

Multifamily Tax Exemption

2017 Report

Seattle Office of Housing
March 2018



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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.
- 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.

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	I	A, F
2. The number, size, and affordability level of units planned or produced under the various versions of the MFTE program	I and II	A, F
3. The number and location of projects planned or produced under the various versions of the MFTE program	III	A, B, E
4. The number of projects owned by for-profit and nonprofit entities	I	A, F
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	IV	C
6. The number of low and moderate income households benefiting from the MFTE program	II	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	VI	D
8. The estimated annual impact of the MFTE program on the average individual homeowner in the City of Seattle	VI	D
9. The number of approved projects for which the tax exemption has expired or the Final Certificate of Tax Exemption has been terminated	V	N/A
10. The number of units planned or produced in each of the Residential Targeted Areas	III	A, B, E
11. Any recommendations to change the MFTE program	N/A	N/A
12. Market-rate rates in expiring MFTE projects	V	N/A
13. Comparison of affordable rents in seven-year-old MFTE buildings to market-rate rents	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 2017, 306 projects had been approved for MFTE participation. One-hundred ninety-two projects were actively participating in MFTE, 87 were approved and in development, 14 had participated and expired, and 13 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 AMI. However, if a project's financing allows higher AMI 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, 1998-2017, Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998 – 2002	2004 – 2008	2008 – 2010	2011 – 2015	2016 - Present	TOTAL
Non Profit	6	7	4	7	6	30
For Profit	1	5	31	185	54	276
Total	7	12	35	192	60	306
Rental	5	11	33	191	60	300
For Sale	2	1	2	1	0	6

Snapshot of 2017 Approved Projects

Family- Size Program	Small- Unit Program	In Urban Centers/Villages	Outside Urban Centers/Villages	Non- Profit	For Profit	Rental	Homeowner
25	7	31	1	4	28	32	0

Total Units in MFTE Projects (Inclusive of Market-Rate and Restricted, Rental and For-Sale Units), 1998-2017, Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
	1998 – 2002	2004 – 2008	2008 – 2010	2011 – 2015	2016 – Present	TOTAL
SEDU / Congr.	0	0	0	27	159	186
Studio	97	293	1699	6929	2218	11236
1BR	204	537	3159	8180	3708	15788
2BR	134	310	1045	2206	1029	4724
3BR	39	38	22	80	36	215
4BR	0	0	0	21	0	21
Total	474	1178	5925	17443	7150	32,170



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% or 25% 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 2017, OH had approved MFTE applications for projects comprising 8,532 affordable for-rent units and 119 affordable for-sale units, for a total of 8,651 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), 1998-2017, Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
AMI	1998 – 2002	2004 – 2008	2008 – 2010	2011 – 2015	2016 – present	TOTAL
40	-	-	-	7	39	46
50*	-	-	-	17	15	32
60**	122	563	601	432	740	2,458
60		35	-	-	-	35
65	-	-	-	1,435	430	1,865
70	-	128	-	-	-	128
75	-	-	-	1,604	672	2,276
80	69	-	908	-	-	977
85	-	-	-	431	181	612
90	-	-	158	-	2	160
Total	191	726	1,667	3,926	2,079	8,589

* 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, 1998-2017, Based on approved applications

	Program 1	Program 2	Program 3	Program 4	Program 5	
AMI	1998 – 2002	2004-2008	2008-2010	2011 – 2015	2016 – present	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 – 2017	TOTAL
SEDU/Cong.	-	-	-	7	39	46
Studio*	73	99	435	1,490	604	2,701
1BR	93	347	839	1,827	1,078	4,184
2BR	33	257	391	559	331	1,571
3BR	16	38	16	48	27	145
4BR	0	0	0	4	0	4
Total	215	741	1,681	3,935	2,079	8,651

* 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.

Projects and Total Unit Counts by Location, 1998-2017, Based on approved applications

Urban Center/Village	Projects	Total Units					
		P1	P2	P3	P4	P5	TOTAL
12th Avenue	12	0	0	0	703	306	1,009
23rd & Union-Jackson	19	122	77	429	408	447	1,483
Admiral	4	0	0	0	275	108	383
Aurora Licton Springs	8	0	0	0	173	115	288
Ballard	14	0	0	691	995	304	1,990
Belltown	5	0	0	0	600	145	745
Bitter Lake	2	0	140	476	0	0	616
Capitol Hill	40	0	0	774	1,468	135	2,377
Chinatown/ID	8	176	40	57	245	493	1,011
Columbia City	8	0	0	204	446	263	913
Commercial Core	0	0	0	0	0	0	0
Crown Hill	1	0	0	0	131	0	131
Delridge/Westwood Highland Park	3	0	0	195	16	32	243
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	8	0	0	0	517	1,190	1,707

Fremont	10	0	0	0	786	85	871
Green Lake	4	0	0	0	192	111	303
Greenwood-Phinney Ridge	5	0	0	0	224	78	302
Lake City	5	0	0	319	366	70	755
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
None	5	0	0	0	0	329	329
North Beacon Hill	5	0	0	0	180	75	255
North Rainier	7	7	229	0	208	301	745
Northgate	5	0	163	278	265	352	1,058
Pike/Pine	12	0	0	0	1,068	45	1,113
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	17	0	0	63	1,129	606	1,798
South Lake Union	14	0	272	0	1,820	755	2,847
South Park	0	0	0	0	0	0	0
University District - NW	19	0	125	47	1,367	132	1,671
Upper Queen Anne	0	0	0	0	0	0	0
Uptown	10	0	0	887	287	90	1,264
Wallingford	6	0	0	93	247	59	399
West Seattle Junction	23	0	0	621	1,811	236	2,668
TOTAL	306	474	1,178	5,925	17,443	7,150	32,170



SECTION IV: FINAL CERTIFICATES ISSUED IN 2017, PROGRAM MONITORING, AND COMPLIANCE

In 2017, OH approved Final Certificates of Tax Exemption for 31 projects located in 19 urban centers and villages (and one in Ballard but outside urban center/village boundaries. OH had approved initial applications for these 31 projects between August 2011 and October 2016.

All are rental projects. **Attachment C provides detail on rent differentials for units within these 31 projects.** One of the projects include microhousing with units averaging about 200 square feet that command less than typical new studio apartments. 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 \$1,518 per month is about \$540 greater than the average for rent-restricted studios. Market-rate one-bedroom units' weighted average of \$2,048 per month is about \$710 greater than rent-restricted one-bedrooms. Market rate two-bedroom units' weighted average was \$2,818 per month, about \$1,140 greater than rent-restricted two-bedrooms. Finally, market-rate three- and four-bedroom units' weighted average of about \$4,440 per month is about \$2,600 greater than rent-restricted three and four-bedroom units.

Attachment E shows the locations and unit counts for the 31 projects receiving Final Certificates in 2017.

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 2017, seven projects had just completed their seventh year of participation in MFTE; of those, one project, Tressa Apartments, is subject to deeper affordability requirements from other programs besides MFTE, and another project, Nova Townhomes, is a homeowner project. One project, 507 Northgate, was approved during Program 2 and is required to set aside 30% of its units at 70% of AMI. The other four projects – 507 Northgate, Mural Apartments, Thornton Place, Pratt Park, and Altamira – were approved during Program 3 and are thus required to set aside 20% of their units at 80 to 90% of AMI, depending on unit type.¹ A comparison between market-rate and affordable rents for the five otherwise market-rate rental projects is as follows:

Dupre + Scott, Rent and Vacancy Trends Reports, Fall 2017, Central, North Seattle, and West Seattle market areas, built between 2000 and 2009

<u>Project Name</u>	<u>Studio (mkt.)</u>	<u>Studio (aff.)</u>	<u>1BR (mkt.)</u>	<u>1BR (aff.)</u>	<u>2BR/1BA (mkt.)</u>	<u>2BR/2BA (mkt.)</u>	<u>2BR (aff.)</u>
507 Northgate	\$1,333	\$1,071	\$1,516	\$1,239	\$1,758	\$1,816	\$1,357
Mural	\$1,392	\$1,239	\$1,534	\$1,431	\$1,927	\$2,341	\$1,789
Thornton Place	\$1,333	\$1,239	\$1,516	\$1,431	\$1,758	\$1,816	\$1,789
Pratt Park	\$1,434	\$1,239	\$1,763	\$1,431	\$1,714	\$2,191	\$1,789
Altamira	\$1,392	\$1,239	\$1,534	\$1,431	\$1,927	\$2,341	\$1,789

One-hundred forty-six participating projects submitted required annual certification reports in the fall of 2017. 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 average approximately 98%. 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. Forty-four file audits occurred in 2017. Approximately 60 properties, roughly one-third of the current MFTE private-market portfolio, will take place in the summer of 2018. In 2017, the Office of Housing provided 17 compliance trainings to 207 owners and managers and maintains a dedicated MFTE and Incentive Zoning compliance resource webpage.



SECTION V: EXPIRATIONS AND CANCELLATIONS

In 2017, OH approved Final Certificates of Tax Exemption for 31 projects located in 19 urban centers and Since the program's inception, the tax exemption has expired for 14 projects containing 758 total affordable units. Three projects with 307 affordable units expired at the end of 2017. Two of the three projects have deeper affordability restrictions beyond the MFTE that would extend the affordability terms for their units. Market-rate rents for studios in the market-rate project average \$1,610 , for 1-bedroom units average \$2,186, for 2-bedroom/1-bathroom units average \$2,465, and for 2-bedroom/2/bathroom units average \$3,239. The next expirations are anticipated to occur after 2018. 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 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. Thirteen 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 2017

One-hundred ninety-two projects are actively receiving the tax exemption in 2018. 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 \$3.54 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 2018, the amount of collected property tax revenue that is attributable specifically to the current MFTE participants totals about \$11.83 million (City share is about \$2.92 million). An additional \$23.59 million in annual revenue (City share is about \$4.91 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 \$528,000 and total real property value of \$452.7 billion, based on the most recent 2017 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 \$13.70 in 2018, an amount that changes from year to year.

In 2018, MFTE tenants' total rent savings will reach an anticipated \$29 million in projects for which MFTE is the lone rent restriction. This analysis assumes average market-rate rents in newly constructed buildings of \$1,561 for studios, \$2,052 for 1BRs, and \$2,439 for 2BR/1BRs.² In addition, the MFTE program continues to enable homeownership for 95 income-eligible households.

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

² Dupre + Scott, Rent & Vacancy Report, Fall 2017, City of Seattle, Built Year 2010-17



SECTION VII: LEGISLATION

No MFTE legislation was passed in 2017.

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.

Office: Seattle Municipal Tower
700 Fifth Avenue, Suite 5700
Seattle, WA 98104

Mail: City of Seattle Office of Housing
PO Box 94725
Seattle, WA 98124-4725

Phone: 206.684.0721

Email: housing@seattle.gov

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	
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%	
99-05	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%	
99-06	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	Expired	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	Expired	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%	
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%	
06-02	P2	2006	Cambridge Apts	13030 Linden Ave N	7	Bitter Lake	Expired	2/27/2006	9/12/2007	2008	2017	Yes	R	No	0	0	0	0	44	44	96	96	0	0	0	0	0	140	140	100%	
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	0	163	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	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%	
08-01	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%	
08-03	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%	
08-04	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%	
09-02	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%	
09-03	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%	
09-05	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%	
09-06	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%	
09-07	P3	2009	Youngstown 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	9	0	0	0	0	0	195	38	19%	
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%	
09-09	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%	
09-10	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%	
09-11	P3	2009	Equinox Apts	1520 Eastlake Ave E	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	No	R	No	0	0	52	11	5	1	0	0	0	0	0	0	0	57	12	21%	
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	125	25	132	27	38	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%	
10-04	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%	
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	94	19	13	3	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	0	236	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	No	R	Yes	0	0	47	10	0	0	0	0	0	0	0	0	0	47	10	21%	
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%	
10-10	P3	2010	Lytic	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%	
10-13	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	P3	2010	Century, The	101 Taylor Ave N	4	Uptown	Active	12/22/2010	8/21/2014	2015	2026	No	R	No	0	0	60	12	158	32	40	8	0	0	0	0	0	258	52	20%	
10-15	P3	2010	H2O Apts	201 W Harrison St	4	Uptown																									

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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	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	96	20	21%	
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	36	8	22%	
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	94	24	26%		
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	74	15	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	R	No	0	0	5	1	56	11	14	3	0	0	0	0	75	15	20%	
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	119	24	20%	
13-32	P4	2013	50th & Roosevelt Apartments	4750 Roosevelt Way NE	5	University District - NW	Active	9/3/2013	6/2/2017	2018	2029	No	R	No	0	0	35	7	5	1	20	4	0	0	0	0	60	12	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	196	40	20%	
13-34	P4	2014	Denny 18	1823 18th Ave	3	Madison-Miller	Active	1/23/2014	10/16/2016	2017	2028	No	R	No	0	0	4	1	22	5	8	1	0	0	0	0	34	7	21%	
13-36	P4	2013	Aura West Seattle	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	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	274	55	20%	
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	73	15	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	125	25	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	41	9	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	1	88	19	22%	
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	32	7	22%	
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	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	96	20	21%	
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	129	26	20%	
14-05	P4	2014	Icon	400 S. Jackson St.	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	120	24	20%	
14-06	P4	2014	Central, The	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	92	19	21%	
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	12	3	25%	
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	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	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	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	90	18	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	150	30	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	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	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	34	7	21%	
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	260	52	20%	
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	105	21	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	8	2	25%	
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	85	17	20%	
14-20	P4	2014	Decibel	301 12th Ave	3	12th Avenue	Active	8/21/2014	11/23/2016	2017	2028	No	R	No	0	0	30	6	35	7	10	2	0	0	0	0	75	15	20%	
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	63	13	21%	
14-22	P4	2014	Junction Flats	4433 42nd Ave SW	1	West Seattle Junction	Active	8/15/2014	11/23/2016	2017	2028	No	R	No	0	0	19	4	46	9	13	3	0	0	0	0	78	16	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	174	35	20%	
14-25	P4	2015	Session Apartments	2051 E Madison St	3	Madison-Miller	Active	1/13/2015	12/2/2016	2017	2028	No	R	No	0	0	10	2	72	14	13	3	0	0	0	0	95	19	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	12	3	25%	
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	17	4	24%	
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	9	2	22%	
14-29	P4	2014	Cove	601 E Pike St	3	Pike/Pine	Active	10/16/2014	12/27/2017	2018	2029	No	R	No	0	0	10	2	46	9	4	1	0	0	0	0	60	12	20%	
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	8	2	25%	
14-31	P4	2015	Larson Building	3206 Harvard Ave E	3	Eastlake	Active	1/26/2015	12/20/2016	2017	2028	No	R	No	0	0	21	5	24	4	0	0	0	0	0	3	45	12	27%	
14-32	P4	2014	Helene Apartments	414 NE Ravenna Blvd	6	Green Lake	Active	10/7/2014	12/29/2016	2017	2028	No	R	No	0	0	55	11	7	2	0	0	0	0	0	0	62	13	21%	
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	35	7	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	R	No	0	0	21	4	214	43	25	5	0	0	0	0	260	52	20%	
14-35	P4	2015	Modera South Lake Union	435 Dexter Ave N	4	South Lake Union	Active	5/22/2015	12/2/2016	2017	2028	No	R	No	0	0	68	16	190	36	25	7	11	0	0	0	294	59	20%	
14-36	P4	2015	Minnie Flats	101 Denny Way	4	Belltown	Active	1/13/2015	12/20/2016	2017	2028	No	R	No	0	0	83	17	0	0	0	0	0	0	0	0	83	17	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	144	29	20%	
14-38	P4	2015	Ruth Court	123 18th Ave E	3	Capitol Hill	Active	1/13/2015	12/16/2016	2017	2028	No	R	No	0	0	26	5	30	6	8	2	0	0	0	0	1	64	14	22%
14-39	P4	2015	CityLine	4740 32nd Ave S	2	Columbia City	Active	1/26/2015	3/9/2016	2017	2028																			

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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	55	11	20%	
15-21	P4	2015		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	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	94	19	20%	
15-23	P4	2015	714 Apartments	714 N 95th St	7	Aurora Licton Springs	Active	4/8/2015	12/11/2017	2018	2029	No	R	No	0	0	41	9	0	0	0	0	0	0	0	0	41	9	22%	
15-24	P4	2015	1008 Apartments	1008 N 109th St	2	Aurora Licton Springs	Pipeline	3/13/2015				No	R	No	0	0	93	19	0	0	0	0	0	0	0	0	93	19	20%	
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	45	9	20%	
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	41	9	22%	
15-27	P4	2015	Maude Apartments	836 NE 67th St	5	Roosevelt	Active	4/9/2015	12/18/2017	2018	2029	No	R	No	0	0	76	16	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	91	19	21%	
15-29	P4	2015	Keelson Ballard	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	102	21	21%	
15-30	P4	2015	Cora	19 W Harrison St	3	Uptown	Active	8/21/2015	11/14/2017	2018	2029	No	R	No	0	0	10	2	50	10	15	3	0	0	0	0	75	15	20%	
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	353	71	20%	
15-32	P4	2015	Augusta Apartments	4041 Roosevelt Way NE	5	University District - NW	Active	6/9/2015	9/5/2017	2018	2029	No	R	No	0	0	73	15	86	17	45	9	5	1	0	0	209	42	20%	
15-34	P4	2015	Abbey Lincoln Court	2020 S Jackson St	3	23rd & Union-Jackson	Active	6/17/2015	12/3/2016	2017	2028	Yes	R	No	0	0	24	24	27	27	16	16	1	1	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	66	14	21%	
15-36	P4	2015	Broadstone Clarendon	124 Denny Way	7	Uptown	Active	10/16/2015	4/20/2017	2018	2029	No	R	No	0	0	0	0	66	14	10	2	0	0	0	0	76	16	21%	
15-37	P4	2015	Eddy at Green Lake	419 NE 71st St	6	Green Lake	Active	8/21/2015	12/27/2017	2018	2029	No	R	No	0	0	86	18	44	8	0	0	0	0	0	0	130	26	20%	
15-38	P4	2015	Waterton Apartments	2203 Eastlake Ave E	5	Eastlake	Active	9/21/2015	12/28/2017	2018	2029	No	R	No	0	0	7	2	31	6	7	1	0	0	0	0	45	9	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	199	40	20%	
15-40	P4	2015	Hamilton Apartments	2302 E Madison St	3	Madison-Miller	Active	8/21/2015	11/14/2017	2018	2029	No	R	No	1	0	25	5	23	5	3	1	0	0	0	0	52	11	21%	
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	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	R	No	0	0	0	0	361	72	24	5	0	0	0	0	385	77	20%	
15-43	P4	2015	Broadcast	1420 E Madison St	3	Pike/Pine	Active	9/21/2015	11/14/2017	2018	2029	No	R	No	0	0	5	1	60	12	5	1	0	0	0	0	70	14	20%	
15-44	P4	2015	Medora	6800 Roosevelt Way NE	5	Roosevelt	Active	9/21/2015	9/27/2017	2018	2029	No	R	No	0	0	18	4	33	6	28	6	0	0	0	0	79	16	20%	
15-46	P4	2015	AJ	4505 42nd Ave SW	1	West Seattle Junction	Active	10/23/2015	12/15/2017	2018	2029	No	R	No	0	0	8	2	41	8	5	1	0	0	0	0	54	11	20%	
15-47	P4	2015	Stream 403	403 Belmont Ave E	3	Capitol Hill	Active	10/23/2015	9/21/2017	2018	2029	No	R	No	0	0	10	2	37	8	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	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	61	14	23%	
15-51	P4	2015	Othello East	6930 Martin Luther King Way S	2	MLK @ Holly	Active	10/22/2015	8/9/2017	2018	2029	Yes	R	No	0	0	0	0	30	30	38	38	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	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	205	41	0.2	
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	166	34	0.204819	
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	109	22	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	26	6	23%	
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	50	10	20%	
16-01	P5	2016	101 Broadway	101 Broadway	3	Capitol Hill	Active	2/9/2016	11/14/2017	2018	2029	No	R	No	0	0	5	1	31	6	8	2	0	0	0	0	44	9	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	27	7	26%	
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	160	32	20%	
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	145	29	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	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	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	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	41	9	22%	
16-09	P5	2016	Lillehammer	7006 15th Ave NW	6	None	Active	4/28/2016	12/27/2017	2018	2029	No	R	No	0	0	20	4	65	13	9	2	0	0	0	0	94	19	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	226	46	20%	
16-11	P5	2016	GRE/NOP Northgate	10702 5th Ave N	5	Northgate	Pipeline	9/12/2016				No	R	No	0	0	33	7	151	30	33	7	0	0	0	0	217	44	20%	
16-12	P5	2016	GRE Green Lake	8228 Green Lake Dr N	6	Green Lake	Pipeline	9/12/2016				No	R	No	0	0	14	4	52	13	0	0	0	0	0	0	66	17	26%	
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	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	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	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	68	67	99%	
16-17	P5	2016	Leaf and Twig	3309 Beacon Ave S	2	None	Pipeline	8/30/2016				No	R	No	0	0	0	0	18	5	0	0	0	0	0	0	18	5	28%	
16-18	P5	2016	Centerline	6505 15th Ave NE	4	Roosevelt	Pipeline	10/12/2016				No	R	No	0	0	161	33	48	10	26	5	0	0	0	0	235	48	20%	
16-19	P5	2016	Broadstone Saxton	1001 James St	3	First Hill	Pipeline	9/29/2016				No	R	No	0	0	32	7	232	46	61	12	0	0	0	0	325	80	25%	
16-20	P5	2016	Broadstone Lexington	1050 James St	3	First Hill	Active	10/12/2016	12/27/2017	2018	2029	No	R	No	0	0	0	0	64	13	11	2	0	0	0	0	75	15	20%	
16-21	P5	2016	Zella	203 W Republican St	7	Uptown	Pipeline	9/29/2016				No	R	No	0	0	70	14	14											

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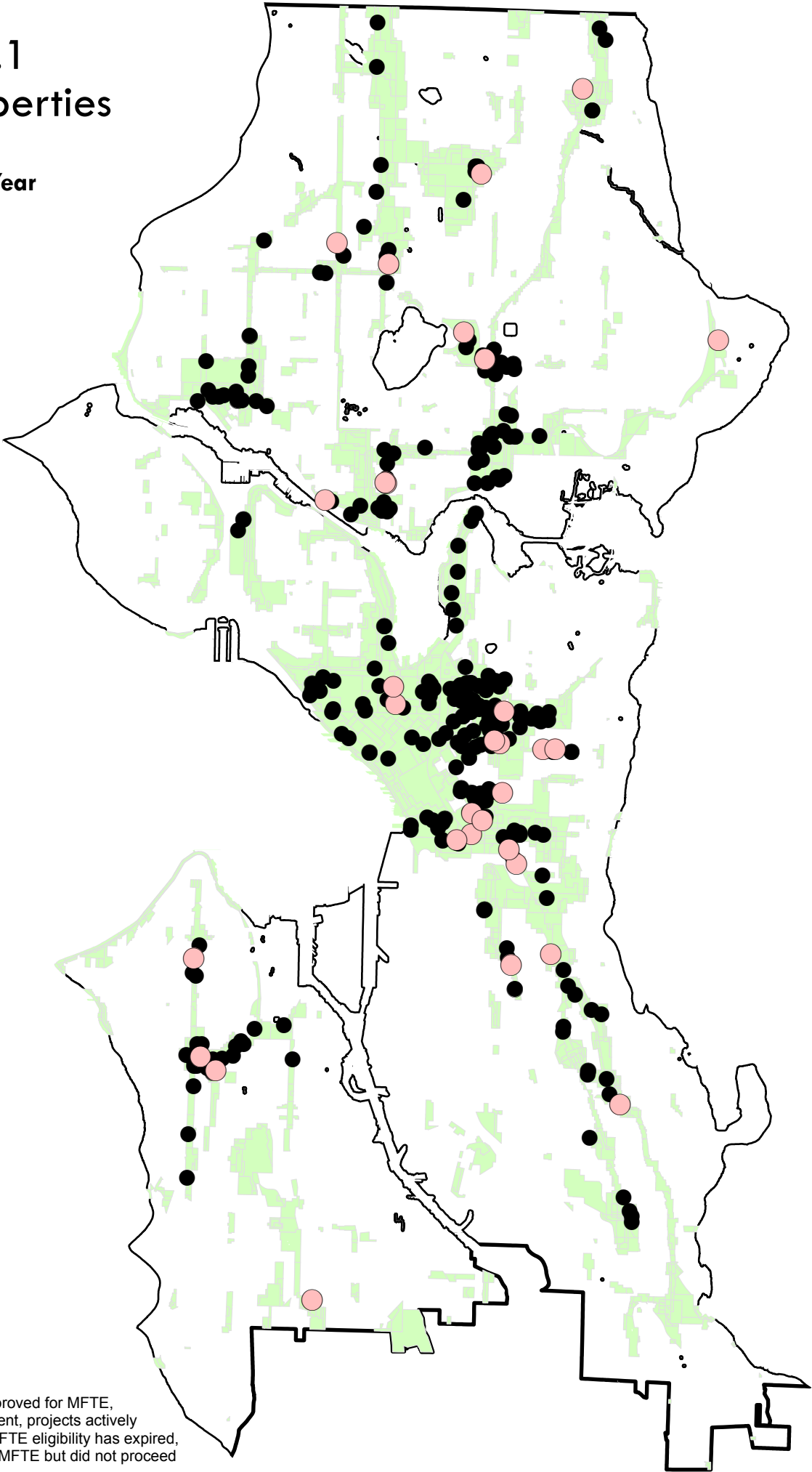
* Active - Providing affordable housing and benefiting from tax exemption; Pipeline: Approved and eligible to participate in the future but not presently participating; Expired - Used to particiapte but does not any longer; Withdrawn: Approved to participate but never did and is now ineligible to participate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

Attachment B.1

All MFTE Properties

Program / Approval Year

- 1998 - 2016
- 2017
- Residential Targeted Area

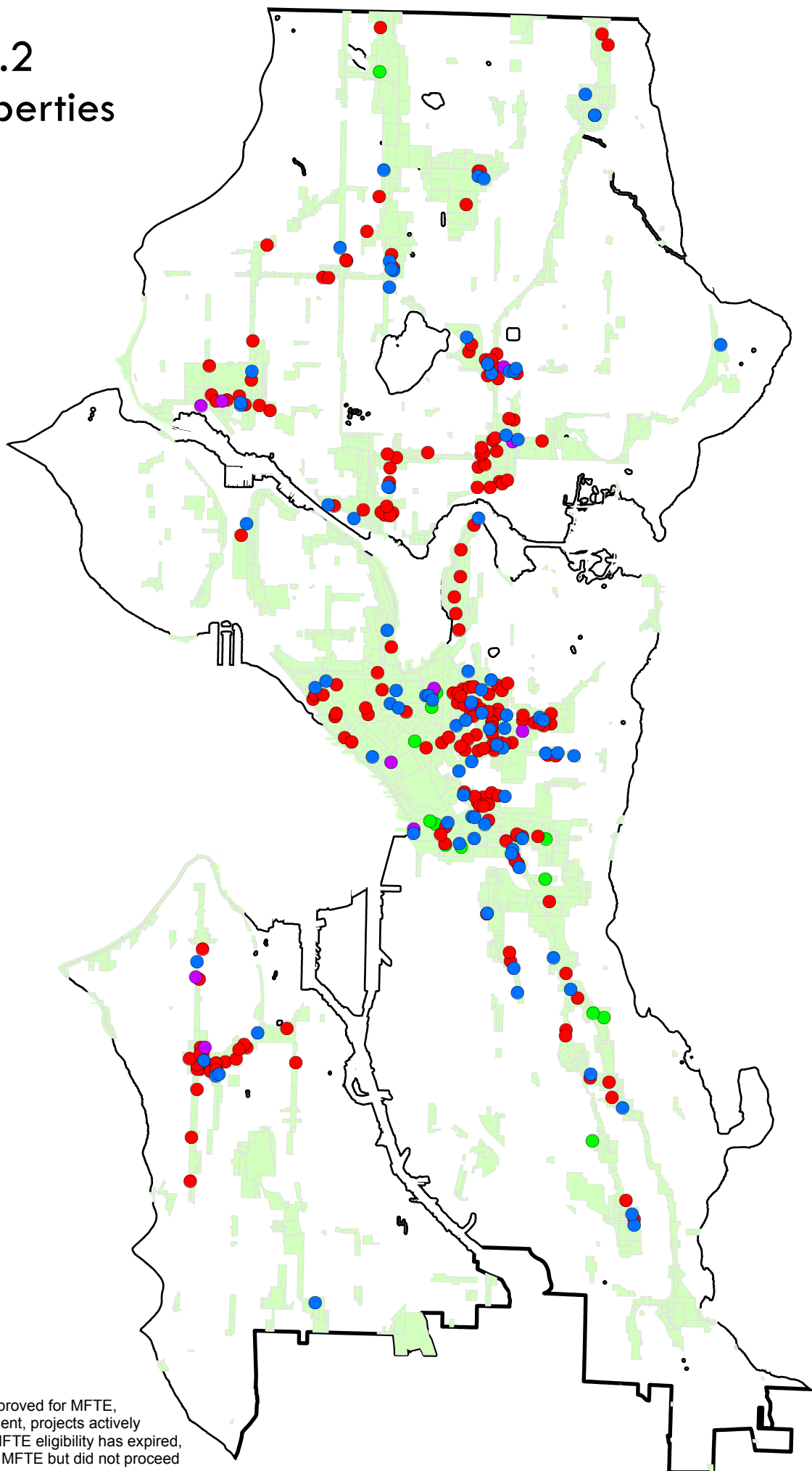


* This map contains all projects ever approved for MFTE, which includes projects still in development, projects actively participating in MFTE, projects whose MFTE eligibility has expired, and projects which were approved from MFTE but did not proceed to Final Certificate of Tax Exemption.

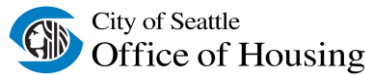
Attachment B.2

All MFTE Properties

- Active
- Expired
- Pipeline
- 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.



CITY OF SEATTLE MFTE PROGRAM: 2017 STATUS REPORT TO CITY COUNCIL
ATTACHMENT C: MARKET AND MFTE RENTS FOR PROJECTS RECEIVING FINAL CERTIFICATES IN 2017
Information current as of 12/31/2017

App No	Project Name	Status	Final Certificate Issued	Address	Microstudio	Family Size vs. Small Unit (if Program 5)	Affordability	Studio Market	Studio Affordable	Monthly Rent Savings	1BR Markt	1BR Affordable	Monthly Rent Savings	2BR Market	2BR Affordable	Monthly Rent Savings	3BR or 4BR Market	3BR or 4BR Affordable	Monthly Rent Savings	ALL Total	ALL Afford.	Market-Rate or Subsidized	
16-01	101 Broadway	Active	11/14/2017	101 Broadway	No	Family Size	20% @ 65-85% AMI	\$1,763	\$987	\$776	\$2,090	\$1,335	\$755	\$3,019	\$1,681	\$1,338				44	9	Market-Rate	
15-13	2026 E Madison	Active	12/11/2017	2026 E Madison St	No	n/a	20% @ 65-85% AMI	\$1,785	\$987	\$798	\$2,050	\$1,335	\$715	\$3,200	\$1,681	\$1,519				157	32	Market-Rate	
13-32	50th & Roosevelt Apartments	Active	6/2/2017	4750 Roosevelt Way NE	No	n/a	20% @ 65-85% AMI	\$1,700	\$987	\$713	\$2,000	\$1,335	\$665	\$2,900	\$1,681	\$1,219				60	12	Market-Rate	
15-23	714 Apartments	Active	12/11/2017	714 N 95th St	No	n/a	20% @ 65% AMI	\$1,095	\$987	\$108										41	9	Market-Rate	
15-46	AJ	Active	12/15/2017	4505 42nd Ave SW	No	n/a	20% @ 65-85% AMI	\$1,600	\$987	\$613	\$1,900	\$1,335	\$565	\$2,700	\$1,681	\$1,019				54	11	Market-Rate	
15-32	Augusta Apartments	Active	9/5/2017	4041 Roosevelt Way NE	No	n/a	20% @ 65-85% AMI	\$1,804	\$987	\$817	\$2,281	\$1,335	\$946	\$3,001	\$1,681	\$1,320	\$4,200	\$1,785	\$2,415	209	42	Market-Rate	
15-14	Bespoke Ballard	Active	11/14/2017	1506 NW 61st St	No	n/a	20% @ 65% AMI	\$1,332	\$987	\$345										33	7	Market-Rate	
15-05	Boylston Flats	Active	11/14/2017	1404 Boylston Ave	No	n/a	20% @ 65% AMI	\$1,580	\$987	\$593										105	23	Market-Rate	
15-43	Broadcast	Active	11/14/2017	1420 E Madison St	No	n/a	20% @ 65-85% AMI	\$1,725	\$987	\$738	\$2,220	\$1,335	\$885	\$3,750	\$1,681	\$2,069				70	14	Market-Rate	
15-36	Broadstone Clarendon	Active	4/20/2017	124 Denny Way	No	n/a	20% @ 75-85% AMI				\$2,298	\$1,335	\$963	\$2,430	\$1,681	\$749				76	16	Market-Rate	
16-20	Broadstone Lexington	Active	12/27/2017	1050 James St	No	Family Size	20% @ 75-85% AMI				\$2,191	\$1,335	\$856	\$3,032	\$1,681	\$1,351				75	15	Market-Rate	
15-30	Cora	Active	11/14/2017	19 W Harrison St	No	n/a	20% @ 65-85% AMI	\$1,650	\$987	\$663	\$2,400	\$1,335	\$1,065	\$3,500	\$1,681	\$1,819				75	15	Market-Rate	
14-29	Cove	Active	12/27/2017	601 E Pike St	No	n/a	20% @ 65-85% AMI	\$1,769	\$987	\$782	\$2,093	\$1,335	\$758	\$3,240	\$1,681	\$1,559				60	12	Market-Rate	
15-37	Eddy at Green Lake	Active	12/27/2017	419 NE 71st St	No	n/a	20% @ 65-75% AMI	\$1,712	\$987	\$725	\$1,955	\$1,335	\$620							130	26	Market-Rate	
15-40	Hamilton Apartments	Active	11/14/2017	2302 E Madison St	No	n/a	20% @ 65-85% AMI	\$1,469	\$987	\$482	\$1,676	\$1,335	\$341	\$2,545	\$1,681	\$864				52	11	Market-Rate	
11-14	Lake City Senior Apts	Active	10/20/2017	13730 Lake City Way NE	No	n/a	20% @ 75-85% AMI				\$1,675	\$1,335	\$340	\$2,050	\$1,681	\$369				78	16	Market-Rate	
16-09	Lillehammer	Active	12/27/2017	7006 15th Ave NW	No	Family Size	20% @ 65-85% AMI	\$1,532	\$987	\$545	\$1,732	\$1,335	\$397	\$2,285	\$1,681	\$604				94	19	Market-Rate	
15-01	LIV Wallingford	Active	3/20/2017	1240 N Midvale Pl	No	n/a	20% @ 65% AMI	\$1,385	\$987	\$398										30	6	Market-Rate	
12-20	Madison Two-O	Active	5/2/2017	1811 20th Ave	Yes	n/a	20% @ 65% AMI	\$1,300	\$987	\$313										32	7	Market-Rate	
15-27	Maude Apartments	Active	12/18/2017	836 NE 67th St	No	n/a	20% @ 65% AMI	\$1,313	\$987	\$326										76	16	Market-Rate	
15-44	Medora	Active	9/27/2017	6800 Roosevelt Way NE	No	n/a	20% @ 65-85% AMI	\$1,467	\$987	\$480	\$1,650	\$1,335	\$315	\$2,600	\$1,681	\$919				79	16	Market-Rate	
15-17	MIO Apartments	Active	12/19/2017	1319 NE 65th St	No	n/a	20% @ 65-75%AMI	\$1,547	\$987	\$560	\$1,887	\$1,335	\$552							40	8	Market-Rate	
15-16	Modera Ballard	Active	9/27/2017	2003 NW 57th St	No	n/a	20% @ 65-85% AMI	\$1,700	\$987	\$713	\$1,900	\$1,335	\$565	\$2,600	\$1,681	\$919				118	24	Market-Rate	
15-51	Othello East	Active	8/9/2017	6930 Martin Luther King Wa	No	n/a	100% @ 50-60% AMI													68	68	Subsidized	
15-15	Parla	Active	11/14/2017	9076 Holman Rd NW	No	n/a	20% @ 65-85% AMI	\$1,620	\$987	\$633	\$1,785	\$1,335	\$450	\$2,380	\$1,681	\$699				131	27	Market-Rate	
15-06	Parsonage	Active	11/15/2017	4128 Brooklyn Ave NE	No	n/a	20% @ 65-85% AMI	\$1,450	\$987	\$463							\$4,500	\$1,858	\$2,642	63	13	Market-Rate	
15-47	Stream 403	Active	9/21/2017	403 Belmont Ave E	No	n/a	20% @ 65-75% AMI	\$1,658	\$987	\$671	\$2,034	\$1,335	\$699							47	10	Market-Rate	
15-38	Waterton Apartments	Active	12/28/2017	2203 Eastlake Ave E	No	n/a	20% @ 65-85% AMI	\$1,812	\$987	\$825	\$2,500	\$1,335	\$1,165	\$3,600	\$1,681	\$1,919				45	9	Market-Rate	
15-42	Westlake Steps	Active	10/6/2017	1207 Westlake Ave N	No	n/a	20% @ 75-85% AMI				\$2,243	\$1,335	\$908	\$3,453	\$1,681	\$1,772				385	77	Market-Rate	
14-34	Whittaker, Phase II	Active	9/27/2017	4755 Fauntleroy Way SW	No	n/a	20% @ 65-85% AMI	\$1,452	\$987	\$465	\$1,830	\$1,335	\$495	\$2,845	\$1,681	\$1,164				260	52	Market-Rate	
15-19	Zig Apartments	Active	10/6/2017	515 Broadway	No	n/a	20% @ 65-85% AMI	\$1,315	\$987	\$328	\$1,800	\$1,335	\$465	\$2,555	\$1,681	\$874				167	34	Market-Rate	
Average/Total								\$1,518			\$2,048			\$2,818			\$4,442			2,954	656		
Micro Average								\$1,300															
Non-Micro Average								\$1,526															



CITY OF SEATTLE MFTE PROGRAM: 2017 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT D: PROPERTY TAX IMPACT ANALYSIS FOR TAX YEAR 2018
 Information current as of 12/31/2017

ALL PROJECTS

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2017	2018	\$1,642,382	\$0	\$6,148,513	\$0
2016	2017	\$1,900,704	\$19,007	\$7,359,481	\$73,595
2015	2016	\$1,364,333	\$41,066	\$3,221,319	\$96,962
2014	2015	\$918,765	\$27,839	\$2,622,230	\$79,456
2013	2014	\$864,455	\$899,555	\$2,420,732	\$98,291
2012	2013	\$1,599,318	\$81,581	\$144,493	\$7,371
2011	2012	\$279,007	\$17,165	\$436,676	\$26,864
2010	2011	\$752,567	\$54,287	\$618,667	\$44,628
2009	2010	\$917,390	\$76,012	\$178,636	\$14,801
2008	2009	\$320,994	\$30,072	\$0	\$0
2007	2008	\$20,630	\$2,158	\$0	\$0
2006	2007				
2005	2006				
2004	2005				
2003	2004				
2002	2003				
2001	2002				
2000	2001				
1999	2000				
TOTAL		\$10,580,545	\$1,248,743	\$23,150,748	\$441,968
TOTAL APPRAISED VALUE	\$3,542,598,247	Total Tax Captured + 1% Gains	\$11,829,289	Total Tax Not Captured + 1% Gains	\$23,592,716
CAPTURED APPRAISED VALUE	\$1,105,727,587	2017 City Share of Tax Revenue Captured	\$2,922,154	2017 City Share of Tax Revenue Not Captured	\$5,828,039
NOT CAPTURED APPRAISED VALUE	\$2,436,870,660				



CITY OF SEATTLE MFTE PROGRAM: 2017 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT D: PROPERTY TAX IMPACT ANALYSIS FOR TAX YEAR 2018
 Information current as of 12/31/2017

PURELY MFTE

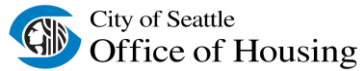
Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2017	2018	\$1,601,606	\$0	\$6,148,513	\$0
2016	2017	\$1,755,609	\$17,556	\$7,154,351	\$71,544
2015	2016	\$1,364,333	\$41,066	\$3,221,319	\$96,962
2014	2015	\$852,365	\$25,828	\$2,619,952	\$79,387
2013	2014	\$847,083	\$34,395	\$2,395,132	\$97,012
2012	2013	\$1,593,086	\$81,263	\$141,824	\$7,220
2011	2012	\$272,003	\$16,734	\$435,863	\$26,770
2010	2011	\$651,346	\$46,985	\$355,343	\$25,596
2009	2010	\$670,281	\$509,234	\$178,636	\$14,783
2008	2009	\$300,700	\$28,171	\$0	\$0
2007	2008	\$0	\$0	\$0	\$0
2006	2007	\$0	\$0	\$0	\$0
2005	2006	\$0	\$0	\$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
TOTAL		\$9,908,411	\$801,232	\$22,650,932	\$419,274
TOTAL APPRAISED VALUE	\$3,417,364,489	Total Tax Captured + 1% Gains	\$10,709,643	Total Tax Not Captured + 1% Gains	\$23,070,205
CAPTURED APPRAISED VALUE	\$1,033,006,806	2017 City Share of Tax Revenue Captured	\$2,645,572	2017 City Share of Tax Revenue Not Captured	\$5,698,965
NOT CAPTURED APPRAISED VALUE	\$2,384,357,683				



CITY OF SEATTLE MFTE PROGRAM: 2017 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT D: PROPERTY TAX IMPACT ANALYSIS FOR TAX YEAR 2018
 Information current as of 12/31/2017

ADDITIONAL AFFORDABILITY REQUIREMENTS BEYOND MFTE

Appraisal Year	Tax Year	Total Tax Captured	Total 1% Annual Growth	Total Tax Not Captured	Total 1% Annual Growth
2017	2018	\$40,776	\$0	\$0	\$0
2016	2017	\$145,095	\$1,451	\$210,401	\$2,104
2015	2016	\$0	\$0	\$0	\$0
2014	2015	\$66,400	\$2,012	\$2,529	\$77
2013	2014	\$17,372	\$705	\$26,143	\$1,062
2012	2013	\$6,232	\$318	\$2,582	\$132
2011	2012	\$7,004	\$431	\$773	\$48
2010	2011	\$101,221	\$7,302	\$246,523	\$17,783
2009	2010	\$247,109	\$20,475	\$0	\$0
2008	2009	\$20,294	\$1,901	\$0	\$0
2007	2008	\$20,630	\$2,158	\$0	\$0
2006	2007	\$0	\$0	\$0	\$0
2005	2006	\$0	\$0	\$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
TOTAL		\$672,134	\$36,753	\$488,950	\$21,204
TOTAL APPRAISED VALUE	\$125,233,758	Total Tax Captured + 1% Gains	\$708,887	Total Tax Not Captured + 1% Gains	\$510,155
CAPTURED APPRAISED VALUE	\$72,720,781	2017 City Share of Tax Revenue Captured	\$175,114	2017 City Share of Tax Revenue Not Captured	\$126,022
NOT CAPTURED APPRAISED VALUE	\$52,512,977				



CITY OF SEATTLE MFTE PROGRAM: 2017 STATUS REPORT TO CITY COUNCIL
 ATTACHMENT E: LOCATIONS OF MFTE FINAL CERTIFICATES ISSUED IN 2017
 Information current as of 12/31/2017

Urban Center / Urban Village	Projects	SEDU / Congregate Total	SEDU / Congre- gate 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 (TRA0)	ALL Total	ALL Afford.
12th Avenue	1	0	0	81	17	64	13	22	4	0	0	0	0	0	167	34
23rd & Union-Jackson	2	0	0	46	10	123	25	20	4	0	0	0	0	0	189	39
Admiral	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Aurora Licton Springs	1	0	0	41	9	0	0	0	0	0	0	0	0	0	41	9
Ballard	2	0	0	55	12	71	14	25	5	0	0	0	0	0	151	31
Belltown	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bitter Lake	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Capitol Hill	2	0	0	15	3	68	14	8	2	0	0	0	0	0	91	19
Chinatown/ID	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Columbia City	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Commercial Core	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Crown Hill	1	0	0	47	10	62	13	22	4	0	0	0	0	0	131	27
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	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Eastlake	1	0	0	7	2	31	6	7	1	0	0	0	0	0	45	9
First Hill	1	0	0	0	0	64	13	11	2	0	0	0	0	0	75	15
Fremont	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Green Lake	1	0	0	86	18	44	8	0	0	0	0	0	0	0	130	26
Greenwood-Phinney Ridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake City	1	0	0	0	0	49	10	29	6	0	0	0	0	0	78	16
Madison-Miller	1	1	0	25	5	23	5	3	1	0	0	0	0	0	52	11
MLK @ Holly	1	0	0	0	0	30	30	38	38	0	0	0	0	0	68	68
Morgan Junction	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
None	1	0	0	20	4	65	13	9	2	0	0	0	0	0	94	19
North Beacon Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
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	3	0	0	120	24	106	21	9	2	0	0	0	0	2	235	49
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	3	0	0	124	26	43	8	28	6	0	0	0	0	0	195	40
South Lake Union	1	0	0	0	0	361	72	24	5	0	0	0	0	0	385	77
South Park	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University District - NW	3	0	0	171	35	91	18	65	13	5	1	21	4	0	353	71
Upper Queen Anne	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Uptown	2	0	0	10	2	116	24	25	5	0	0	0	0	0	151	31
Wallingford	1	0	0	30	6	0	0	0	0	0	0	0	0	0	30	6
West Seattle Junction	2	0	0	29	6	255	51	30	6	0	0	0	0	0	314	63
	31	1	0	907	189	1,666	358	375	106	5	1	21	4	2	2,975	660

MFTE Program Data															
ALL PROJECTS															
	Total Projects	SEDU / Congregate Total	SEDU / Congregate Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	TRAO 50% AMI Units	ALL Total	ALL Afford.	% Restricted
Active	192	1	-	6,955	1,578	9,616	2,386	2,813	879	102	64	17	19,508	4,928	25%
Pipeline	87	185	46	3,535	862	4,829	1,304	1,270	378	36	27	15	9,855	2,632	27%
Expired	14	-	-	228	116	543	326	404	262	77	54	-	1,252	758	61%
Withdrawn	13	-	-	518	113	800	168	237	52	-	-	-	1,555	333	21%
Total	306	186	46	11,236	2,669	15,788	4,184	4,724	1,571	215	145	32	32,170	8,651	27%
Subsidized Projects															
	Subsidized Projects	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	TRAO 50% AMI Units	ALL Total	ALL Afford.	% Restricted
Active	14	-	-	159	159	564	556	416	394	65	59	-	1,204	1,168	97%
Pipeline	6	-	-	159	159	408	406	150	150	25	25	-	742	740	100%
Expired	10	-	-	53	53	319	278	315	250	77	54	-	764	635	83%
Withdrawn	-	-	-	-	-	-	-	-	-	-	-	-	1,555	333	-
Total	30	-	-	371	371	1,291	1,240	881	794	167	138	-	4,265	2,876	67%
Market-Rate Projects															
	Market-Rate Projects	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	TRAO 50% AMI Units	ALL Total	ALL Afford.	% Restricted
Active	178	1	-	6,796	1,419	9,052	1,830	2,397	485	37	5	17	18,304	3,760	21%
Pipeline	81	185	46	3,376	703	4,421	898	1,120	228	11	2	15	9,113	1,892	21%
Expired	4	-	-	175	63	224	48	89	12	-	-	-	488	123	25%
Withdrawn	13	-	-	518	113	800	168	237	52	-	-	-	-	-	0%
Total	276	186	46	10,865	2,298	14,497	2,944	3,843	777	48	7	32	27,905	5,775	21%
Homeowner Projects (all subsidized)															
	Homeowner Projects	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	TRAO 50% AMI Units	ALL Total	ALL 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															
	Rental Projects	SEDU Total	SEDU Afford.	Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	TRAO 50% AMI Units	ALL Total	ALL Afford.	% Restricted
Active	188	1	-	6,955	1,578	9,589	2,366	2,738	826	74	42	17	19,378	4,833	25%
Pipeline	87	185	46	3,535	862	4,829	1,304	1,270	378	36	27	15	9,855	2,632	27%
Expired	12	-	-	228	116	527	321	364	250	47	47	-	1,166	734	63%
Withdrawn	13	-	-	518	113	800	168	237	52	-	-	-	1,555	333	21%
Total	300	186	46	11,236	2,669	15,745	4,159	4,609	1,506	157	116	32	31,954	8,532	27%

* SEDU: Small Efficiency Dwelling Unit

* TRAO: Tenant Relocation Assistance Ordinance; 1:1 replacement of dwelling units when displaced households qualify for TRAO