave NE	5	Roosevelt	Pipeline	5/14/2015				NO	R	NO	0	0	36	8	5	1	0	0	0	0	0	0	0	41	9	22%
15-26	P4	2015	EcoLuxe 3	1403 NE 65th St	5	Roosevelt	Pipeline	5/14/2015				NO	R	NO	0	0	36	8	5	1	0	0	0	0	0	0	0	41	9	22%
14-35	P4	2015	Modera South Lake Union	435 Dexter Ave N	4	South Lake Union	Active	5/22/2015	12/3/2016	2017	2028	NO	R	NO	0	0	68	16	190	36	25	7	11	0	0	0	0	294	59	20%
15-29	P4	2015	Keelson	1537 NW 56th St	6	Ballard	Active	5/22/2015	12/20/2016	2017	2028	NO	R	NO	0	0	36	8	43	8	23	5	0	0	0	0	0	102	21	21%
15-31	P4	2015	Othello Station North	4200 S Othello St	2	MLK @ Holly	Pipeline	6/9/2015				NO	R	NO	0	0	87	18	230	46	36	7	0	0	0	0	0	353	71	20%
15-32	P4	2015	Augusta Apartments	4041 Roosevelt Way NE	5	University District - NW	Pipeline	6/9/2015				NO	R	NO	0	0	72	15	86	17	45	10	5	0	0	0	0	208	42	20%
15-34	P4	2015	Abbey Lincoln Court	2020 S Jackson St	3	23rd & Union-Jackson	Active	6/17/2015	12/2/2016	2017	2028	YES	R	NO	0	0	24	24	27	27	16	16	1	1	0	0	0	68	68	100%
15-35	P4	2015	Prexy	4737 Roosevelt Way NE	5	University District - NW	Active	7/15/2015	12/20/2016	2017	2028	NO	R	NO	0	0	62	13	0	0	4	1	0	0	0	0	0	66	14	21%
15-19	P4	2015	550 Broadway Apartments	515 Broadway	3	12th Avenue	Pipeline	7/22/2015				NO	R	NO	0	0	78	16	68	14	22	4	0	0	0	0	0	168	34	20%
15-39	P4	2015	316 Alaskan Way	316 Alaskan Way S	4	Pioneer Square	Pipeline	8/3/2015				NO	R	NO	0	0	70	14	109	22	20	4	0	0	0	0	0	199	40	20%
15-41	P4	2015	Uptown 22	531 Queen Anne Ave N	4	Uptown	Pipeline	8/3/2015				NO	R	NO	0	0	8	2	22	4	4	1	0	0	0	0	0	34	7	21%
15-06	P4	2015	Parsonage	4128 Brooklyn Ave NE	5	University District - NW	Pipeline	8/21/2015				NO	R	NO	0	0	63	13	0	0	0	0	0	0	14	3	0	77	16	21%
15-30	P4	2015	Cora	19 W Harrison St	3	Uptown	Pipeline	8/21/2015				NO	R	NO	0	0	10	2	48	10	15	3	0	0	0	0	0	73	15	21%
15-37	P4	2015	Vitamilk South	419 NE 71st St	6	Green Lake	Pipeline	8/21/2015				NO	R	NO	0	0	86	18	44	8	0	0	0	0	0	0	0	130	26	20%
15-40	P4	2015	Madison Apartments	2305 E Madison St	3	Madison-Miller	Pipeline	8/21/2015				NO	R	NO	1	0	24	5	22	5	4	1	0	0	0	0	0	51	11	22%
15-42	P4	2015	Westlake Steps	1207 Westlake Ave N	4	South Lake Union	Pipeline	8/21/2015				NO	R	NO	0	0	0	0	361	72	24	5	0	0	0	0	0	385	77	20%
15-38	P4	2015	Waterton Apartments	2203 Eastlake Ave E	5	Eastlake	Pipeline	9/21/2015				NO	R	NO	0	0	7	2	31	6	7	1	0	0	0	0	0	45	9	20%
15-43	P4	2015	Broadcast	1420 E Madison St	3	Pike/Pine	Pipeline	9/21/2015				NO	R	NO	0	0	49	10	20	4	5	1	0	0	0	0	0	74	15	20%
15-44	P4	2015	Medora	6800 Roosevelt Way NE	5	Roosevelt	Pipeline	9/21/2015				NO	R	NO	0	0	21	4	30	6	28	6	0	0	0	0	0	79	16	20%
15-36	P4	2015	Broadstone Clarendon	124 Denny Way	7	Uptown	Pipeline	10/16/2015				NO	R	NO	0	0	0	0	65	13	10	2	0	0	0	0	0	75	15	20%
15-46	P4	2015	AJ	4505 42nd Ave SW	1	West Seattle Junction	Pipeline	10/22/2015				NO	R	NO	0	0	7	2	41	8	6	1	0	0	0	0	0	54	11	20%
15-47	P4	2015	Stream 403	403 Belmont Ave E	3	Capitol Hill	Pipeline	10/22/2015				NO	R	NO	0	0	10	2	37	8	0	0	0	0	0	0	0	47	10	21%
15-48	P4	2015	Yesler Terrace Block 2E	123 Broadway	3	First Hill	Pipeline	10/22/2015				NO	R	NO	0	0	53	11	113	23	28	5	0	0	0	0	0	194	39	20%
15-49	P4	2015	6301 15th Ave NW	6301 15th Ave NW	6	Ballard	Pipeline	10/22/2015				NO	R	NO	26	7	35	7	0	0	0	0	0	0	0	0	0	61	14	23%
15-51	P4	2015	Othello East	6930 Martin Luther King Way S	2	MLK @ Holly	Pipeline	10/22/2015				YES	R	NO	0	0	0	0	30	30	38	38	0	0	0	0	0	68	68	100%
15-52	P4	2015	Link at Mt. Baker	3208 Claremont Ave S	2	North Rainier	Pipeline	11/20/2015				NO	R	NO	0	0	127	26	24	5	0	0	0	0	0	0	0	151	31	21%
15-54	P4	2015	1001 Minor Ave.	1001 Minor Ave.	3	First Hill	Pipeline	11/20/2015				NO	R	NO	0	0	0	0	146	29	59	12	0	0	0	0	0	205	41	20%
15-55	P4	2015	1212 Harrison	1212 Harrison St.	7	South Lake Union	Pipeline	11/20/2015				NO	R	NO	0	0	0	0	156	32	10	2	0	0	0	0	0	166	34	20%
15-56	P4	2015	1232 Harrison	1232 Harrison St.	7	South Lake Union	Pipeline	11/20/2015				NO	R	NO	0	0	0	0	104	21	5	1	0	0	0	0	0	109	22	20%
15-58	P4	2016	2100 E Madison	2100 E Madison St	3	Madison-Miller	Pipeline	1/14/2016				NO	R	NO	0	0	5	1	45	9	0	0	0	0	0	0	0	50	10	20%
16-02	P5	2016	Mid-Block Apartments	8820 Aurora Ave N	6	Aurora Licton Springs	Pipeline	2/3/2016				NO	R	NO	0	0	27	7	0	0	0	0	0	0	0	0	0	27	7	26%
16-01	P5	2016	101 Broadway	101 Broadway	3	Capitol Hill	Pipeline	2/9/2016				NO	R	NO	0	0	24	5	12	2	8	2	0	0	0	0	0	44	9	20%
15-57	P5	2015	Holgate 12 Phase 2	1808 12th Ave S	2	North Beacon Hill	Pipeline	2/19/2016				NO	R	NO	0	0	5	1	14	3	7	2	0	0	0	0	0	26	6	23%
16-04	P5	2016	2134 Western	2134 Western Ave	7	Belletown	Pipeline	2/19/2016				NO	R	NO	0	0	82	16	44	9	19	4	0	0	0	0	0	145	29	20%
16-03	P5	2016	6th & Yesler	525 Yesler Way	7	Chinatown/ID	Pipeline	3/2/2016				NO	R	NO	0	0	7	1	130	26	23	5	0	0	0	0	0	160	32	20%
16-05	P5	2016	1001 Broadway	1001 Broadway	3	First Hill	Pipeline	3/2/2016				NO	R	NO	0	0	70	14	137	28	51	10	7	1	0	0	0	265	53	20%
16-06	P5	2016	LIV Roosevelt	6404 9th Ave NE	4	Roosevelt	Pipeline	3/2/2016				NO	R	NO	37	8	0	0	41	8	4	1	0	0	0	0	0	82	17	21%
16-07	P5	2016	Valdok	1701 NW 56th St	6	Ballard	Pipeline	3/29/2016				NO	R	NO	0	0	70	14	64	13	21	4	0	0	0	0	0	155	31	20%
16-08	P5	2016	MLK Mixed-Use	1141 Martin Luther King Jr Way	3	None	Pipeline	4/28/2016				NO	R	NO	0	0	20	4	8	2	13	3	0	0	0	0	0	41	9	22%
16-09	P5	2016	Lillehammer	7006 15th Ave NW	6	None	Pipeline	4/28/2016				NO	R	NO	0	0	20	4	60	12	9	2	0	0	0	0	0	89	18	20%
16-10	P5	2016	Interbay	3230 16th Ave. W	7	Dravus	Pipeline	6/29/2016				NO	R	NO	0	0	0	0	197	40	29	6	0	0	0	0	0	226	46	20%
16-13	P5	2016	4801 Fauntleroy	4801 Fauntleroy Way SW	1	West Seattle Junction	Pipeline	8/1/2016				NO	R	NO	14	3	32	7	0	0	6	1	0	0	0	0	0	52	11	21%
16-14	P5	2016	Arbora Court	4738 15th Ave NE		University District - NW	Pipeline	8/1/2016				YES	R	NO	0	0	24	24	55	55	33	33	20	20	0	0	0	132	132	100%
16-15	P5	2016	Vulcan Block 11	1255 Harrison St.	4	South Lake Union	Pipeline	8/30/2016				NO	R	NO	0	0	161	32	151	30	71	15	1	0	0	0	0	384	77	20%
16-16	P5	2016	1511 Dexter	1511 Dexter Ave N	7	None	Pipeline	8/30/2016				YES	R	NO	0	0	40	40	24	23	4	4	0	0	0	0	0	68	67	99%

Attachment B.1

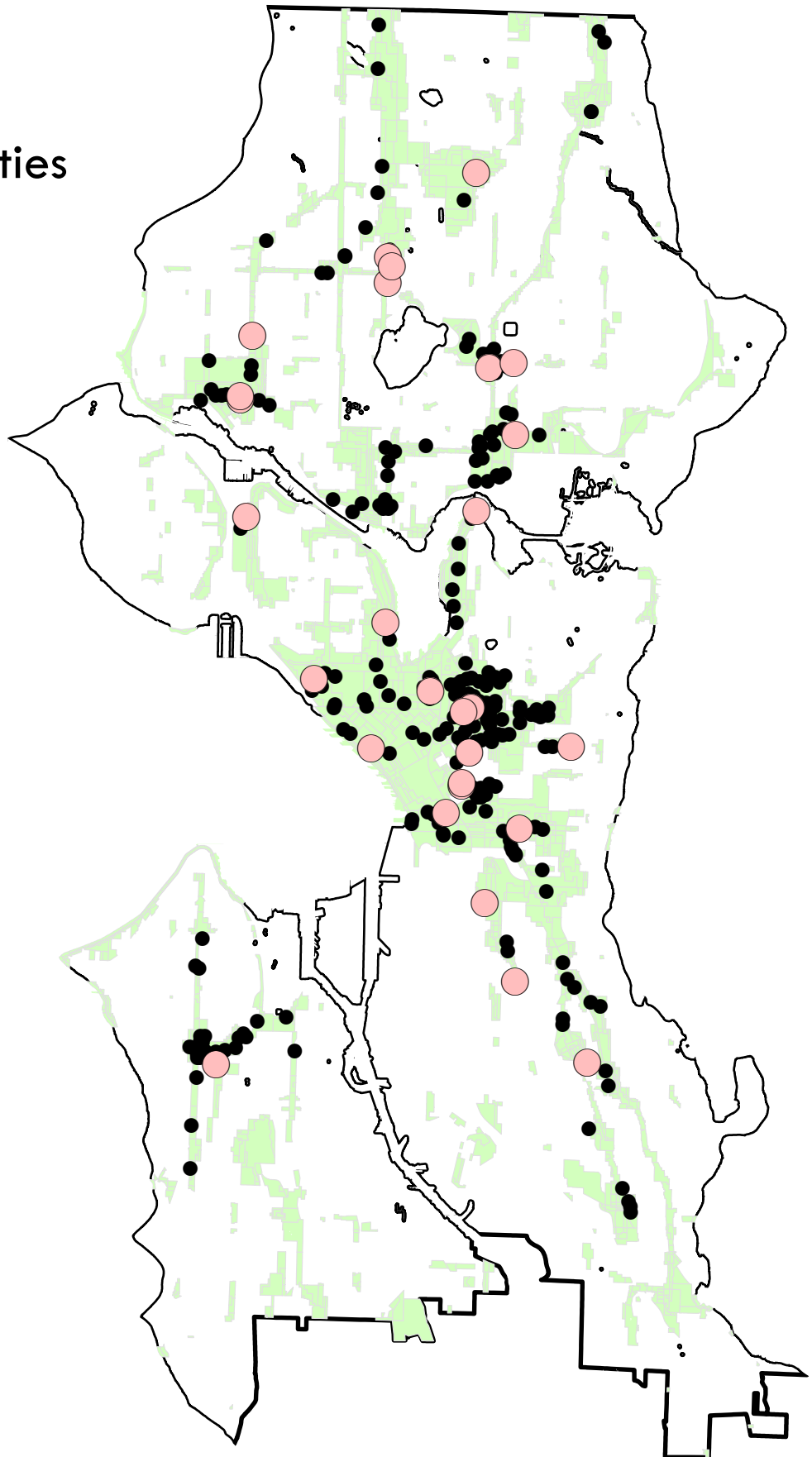
All MFTE Properties

Program / Year

● Programs 1 - 4
1998 - 2015

● Program 5
2016 - Present

■ Residential
Targeted Area

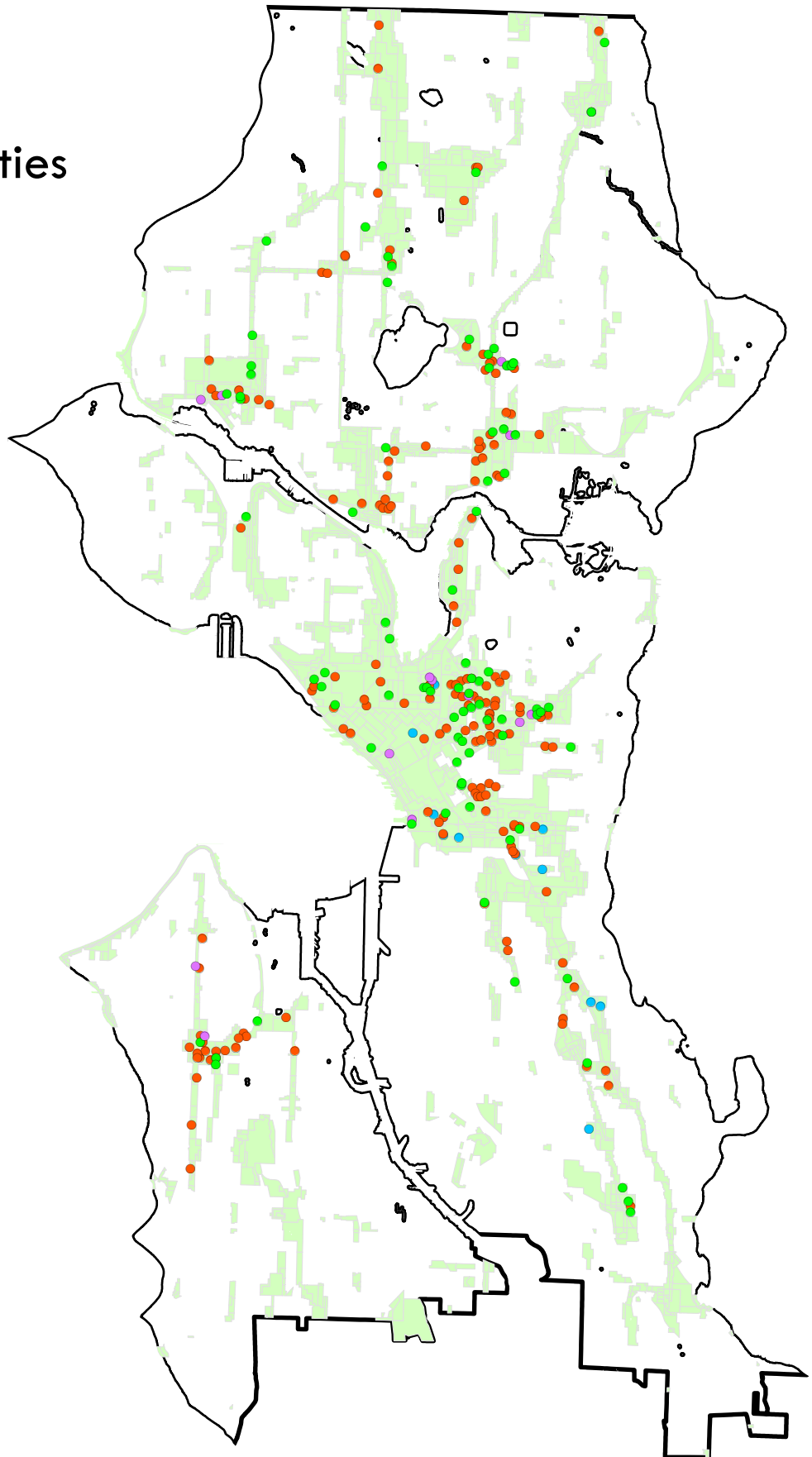


* This map contains all projects ever approved for MFTE, which includes projects still in development, projects actively participating in MFTE, projects whose MFTE eligibility has expired, and projects which were approved from MFTE but did not proceed to Final Certificate of Tax Exemption. All projects approved in 2015

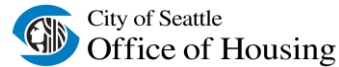
Attachment B.2 All MFTE Properties

Status

- Active
- Pipeline
- Expired
- Withdrawn
- Residential Targeted Area



* This map contains all projects ever approved for MFTE, which includes projects still in development, projects actively participating in MFTE, projects whose MFTE eligibility has expired, and projects which were approved from MFTE but did not proceed to Final Certificate of Tax Exemption. All projects approved in 2015



ATTACHMENT C: MARKET AND MFTE RENTS FOR PROJECTS RECEIVING FINAL CERTIFICATES IN 2016

Information current as of 12/31/2016

App No	Project Name	Status	Final Certificate Issued	Address	Microstudio	Affordability	Studio Market	Studio Affordable	Monthly Rent Savings	1BR Markt	1BR Affordable	Monthly Rent Savings	2BR Market	2BR Affordable	Monthly Rent Savings	ALL Total	ALL Afford.	Market-Rate or Subsidized
14-06	23rd & Union	Active	7/25/2016	2203 E Union St	No	20% @ 65-85% AMI	\$1,275	\$903	\$372	\$1,535	\$1,230	\$305	\$1,858	\$1,552	\$306	92	19	Market-Rate
15-34	Abbey Lincoln Court	Active	12/2/2016	2020 S Jackson St	No	20% @ 65-85% AMI										68	68	Subsidized
13-36	Aura	Active	10/31/2016	4435 35th Ave SW	No	20% @ 65-85% AMI	\$1,600	\$903	\$697	\$2,000	\$1,230	\$770	\$2,600	\$1,552	\$1,048	151	31	Market-Rate
13-37	Bowman Stone Way	Active	12/15/2016	3801 Stone Way N	No	20% @ 65-85% AMI	\$1,559	\$903	\$656	\$1,879	\$1,230	\$649	\$3,062	\$1,552	\$1,510	274	55	Market-Rate
14-28	Capitol Hill Urban Cohousing	Active	10/21/2016	1720 12th Ave	No	20% @ 85% AMI							\$2,583	\$1,552	\$1,031	9	2	Market-Rate
14-39	CityLine	Active	3/9/2016	4740 32nd Ave S	No	20% @ 75-85% AMI				\$1,702	\$1,230	\$472	\$2,794	\$1,552	\$1,242	244	49	Market-Rate
13-43	Craft Apartments	Active	10/31/2016	1315 E Jefferson St	No	20% @ 65-75% AMI	\$1,519	\$903	\$616	\$1,965	\$1,230	\$735				32	7	Market-Rate
14-20	Decibel	Active	11/23/2016	301 12th Ave	No	20% @ 65-85% AMI	\$1,595	\$903	\$692	\$1,967	\$1,230	\$737	\$2,656	\$1,552	\$1,104	75	15	Market-Rate
13-34	Denny 18	Active	10/16/2016	1823 18th Ave	No	20% @ 65-85% AMI	\$1,465	\$903	\$562	\$1,923	\$1,230	\$693	\$3,235	\$1,552	\$1,683	34	7	Market-Rate
15-28	East Howe Steps	Active	12/22/2016	1823 Eastlake Ave E	No	20% @ 65-85% AMI	\$1,659	\$903	\$756	\$2,258	\$1,230	\$1,028	\$3,143	\$1,552	\$1,591	91	19	Market-Rate
13-17	Eastlake Flats	Active	5/31/2016	2820 Eastlake Ave E	Yes	20% @ 65% AMI	\$950	\$903	\$47							110	24	Market-Rate
14-16	Eleanor	Active	11/8/2016	800 NE 67th St	No	20% @ 65-85% AMI	\$1,619	\$903	\$716	\$1,927	\$1,230	\$697	\$2,813	\$1,552	\$1,261	260	52	Market-Rate
15-04	Galloway	Active	10/12/2016	1126 N 90th St	No	20% @ 65-75% AMI				\$1,650	\$1,230	\$420		\$1,552	-\$1,552	8	2	Market-Rate
14-05	Icon	Active	12/23/2016	308 4th Ave S	No	20% @ 65-75% AMI	\$1,861	\$903	\$958	\$1,937	\$1,230	\$707	\$2,480	\$1,552	\$928	120	24	Market-Rate
14-17	Janus	Active	9/12/2016	101 NW 85th St	No	20% @ 65-85% AMI	\$1,583	\$903	\$680	\$1,788	\$1,230	\$558	\$2,656	\$1,552	\$1,104	105	21	Market-Rate
14-22	Junction Flats	Active	11/23/2016	4433 42nd Ave SW	No	20% @ 65-85% AMI	\$1,292	\$903	\$389	\$1,634	\$1,230	\$404	\$2,498	\$1,552	\$946	78	16	Market-Rate
15-29	Keelson	Active	12/20/2016	1537 NW 56th St	No	20% @ 65-85% AMI	\$1,698	\$903	\$795	\$2,066	\$1,230	\$836	\$2,940	\$1,552	\$1,388	102	21	Market-Rate
14-31	Larson Building	Active	12/20/2016	3206 Harvard Ave E	No	20% @ 65-75% AMI	\$1,623	\$903	\$720	\$2,283	\$1,230	\$1,053				45	12	Market-Rate
14-33	Lime Studios	Active	12/7/2016	3639 Linden Ave N	No	20% @ 65% AMI	\$1,223	\$903	\$320							35	7	Market-Rate
14-08	Lofts at the Junction	Active	4/28/2016	4535 44th Ave SW	No	20% @ 65% AMI	\$1,173	\$903	\$270							36	8	Market-Rate
14-09	Mad Flats	Active	3/9/2016	1523 E Madison St	No	20% @ 65% AMI	\$1,200	\$903	\$297							55	11	Market-Rate
14-36	Minnie Flats	Active	12/20/2016	101 Denny Way	No	20% @ 65% AMI	\$1,320	\$903	\$417							83	17	Market-Rate
14-40	Modera Capitol Hill	Active	12/2/2016	1427 11th Ave	No	20% @ 65-85% AMI	\$1,905	\$903	\$1,002	\$2,357	\$1,230	\$1,127	\$3,533	\$1,552	\$1,981	135	27	Market-Rate
14-35	Modera South Lake Union	Active	12/2/2016	435 Dexter Ave N	No	20% @ 75-85% AMI	\$1,780	\$903	\$877	\$2,172	\$1,230	\$942	\$3,207	\$1,552	\$1,655	294	59	Market-Rate
15-03	Plaza Roberto Maestas	Active	9/29/2016	2524 16th Ave S	No	20% @ 75-85% AMI										112	112	Subsidized
15-35	Prexy	Active	12/20/2016	4737 Roosevelt Way NE	No	20% @ 65-85% AMI	\$1,425	\$903	\$522				\$2,150	\$1,552	\$598	66	14	Market-Rate
13-39	Publix	Active	10/31/2016	500 5th Ave S	No	20% @ 65-85% AMI	\$1,571	\$903	\$668	\$1,648	\$1,230	\$418	\$2,813	\$1,552	\$1,261	125	25	Market-Rate
14-19	Reverb	Active	12/6/2016	1023 E Alder St	No	20% @ 65-85% AMI	\$1,688	\$903	\$785	\$1,980	\$1,230	\$750	\$2,820	\$1,552	\$1,268	85	17	Market-Rate
14-38	Ruth Court	Active	12/16/2016	123 18th Ave E	No	20% @ 65-85% AMI	\$1,450	\$903	\$547	\$1,925	\$1,230	\$695	\$2,800	\$1,552	\$1,248	64	14	Market-Rate
14-25	Session Apartments	Active	12/2/2016	2051 E Madison St	No	20% @ 65-85% AMI	\$1,460	\$903	\$557	\$1,753	\$1,230	\$523	\$2,616	\$1,552	\$1,064	95	19	Market-Rate
12-41	Springline	Active	9/29/2016	3220 California Ave SW	No	20% @65-85% AMI				\$1,897	\$1,230	\$667	\$2,561	\$1,552	\$1,009	134	30	Market-Rate
15-02	Stencil	Active	9/12/2016	2407 E Union St	No	20% @ 65-85% AMI	\$1,300	\$903	\$397	\$1,773	\$1,230	\$543	\$2,480	\$1,552	\$928	39	8	Market-Rate
15-12	The Commons at Ballard	Active	12/23/2016	5601 22nd Ave NW	No	20% @ 65-85% AMI	\$1,875	\$903	\$972	\$2,563	\$1,230	\$1,333	\$3,595	\$1,552	\$2,043	84	17	Market-Rate
14-03	Whittaker (Phase I)	Active	11/30/2016	4755 Fauntleroy Way SW	No	20% @ 65-85% AMI	\$1,650	\$903	\$747	\$2,014	\$1,230	\$784	\$2,766	\$1,552	\$1,214	129	26	Market-Rate
Average/Total							\$1,509			\$1,908			\$2,759			3,469	855	
Micro Average							\$950											
Non-Micro Average							\$1,548											



CITY OF SEATTLE MFTE PROGRAM: 2016 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT D: PROPERTY TAX IMPACT ANALYSIS FOR TAX YEAR 2017
 Information current as of 12/31/2016

ALL PROJECTS

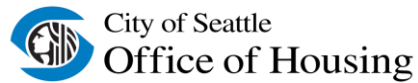
Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2016	2017	\$1,006,429	\$0	\$6,670,690	\$0
2015	2016	\$1,329,989	\$13,300	\$3,221,319	\$32,213
2014	2015	\$918,765	\$18,467	\$2,622,230	\$52,707
2013	2014	\$864,455	\$26,194	\$2,420,732	\$73,351
2012	2013	\$1,599,318	\$64,939	\$144,493	\$5,867
2011	2012	\$279,007	\$14,232	\$436,676	\$22,275
2010	2011	\$769,875	\$47,363	\$618,667	\$38,061
2009	2010	\$917,390	\$66,176	\$178,636	\$12,886
2008	2009	\$320,994	\$26,596	\$11,361	\$941
2007	2008	\$174,976	\$16,393	\$125,375	\$11,746
2006	2007	\$591,237	\$61,856	\$0	\$0
2005	2006	\$66,441	\$7,685	\$0	\$0
2004	2005				
2003	2004				
2002	2003				
2001	2002				
2000	2001				
1999	2000				
		\$8,838,876	\$363,202	\$16,450,180	\$250,046
TOTAL APPRAISED VALUE	\$2,657,795,579	Total Tax Captured + 1% Gains	\$9,202,078	Total Tax Not Captured + 1% Gains	\$16,700,227
CAPTURED APPRAISED VALUE	\$923,123,963	2017 City Share of Tax Revenue Captured	\$2,610,235	2017 City Share of Tax Revenue Not Captured	\$4,737,139
NOT CAPTURED APPRAISED VALUE	\$1,734,671,616				

PURELY MFTE

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2016	2017	\$861,334	\$0	\$6,465,559	\$0
2015	2016	\$1,329,989	\$13,300	\$3,042,040	\$30,420
2014	2015	\$852,365	\$17,133	\$2,622,230	\$52,707
2013	2014	\$858,249	\$26,006	\$2,029,370	\$61,289
2012	2013	\$1,100,342	\$44,678	\$17,789	\$721
2011	2012	\$246,764	\$12,587	\$310,605	\$15,812
2010	2011	\$411,227	\$25,299	\$356,792	\$21,913
2009	2010	\$612,917	\$44,213	\$178,636	\$12,867
2008	2009	\$300,700	\$24,915	\$0	\$0
2007	2008	\$0	\$0	\$125,375	\$11,733
2006	2007	\$573,170	\$59,966	\$0	\$0
2005	2006	\$66,441	\$7,685	\$0	\$0
2004	2005	\$0	\$0	\$0	\$0
2003	2004	\$0	\$0	\$0	\$0
2002	2003	\$0	\$0	\$0	\$0
2001	2002	\$0	\$0	\$0	\$0
2000	2001	\$0	\$0	\$0	\$0
1999	2000	\$0	\$0	\$0	\$0
		\$7,213,498	\$275,782	\$15,148,398	\$207,462
TOTAL APPRAISED VALUE	\$2,356,936,596	Total Tax Captured + 1% Gains	\$7,489,280	Total Tax Not Captured + 1% Gains	\$15,355,860
CAPTURED APPRAISED VALUE	\$754,370,307	2017 City Share of Tax Revenue Captured	\$2,124,388	2017 City Share of Tax Revenue Not Captured	\$4,355,800
NOT CAPTURED APPRAISED VALUE	\$1,602,566,289				

ADDITIONAL AFFORDABILITY REQUIREMENTS BEYOND MFTE

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2016	2017	\$145,095	\$0	\$210,401	\$0
2015	2016	\$0	\$0	\$175,285	\$1,753
2014	2015	\$66,400	\$1,335	\$0	\$0
2013	2014	\$6,206	\$188	\$399,661	\$12,110
2012	2013	\$498,976	\$20,260	\$122,554	\$4,976
2011	2012	\$32,244	\$1,645	\$119,775	\$6,110
2010	2011	\$358,647	\$22,064	\$245,167	\$15,083
2009	2010	\$304,473	\$21,963	\$0	\$0
2008	2009	\$20,294	\$1,681	\$12,886	\$1,068
2007	2008	\$174,976	\$16,393	\$0	\$0
2006	2007	\$18,067	\$1,890	\$0	\$0
2005	2006	\$0	\$0	\$0	\$0
2004	2005		\$0	\$0	\$0
2003	2004		\$0	\$0	\$0
2002	2003		\$0	\$0	\$0
2001	2002		\$0	\$0	\$0
2000	2001		\$0	\$0	\$0
1999	2000		\$0	\$0	\$0
		\$1,625,378	\$87,420	\$1,285,729	\$41,099
TOTAL APPRAISED VALUE	\$300,858,983	Total Tax Captured + 1% Gains	\$1,712,798	Total Tax Not Captured + 1% Gains	\$1,326,828
CAPTURED APPRAISED VALUE	\$168,753,656	2017 City Share of Tax Revenue Captured	\$0	2017 City Share of Tax Revenue Not Captured	\$0
NOT CAPTURED APPRAISED VALUE	\$132,105,327				



CITY OF SEATTLE MFTE PROGRAM: 2016 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT E: LOCATIONS OF MFTE FINAL CERTIFICATES ISSUED IN 2016
 Information current as of 12/31/2016

Urban Center / Urban Village	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.	Replacement Units (TRA0)	ALL Total	ALL Afford.
12th Avenue	0	0	87	18	109	23	30	5	0	0	0	0	0	226	46
23rd & Union-Jackson	0	0	54	30	113	45	31	19	1	1	0	0	0	199	95
Admiral	0	0	4	1	61	13	69	13	0	0	0	0	3	134	30
Aurora Licton Springs	0	0	0	0	8	2	0	0	0	0	0	0	0	8	2
Ballard	0	0	62	13	69	13	55	12	0	0	0	0	0	186	38
Belltown	0	0	83	17	0	0	0	0	0	0	0	0	0	83	17
Bitter Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capitol Hill	0	0	81	16	30	6	14	4	3	0	0	0	1	128	27
Chinatown/ID	0	0	144	29	74	15	27	5	0	0	0	0	0	245	49
Columbia City	0	0	0	0	142	28	102	21	0	0	0	0	0	244	49
Commercial Core	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
Delridge/Westwood Highland Park	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
Dravus	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eastlake	0	0	163	34	75	14	8	2	0	0	0	0	5	246	55
First Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Fremont	0	0	69	14	199	40	41	8	0	0	0	0	0	309	62
Green Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Greenwood-Phinney Ridge	0	0	24	5	74	15	7	1	0	0	0	0	0	105	21
Lake City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Madison-Miller	0	0	10	2	72	14	13	3	0	0	0	0	0	95	19
MLK @ Holly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Morgan Junction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
None	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
North Beacon Hill	0	0	0	0	35	35	55	55	22	22	0	0	0	112	112
North Rainier	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
Pike/Pine	0	0	52	11	67	13	16	3	0	0	0	0	0	135	27
Pioneer Square	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
Ravenna	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Roosevelt	0	0	12	3	179	36	69	13	0	0	0	0	0	260	52
South Lake Union	0	0	68	16	190	36	25	7	11	0	0	0	0	294	59
South Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University District - NW	0	0	62	13	0	0	4	1	0	0	0	0	0	66	14

Upper Queen Anne	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
Wallingford	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
West Seattle Junction	0	0	93	20	237	48	64	13	0	0	0	0	0	394	81
	0	0	1,068	242	1,734	396	630	185	37	23	0	0	9	3,469	855