

## CITY OF SEATTLE MULTIFAMILY PROPERTY TAX EXEMPTION PROGRAM

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### 2012 STATUS REPORT TO CITY COUNCIL --- MARCH 30, 2013

#### 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. The property owner is excused from property tax on residential improvements in exchange for setting aside and rent- (or price-) restricting a share of the units for income-qualified households during the period of exemption. The tax exemption does not 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 overall program has gone through four distinct phases, as follows:

- Program 1 (1998-2002): Ten-year duration for tax exemption, affordability restriction 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 for-rent 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 adjusted to a 12-year duration. Affordability levels were set at 80%AMI for studios and 1-bedrooms and 90%AMI for 2-bedrooms 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-): Twelve-year duration, affordability restrictions set at 65%AMI, 75%AMI, and 85%AMI for studio, 1-bedroom, and 2-bedroom rental units, respectively. Affordability level of for-sale units capped at 100%AMI and 120%AMI depending on unit size. Program operates in 39 residential targeted areas.

Since 1998, when Seattle first established its MFTE program, experience has shown that different program goals are achieved depending on the real estate cycle or local housing market. In a strong real estate market, the program helps provide affordable housing in market rate developments. In a down-cycle or transitional market area, the program is

most effective at helping make housing projects financially feasible. Over the course of a 12-year property tax exemption, the program may achieve both goals as individual projects are affected by changing market conditions.

The process by which a project is approved involves multiple steps. Developers 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 developer and issues a Conditional Certificate of Tax Exemption. The developer has three years in which to complete the project. Upon receiving a 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, reauthorizing the MFTE Program and requiring OH to submit an annual report by March 30 of each year. Per the ordinance, 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	Secn I	ATT A
2. The number, size and affordability level of units planned or produced under the various versions of the MFTE program	Secn I	ATT A
3. The number and location of projects planned or produced under the various versions of the MFTE program	Secn III	ATT B
4. The number of projects owned by for-profit and nonprofit entities	Secn 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	Secn IV	ATT C
6. The number of low and moderate income households benefiting from the MFTE program	Secn II	ATT A
7. The estimated total amount of tax exempted annually and cumulatively for individuals projects in the MFTE program, and for the entire MFTE program	Secn VI	ATT D (pending)
8. The estimated annual impact of the MFTE program on the average individual homeowner in the City of Seattle	Secn VI	ATT D (pending)
9. The number of approved projects for which the tax exemption has expired or the Final Certificate of Tax Exemption has been terminated	Secn V	N/A
10. The number of units planned or produced in each of the Residential Targeted Areas	Secn III	N/A
11. Any recommendations to change the MFTE program	Secn VI	N/A

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**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 2012, 107 projects had been approved for MFTE participation (of which 6 are for-sale projects). Fifty are complete and occupied and 55 are under development. As noted under Section V, below, two additional projects appearing on the approved list have exited the program.

In its early years, the program was dominated by projects sponsored by non-profit agencies. Rental projects have far outnumbered for-sale projects since 1998, but have been especially scarce in the last couple of years. The recent scarcity of for-sale multifamily MFTE projects reflects trends seen throughout the Seattle real estate market.

**Development Activity by Developer Type and For-Rent vs For-Sale, 1998-2012**  
Based on approved applications

	Prog 1	Prog 2	Prog 3	Prog 4	Prog 4	
	1998-2002	2004-2008	2008-2010	2011	2012	TOTAL
Non Profit	5	5	3	1	2	16
For Profit	1	8	30	19	33	91
<b>Total</b>	<b>6</b>	<b>13</b>	<b>33</b>	<b>20</b>	<b>35</b>	<b>107</b>
For Sale	2	1	2	0	1	6

Production of multifamily units has risen steadily, as well. Almost half (5,210) of the approved units (12,324) have been developed or approved for development under Program 4 (2011-2012). Overall, one bedroom units have exceeded studios and two-bedrooms, but in 2012 studios became the dominant unit type.

**Unit Production (Inclusive of Market and Restricted Units), 1998-2012**  
Based on approved applications, inclusive of rental and for-sale units

	Prog 1	Prog 2	Prog 3	Prog 4	Prog 4	
	1998-2002	2004-2008	2008-2010	2011	2012	TOTAL
OBR	41	376	1,530	667	1,610	4,224
1BR	120	689	2,861	891	1,380	5,941
2BR	98	483	817	251	402	2,051
3+BR	39	38	22	4	5	108
<b>Total</b>	<b>298</b>	<b>1,586</b>	<b>5,230</b>	<b>1,813</b>	<b>3,397</b>	<b>12,324</b>

**SECTION II: AFFORDABILITY LEVELS**

Affordability levels for income- and rent-restricted MFTE units have varied across the programs, but have always fallen within the range of 60% to 90% of AMI. (Starting in 2011, the affordability levels for for-sale projects rose to 100% to 120% of AMI.)

In the program’s earlier years, the bulk of affordable units were subject to other rent or income restrictions due to the projects’ use of other fund sources with equally or more rigorous affordability requirements. While projects with other fund sources still tap the MFTE program from time to time, these projects now represent a small minority of the projects – and the units – participating in the MFTE program.

As of the end of 2012, OH had approved MFTE applications for projects comprising 3,631 affordable for-rent units and 104 affordable for-sale units, for a total of 3,735 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.

**Production of MFTE-Restricted Units (Rental Only), 1998-2012**

Based on approved applications

	Prog 1	Prog 2	Prog 3	Prog 4	Prog 4	
AMI	1998-2002	2004-2008	2008-2010	2011	2012	TOTAL
60*	122	563	601	40	88	1414
60		35			--	35
65				138	321	459
70		91			--	91
75				177	281	458
80	23		871		--	894
85				48	79	127
90			153		--	153
<b>Total</b>	<b>145</b>	<b>689</b>	<b>1625</b>	<b>403</b>	<b>769</b>	<b>3631</b>

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

**Production of MFTE-Restricted Units (For-Sale Only), 1998-2012**

Based on approved applications

	Prog 1	Prog 2	Prog 3	Prog 4	Prog 4	
AMI	1998-2002	2004-2008	2008-2010	2011	2012	TOTAL
60			12		--	12
80	24	15	48		--	87
120					5	5
<b>Total</b>	<b>24</b>	<b>15</b>	<b>60</b>	<b>0</b>	<b>5</b>	<b>104</b>

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

	Prog 1	Prog 2	Prog 3	Prog 4	Prog 4	
	1998-2002	2004-2008	2008-2010	2011	2012	TOTAL
Studio	41	201	354	138	393	1127
1BR	79	529	619	197	289	1713
2BR	33	424	206	67	87	817
3BR	16	38	18	1	5	78
<b>Total</b>	169	1192	1197	403	774	3735

**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; presently MFTE is available in 39 areas, most of which closely correlate to Seattle’s urban centers and villages.

Neighborhood-level real estate conditions have a significant impact on whether the program’s primary public benefits are oriented more towards assisting development or providing affordability. The current program’s 39 residential targeted areas capture both developing and robust markets. By the end of 2012, 30 of the areas had seen MFTE activity. The following table shows the number of approved units within each active residential targeted area. Attachment B provides a map that displays the number of projects at each location.

**Unit Counts by Location, 1998-2012**  
**Based on approved applications**

	Prog 1	Prog 2	Prog 3	Prog 4	
	1998-2002	2004-2008	2008-2010	2011-2012	Total
12th Avenue				224	224
23rd & Union-Jackson	122	136	276	56	590
Admiral				78	78
Aurora Licton Springs				4	4
Ballard			539	458	997
Belltown				381	381
Bitter Lake		616			616
Capitol Hill			774	584	1,358
Chinatown/ID		40	57		97
Columbia City			204	5	209
Crown Hill			15		15
Delridge/Westwood Highland Park			185		185
Denny Triangle	65				65
Dravus			215		215
Eastlake			204	39	243
First Hill				118	118
Fremont				165	165
Lake City			320	248	568
MLK @ Holly	54		352		406
North Beacon Hill				22	22
North Rainier	7	229	94		330
Northgate		161	278	265	704
Pike/Pine				517	517
Pioneer Square	50	132			182
Roosevelt			61	82	143
South Lake Union		272		598	870
University District - NW			47	651	698
Uptown			888	102	990
Wallingford			93	67	160
West Seattle Junction			628	546	1,174
Grand Total	298	1,586	5,230	5,210	12,324

Nine residential targeted areas have not yet seen any MFTE activity. They are: Green Lake, Greenwood, Madison-Miller, Morgan Junction, North Beacon Hill, Rainier Beach, Ravenna, South Park, Upper Queen Anne.

## SECTION IV: FINAL CERTIFICATES ISSUED IN 2012

In 2012, OH approved final certificates of tax exemption for 16 projects located in eight residential targeted areas. The OH Director had approved applications for these 16 projects between May of 2010 and November of 2011.

All are for-rent projects. Attachment C provides detail on rent differentials for units within these 16 projects. In five cases we observe no meaningful difference between market and MFTE rents; one of these is governed by other public subsidies that limit rents on all units, and four are microhousing projects, with units averaging around 200 square feet. In these cases, the small size of the units dictates that market-rate units cannot command rents in excess of MFTE limits. When we exclude these five projects from the analysis, market-rate rents for the projects averaged about \$370 higher than MFTE rents for studios and one-bedrooms. The average gap for two-bedrooms was substantially higher, nearing \$700.

The following table shows the locations and unit counts for the 16 projects receiving final certificates in 2012.

	Sum of Studio Total	Sum of Studio Afford.	Sum of 1BR Total	Sum of 1BR Afford.	Sum of 2BR Total	Sum of 2BR Afford.	Sum of 3BR Afford.	Sum of 3BR Total	Count of Final Certific ation
12th Avenue	92	20	20	20	20	20	0	0	3
Aurora Linton Springs	0	0	0	0	0	0	1	4	1
Capital Hill	300	61	101	21	52	11	0	0	4
Columbia City	0	0	120	24	4	1	0	0	1
First Hill	43	9	66	13	9	2	0	0	1
University District - NW	63	13	37	7	0	0	0	0	1
Uptown	171	36	384	77	73	15	0	0	4
West Seattle Junction	0	0	53	11	9	2	0	0	1
<b>Grand Total</b>	<b>669</b>	<b>139</b>	<b>781</b>	<b>173</b>	<b>167</b>	<b>51</b>	<b>1</b>	<b>4</b>	<b>16</b>

## SECTION V: EXPIRATIONS AND CANCELLATIONS

Since the program's inception, the tax exemption has expired for two projects: Uwajimaya Village and Noji Gardens Phase I. Additional projects will expire in 2013.

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. Two projects (the Lothlorien in the University District and Twenty34 Apartments in Ballard) dropped out of the program prior to submitting final paperwork for the tax exemption, likely because of the run-up in the market and resulting widening gap between potential market rents and MFTE rents. Since tabulation of results for the report,

OH has learned of an additional withdrawal – a 15-unit building in Crown Hill, which applied for the program in 2008; the project will be removed from future tabulations.

#### **SECTION VI: TAX IMPACTS**

[to be provided under separate cover, along with supporting detail (Attachment D)]

#### **SECTION VII: RECOMMENDATIONS FOR PROGRAM ADJUSTMENTS**

Because City Council is currently reviewing the MFTE program, we will provide recommendations for proposed changes to the program through the legislative process.

In addition to any future legislated changes, OH made a significant program change via Director's Rule in early 2013. Under the new rule, developers of microhousing projects must present a consistent number of dwelling units to OH and the Department of Planning and Development. We expect that the effect of this change will be to curtail the number of microhousing projects that seek tax exemption under the MFTE program. Other upcoming Director's Rules will likely tighten definitions for acceptable forms of income documentation and formalize an annual on-site compliance program.

ATTACHMENT A: MFTE PROJECT ROSTER

Information current as of 12/31/12

App No	Project Name	Application Approved	Final Certification	Residential Targeted Area	P / NP	C / UD / X	R or HO	Affordability	Studio Afford.		1BR Afford.		2BR Afford.		3BR Afford.		All Total	All Afford.	
									Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.			
99-03	Welch Apts	Jun-99	Nov-04	23rd & Union-Jackson	NP/P	C	R	25% @ 80%	20	20	33	3	37	0	0	0	0	90	23
99-06	Noji Gardens**	Sep-99	Dec-01	MLK @ Holly	NP	X	HO	25% @ 80%	0	0	0	0	24	7	30	7	54	14	
00-04	Stewart Court**	Dec-00	Dec-02	Denny Triangle	NP	C	R	100% @ 50-60%	21	21	44	44	0	0	0	0	65	65	
01-01	Stellina Condos**	Feb-02	Nov-04	23rd & Union-Jackson	NP	C	HO	25% @ 80%	0	0	16	5	16	5	0	0	32	10	
02-02	Tashiro-Kaplan**	Aug-02	Oct-04	Pioneer Square	NP	C	R	100% @ 50-60%	0	0	25	25	18	18	7	7	50	50	
02-03	Charlestown Apts**	Oct-02	Nov-04	North Rainier	NP	C	R	100% @ 50-60%	0	0	2	2	3	3	2	2	7	7	
04-01	Judkins Park**	Apr-04	Nov-04	23rd & Union-Jackson	NP	C	R	100% @ 30-60%	0	0	0	0	10	10	6	6	16	16	
04-02	Dakota**	Apr-04	Dec-05	North Rainier	NP	C	R	20% @ 60%	0	0	35	35	111	111	32	32	178	178	
04-03	The Cairns	Apr-04	Nov-05	South Lake Union	P	C	R	30% @ 70%	43	13	31	10	26	7	0	0	100	30	
04-04	Alley 24	Nov-04	Jun-07	South Lake Union	P	C	R	20% @ 60%	56	12	89	18	27	5	0	0	172	35	
04-05	Uwajimaya	Dec-04	Dec-04	Chinatown/ID	P	X	R	30% @ 70%	20	6	20	6	0	0	0	0	40	12	
05-01	Yesler Apts	Dec-05	Dec-07	Pioneer Square	P	C	R	100% @ 60%	12	12	120	120	0	0	0	0	132	13	
06-02	Cambridge Apts**	Feb-06	Sep-07	Bitter Lake	P	C	R	100% @ 60%	0	0	44	44	96	96	0	0	140	140	
06-04	Colman School Apts**	Aug-06	Dec-08	North Rainier	NP	C	R	100% @ 50-60%	11	11	22	22	3	3	0	0	36	36	
06-05	Hiawatha Artist Lofts**	Dec-06	Apr-08	23rd & Union-Jackson	NP	C	R	100% @ 50-60%	0	0	55	55	6	6	0	0	61	61	
07-01	Dearborn Commons**	Feb-07	Dec-09	North Rainier	NP	C	HO	100% @ 80%	0	0	0	0	15	15	0	0	15	15	
07-02	507 Northgate	Apr-07	Jul-09	Northgate	P	C	R	30% @ 70%	111	34	44	14	6	1	0	0	161	49	
07-03	17th & Jackson	Sep-07	Dec-08	23rd & Union-Jackson	P	C	R	20% @ 80-90%	13	3	30	6	16	3	0	0	59	12	
07-04	Tressa**	Mar-08	Dec-09	Bitter Lake	P	C	R	100% @ 60%	110	110	199	199	167	167	0	0	476	476	
08-01	Pontedera Condos**	Oct-08	Sep-10	North Rainier	NP	C	HO	51% @ 80%	0	0	26	16	60	28	8	4	94	48	
08-02	Habitat at Rainier Vista**	Sep-08	Dec-09	Columbia City	NP	C	HO	100% @ 60%	0	0	51	11	10	2	0	0	61	13	
08-03	Indigo@66	Sep-08	Nov-10	Roosevelt	P	C	R	20% @ 80-90%	44	8	39	8	10	3	0	0	93	19	
08-04	The Broadway Bldg	Oct-08	Jun-10	Capitol Hill	P	C	R	20% @ 80-90%	0	0	13	3	2	0	0	0	15	3	
08-05	Crown Apartments	na	na	Crown Hill	P	UD	R	20% @ 80-90%	10	2	35	7	0	0	0	0	45	9	
09-02	The Westside	May-09	Capitol Hill	Capitol Hill	P	UD	R	20% @ 80-90%	7	2	116	23	13	3	0	0	136	28	
09-03	The Mural Apts	May-09	Oct-09	West Seattle Junction	P	C	R	20% @ 80-90%	160	32	151	30	41	9	0	0	352	71	
09-04	Othello Station South	May-09	Aug-11	MLK @ Holly	P	C	R	20% @ 80-90%	4	1	187	37	9	2	0	0	200		
09-05	The Link Apts	Jun-09	May-11	West Seattle Junction	P	C	R	20% @ 80-90%	65	13	176	36	37	7	0	0	278	56	
09-06	Thornton Place	Jun-09	Dec-09	Northgate	P	C	R	20% @ 80-90%	45	9	100	20	40	8	0	0	185	37	
09-07	Portvue Apts	Jun-09	Delridge/Westwood	Highland Pz P	P	UD	R	20% @ 80-90%	74	15	109	22	61	13	0	0	244	50	
09-08	Pratt Park	Jun-09	Dec-09	23rd & Union-Jackson	P	C	R	20% @ 80-90%	45	9	88	18	24	5	0	0	157	32	
09-09	Altamira Apts	Oct-09	Dec-09	West Seattle Junction	P	C	R	20% @ 80-90%	0	0	38	38	28	28	2	2	68	68	
09-10	Claremont Apts**	Oct-09	Apr-11	Columbia City	NP	C	R	100% @ 50-80%	81	16	89	18	34	7	0	0	204	41	
09-11	Equinox Apts	Nov-09	Oct-10	Eastlake	P	C	R	20% @ 80-90%	57	57	0	0	0	0	0	0	57	57	
09-12	Ascona Apts***	Dec-09	May-10	Chinatown/ID	P	C	R	100% @ 60%	72	14	186	38	37	7	0	0	295	59	
10-01	Joule Apts	Mar-10	Nov-10	Capitol Hill	P	C	R	20% @ 80-90%	69	14	139	28	60	12	0	0	268	54	
10-02	Ballard on the Park	Apr-10	Dec-10	Ballard	P	C	R	20% @ 80-90%	49	11	110	22	37	8	0	0	196	41	
10-03	Avalon Queen Anne	May-10	Jun-12	Uptown	P	UD	R	20% @ 80-90%											

App No	Project Name	Application Approved	Final Certification	Residential Targeted Area	P / NP	C / UD	R or HO	Affordability	Studio Afford.			2BR Afford.			3BR Afford.			All Afford.									
									Studio Total	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	All Total	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	All Total	All Afford.			
10-05	Solana aPodments****	Oct-10	Nov-11	23rd & Union-Jackson	P	C	R	20% @ 80-90%	32	7	0	0	0	0	0	0	0	32	7	0	0	0	0	0	0	32	7
10-06	The Citizen	Oct-10	Apr-12	Capitol Hill	P	UD	R	20% @ 80-90%	98	20	9	2	0	0	0	0	0	107	22	9	2	0	0	0	0	107	22
10-07	Interbay Apts	Oct-10		Dravus	P	UD	R	20% @ 80-90%	52	10	120	24	43	9	0	0	0	215	43	120	24	43	9	0	0	215	43
10-08	Trovere aPodments****	Nov-10	Nov-11	University District - NW	P	C	R	20% @ 80-90%	47	10	0	0	0	0	0	0	0	47	10	0	0	0	0	0	0	47	10
10-09	Greenhouse	Nov-10	Oct-12	Columbia City	P	C	R	20% @ 80-90%	0	0	120	24	4	1	0	0	0	124	25	120	24	4	1	0	0	124	25
10-10	Lytic	Dec-10	Nov-12	Capitol Hill	P	C	R	20% @ 80-90%	90	17	92	19	52	11	0	0	0	234	47	92	19	52	11	0	0	234	47
10-11	Avalon Ballard	Dec-10		Ballard	P	UD	R	20% @ 80-90%	59	12	164	33	48	10	0	0	0	271	55	164	33	48	10	0	0	271	55
10-12	Stream on 6 <sup>th</sup>	Dec-10	Dec-12	Uptown	P	C	R	20% @ 80-90%	74	15	37	8	1	0	0	0	0	112	23	37	8	1	0	0	0	112	23
10-13	Bella Lago	Dec-10		Lake City	P	UD	R	20% @ 80-90%	59	12	190	38	71	14	0	0	0	320	64	190	38	71	14	0	0	320	64
10-14	101 Taylor	Dec-10		Uptown	P	UD	R	20% @ 80-90%	90	18	133	27	37	8	0	0	0	260	53	133	27	37	8	0	0	260	53
10-15	H2O Apts	Dec-10	Dec-12	Uptown	P	C	R	20% @ 80-90%	10	2	24	5	11	2	0	0	0	45	9	24	5	11	2	0	0	45	9
10-16	4301 Stone Way	Feb-10		Wallingford	P	UD	R	20% @ 80-90%	48	10	42	9	3	0	0	0	0	93	19	42	9	3	0	0	0	93	19
10-17	Oregon 42	Dec-10		West Seattle Junction	P	UD	R	20% @ 80-90%	51	10	64	13	20	4	0	0	0	135	27	64	13	20	4	0	0	135	27
10-18	Expo	Dec-10	Nov-12	Uptown	P	C	R	20% @ 80-90%	38	8	213	42	24	5	0	0	0	275	55	213	42	24	5	0	0	275	55
11-01	Broadstone Koi	Apr-11		Ballard	P	UD	R	20% @ 65-85%	60	12	63	13	31	7	0	0	0	154	3	63	13	31	7	0	0	154	3
11-02	Element 42	Apr-11	Dec-11	Admiral	P	C	R	20% @ 65-85%	8	2	70	14	0	0	0	0	0	78	16	70	14	0	0	0	0	78	16
11-03	Terraaza aPodments****	Apr-11	Apr-12	12th Avenue	P	C	R	20% @ 65%	56	12	0	0	0	0	0	0	0	56	12	0	0	0	0	0	0	56	12
11-04	The Jefferson**	Apr-11	Dec-12	12th Avenue	NP	C	R	100% @ 50-60%	0	0	20	20	20	20	0	0	0	40	40	20	20	20	20	0	0	40	40
11-05	Lake City Place Apts	May-11		Lake City	P	UD	R	20% @ 65-85%	34	7	66	13	44	9	0	0	0	144	29	66	13	44	9	0	0	144	29
11-06	320 E Pine St	Jul-11		Pike/Pine	P	UD	R	20% @ 65-85%	0	0	134	27	0	0	0	0	0	134	27	134	27	0	0	0	0	134	27
11-07	954 E Union	Aug-11		Pike/Pine	P	UD	R	20% @ 65-85%	5	1	54	11	20	4	0	0	0	79	16	54	11	20	4	0	0	79	16
11-08	Centro aPodments****	May-11	Jul-12	Capitol Hill	P	C	R	20% @ 65%	56	12	0	0	0	0	0	0	0	56	12	0	0	0	0	0	0	56	12
11-09	Barclay	Jun-11	Nov-12	First Hill	P	C	R	20% @ 65-85%	43	9	66	13	9	2	0	0	0	118	24	66	13	9	2	0	0	118	24
11-10	Nova Apts	Jul-11	Nov-12	West Seattle Junction	P	C	R	20% @ 65-85%	0	0	53	11	9	2	0	0	0	62	13	53	11	9	2	0	0	62	13
11-11	Harvard Flats	Aug-11		Capitol Hill	P	UD	R	20% @ 65-85%	36	7	29	6	5	1	0	0	0	70	14	29	6	5	1	0	0	70	14
11-12	Muriels Landing	Aug-11	Dec-12	University District - NW	P	C	R	20% @ 65-85%	63	13	37	7	0	0	0	0	0	100	20	37	7	0	0	0	0	100	20
11-13	Spring Hills Apts	Aug-11		West Seattle Junction	P	UD	R	20% @ 65-85%	34	7	58	12	9	2	0	0	0	101	21	58	12	9	2	0	0	101	21
11-14	Lake City Senior Apts	Aug-11		Lake City	P	UD	R	20% @ 65-85%	0	0	52	11	52	10	0	0	0	104	21	52	11	52	10	0	0	104	21
11-15	Joseph Arnold Lofts	Sep-11		Belltown	P	UD	R	20% @ 65-85%	19	4	97	20	16	3	0	0	0	132	27	97	20	16	3	0	0	132	27
11-16	Midvale 4	Oct-11	Jun-12	Aurora Licton Springs	P	C	R	20% @ 65-85%	0	0	0	0	0	0	0	0	0	4	1	0	0	0	0	0	0	4	1
11-17	Belltown Towers	Oct-11		Belltown	P	UD	R	20% @ 65-85%	121	24	92	19	36	7	0	0	0	249		92	19	36	7	0	0	249	
11-18	Aiterra aPodments****	Nov-11	Nov-12	Capitol Hill	P	C	R	20% @ 65%	56	12	0	0	0	0	0	0	0	56	12	0	0	0	0	0	0	56	12
11-19	Emerald 10****	Dec-11	Oct-12	12 <sup>th</sup> Avenue	P	C	R	20% @ 65%	36	8	0	0	0	0	0	0	0	36	8	0	0	0	0	0	0	36	8
11-20	Wallingford Studios****	Jan-12		Wallingford	P	UD	R	20% @ 65%	40	8	0	0	0	0	0	0	0	40	8	0	0	0	0	0	0	40	8
12-01	1020 NE 63rd St Apts	Jan-12		University District - NW	P	UD	R	20% @ 65-85%	28	6	61	13	19	3	0	0	0	108	22	61	13	19	3	0	0	108	22
12-02	4545 NE 8th Apts	Feb-12		University District - NW	P	UD	R	20% @ 65-85%	75	16	62	13	24	4	0	0	0	161	33	62	13	24	4	0	0	161	33
12-03	Boxcar	Apr-12		South Lake Union	P	UD	R	20% @ 65-75%	117	24	28	5	0	0	0	0	0	145	29	28	5	0	0	0	0	145	29
12-04	Strada aPodments****	Apr-12		University District - NW	P	UD	R	20% @ 65%	47	10	0	0	0	0	0	0	0	47	10	0	0	0	0	0	0	47	10
12-05	1519 Minor Apts	Apr-12		Pike/Pine	P	UD	R	20% @ 65-75%	75	16	36	7	0	0	0	0	0	111	23	36	7	0	0	0	0	111	23
12-06	116 13th Ave E Apts****	Apr-12		Capitol Hill	P	UD	R	20% @ 65%	57	12	0	0	0	0	0	0	0	57	12	0	0	0	0	0	0	57	12
12-07	Capitol House Apts****	Apr-12		Capitol Hill	P	UD	R	20% @ 65%	62	13	0	0	0	0	0	0	0	62	13	0	0	0	0	0	0	62	13

App No	Project Name	Application Approved	Final Certification	Residential Targeted Area	P / NP	C / UD / X	R or HO	Affordability	Studio Afford.				3BR Afford.				2BR Afford.				1BR Afford.			
									Studio Total	Studio Afford.	1BR Total	1BR Afford.	2BR Total	2BR Afford.	3BR Total	3BR Afford.	ALL Total	ALL Afford.						
12-08	422 11th Ave Apts****	Apr-12	Capitol Hill		P	UD	R	20% @ 65%	53	11	0	0	0	0	0	0	0	0	0	0	53	11		
12-09	Wally Apts	Apr-12	Wallingford		P	UD	R	20% @65-75%	5	1	22	6	0	0	0	0	0	0	0	0	27	7		
12-10	Avalon Studios****	Apr-12	West Seattle Junction		P	UD	R	20% @ 65%	56	12	0	0	0	0	0	0	0	0	0	0	56	12		
12-11	3261 SW Avalon	Apr-12	West Seattle Junction		P	UD	R	20% @65-85%	29	6	60	13	22	4	0	0	0	0	0	0	111	23		
12-12	Aperture on Fifth	May-12	Uptown		P	UD	R	20% @65-85%	24	5	62	13	16	3	0	0	0	0	0	102	21			
12-13	220 10th Ave****	Jun-12	12 <sup>th</sup> Avenue		P	UD	R	20% @ 65%	92	19	0	0	0	0	0	0	0	0	0	92	19			
12-14	Brooklyn Court	Jun-12	Roosevelt		P	UD	R	20% @65-85%	21	4	18	3	15	4	0	0	0	0	0	54	11			
12-15	Bridges on 11th	Jun-12	University District - NW		P	UD	R	20% @65-85%	66	13	53	11	66	13	0	0	0	0	0	185	37			
12-16	418 Bellevue Apts	Jun-12	Capitol Hill		P	UD	R	20% @65-85%	6	2	39	8	3	0	0	0	0	0	0	48	10			
12-17	14th Ave Apts	Jun-12	Pike/Pine		P	UD	R	20% @65-85%	36	7	53	11	16	3	0	0	0	0	0	105	21			
12-18	Amli Ballard	Jun-12	Ballard		P	UD	R	20% @65-85%	59	12	186	37	59	12	0	0	0	0	0	304	61			
12-19	Stack House	Jun-12	South Lake Union		P	UD	R	20% @65-85%	74	15	156	31	48	10	0	0	0	0	0	278	56			
12-20	Madison Two-O****	Jun-12	23rd & Union-Jackson		P	UD	R	20% @ 65%	56	12	0	0	0	0	0	0	0	0	0	56	12			
12-21	Rainier Vista 5 Plex	Aug-12	Columbia City		NP	UD	HO	100% @120%	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
12-22	1812 12th Ave****	Jul-12	Capitol Hill		P	UD	R	20% @ 65%	39	11	0	0	0	0	0	0	0	0	0	39	11			
12-23	1806 12th Ave****	Jul-12	Capitol Hill		P	UD	R	20% @ 65%	39	8	0	0	0	0	0	0	0	0	0	39	8			
12-24	Stream Belmont	Aug-12	Capitol Hill		P	UD	R	20% @65-85%	43	9	26	5	1	0	0	0	0	0	0	70	14			
12-25	Franklin Studios****	Sep-12	Eastlake		P	UD	R	20% @ 65%	39	8	0	0	0	0	0	0	0	0	0	39	8			
12-26	Venetia****	Sep-12	University District - NW		P	UD	R	20% @ 65%	50	10	0	0	0	0	0	0	0	0	0	50	10			
12-27	Cortena****	Sep-12	Capitol Hill		P	UD	R	20% @ 65%	34	7	0	0	0	0	0	0	0	0	0	34	7			
12-28	Holgate Apts	Sep-12	North Beacon Hill		P	UD	R	20% @65-85%	2	0	12	3	8	2	0	0	0	0	0	22	5			
12-30	AMLI Bargreen	Oct-12	South Lake Union		P	UD	R	20% @65-85%	36	7	109	22	30	6	0	0	0	0	0	175	35			
12-32	525 Northgate	Oct-12	Northgate		P	UD	R	20% @65-85%	179	36	72	15	14	3	0	0	0	0	0	265	54			
12-34	12th Ave Arts**	Oct-12	Pike/Pine		NP	UD	R	20% @65-85%	72	72	8	8	8	8	0	0	0	0	0	88	88			
12-35	Roosevelt Townhomes	Dec-12	Roosevelt		P	UD	R	20% @ 85%	0	0	0	0	12	3	0	0	0	0	0	12	3			
12-36	Velo Apts	Dec-12	Fremont		P	UD	R	20% @75-85%	0	0	157	33	8	2	0	0	0	0	0	165	35			
12-38	Innovative Living @ Roosevelt	Dec-12	Roosevelt		P	UD	R	20% @ 65%	16	4	0	0	0	0	0	0	0	0	0	16	4			
12-40	Spruce	Dec-12	West Seattle Junction		P	UD	R	20% @65-85%	23	5	160	32	33	7	0	0	0	0	0	216	44			
									<b>4,224</b>	<b>1,127</b>	<b>5,941</b>	<b>1,713</b>	<b>2,051</b>	<b>817</b>	<b>108</b>	<b>78</b>	<b>108</b>	<b>817</b>	<b>216</b>	<b>44</b>				
									<b>4,224</b>	<b>1,127</b>	<b>5,941</b>	<b>1,713</b>	<b>2,051</b>	<b>817</b>	<b>108</b>	<b>78</b>	<b>108</b>	<b>817</b>	<b>216</b>	<b>44</b>				
									<b>4,224</b>	<b>1,127</b>	<b>5,941</b>	<b>1,713</b>	<b>2,051</b>	<b>817</b>	<b>108</b>	<b>78</b>	<b>108</b>	<b>817</b>	<b>216</b>	<b>44</b>				

\*\*These projects have another source of public funding that requires deeper affordability and/or a greater percentage of affordable units.

\*\*\* The developer purchased the property from a non-profit and the project has a deed restriction requiring greater affordability.

\*\*\*\*Microunit: project

Status: UD = under development; C = completed; X = expired or inactive

# Multifamily Property Tax Exemption Program

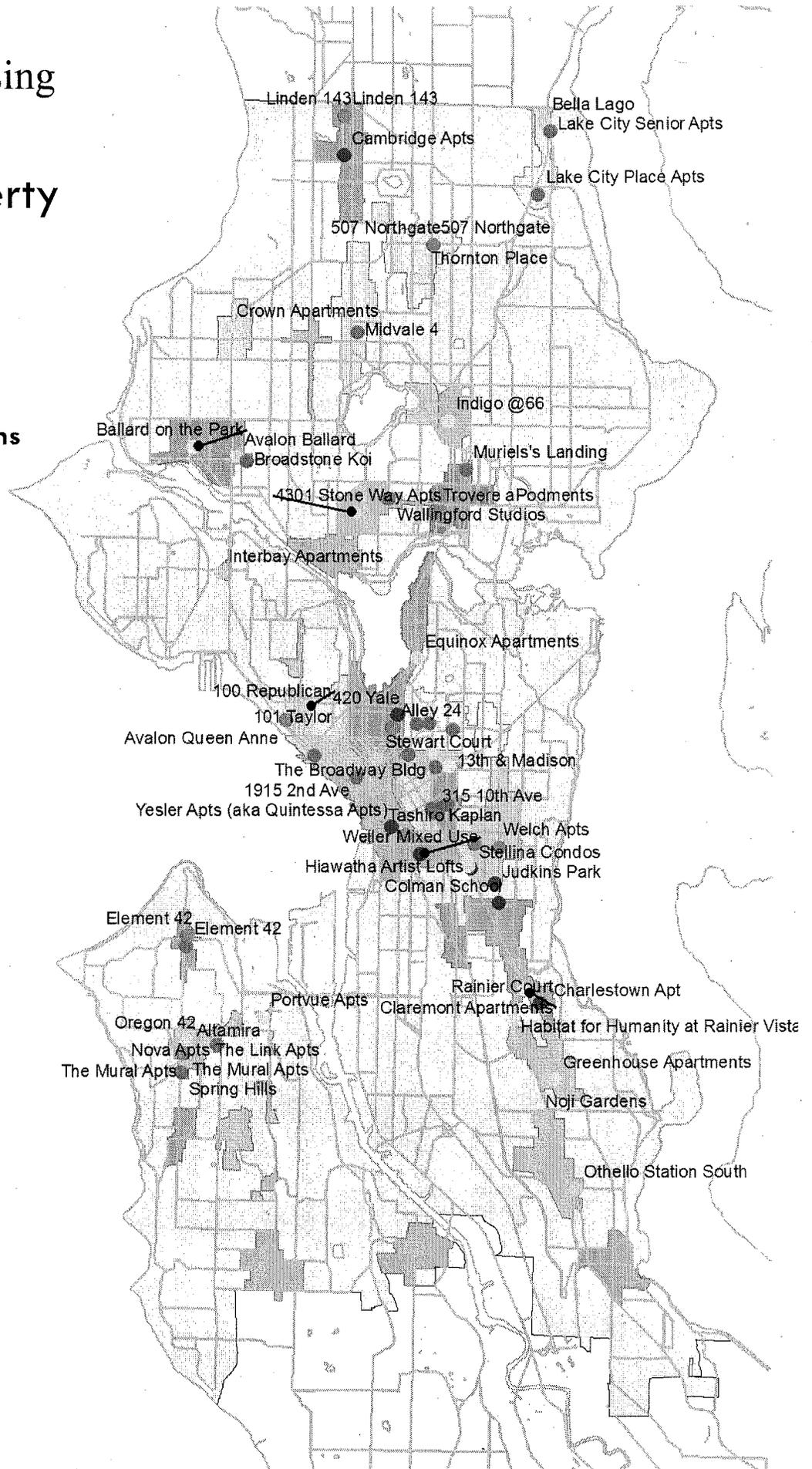
## Eligible Areas

## Approved Project Applications Through 2012

Program is available in:  
Urban Centers/Villages  
Interbay/Dravus  
Delridge Valley

## Projects by Year

- 2012
- 2011
- 2008-10
- 2004-08
- 1998-2002



CITY OF SEATTLE MFTE PROGRAM: 2012 STATUS REPORT TO CITY COUNCIL  
 ATT C: Market and MFTE Rents for Projects Receiving Final Certificates in 2012

App No	Project Name	Final Certification	OBR MFTE		1BR MFTE		2+BR Mkt		2+BR MFTE		All Total	All Afford.
			OBR Mkt Rent	OBR MFTE Rent	1BR Mkt Rent	1BR MFTE Rent	2+BR Mkt Rent	2+BR MFTE Rent	2+BR Mkt Rent	2+BR MFTE Rent		
10-06	The Citizen	Apr-12	1,449	1,132	1,876	1,308	na	na	na	na	107	22
11-03	Terraza aPodments****	Apr-12	627	627	na	na	na	na	na	na	56	12
10-03	Avalon Queen Anne	Jun-12	1,600	1,132	1,680	1,267	2,270	1,595	2,270	1,595	196	41
11-16	Midvale 4*	Jun-12	na	na	na	na	1,950	1,730	1,950	1,730	4	1
11-08	Centro aPodments****	Jul-12	684	684	na	na	na	na	na	na	56	12
10-09	Greenhouse*	Oct-12	na	na	1,265	1,175	1,650	1,450	1,650	1,450	124	25
11-19	Emerald 10****	Oct-12	948	773	na	na	na	na	na	na	36	8
10-10	Lytic	Nov-12	1,413	1,123	1,744	1,298	2,834	1,630	2,834	1,630	234	47
10-18	Expo	Nov-12	1,855	1,132	2,402	1,308	3,215	1,757	3,215	1,757	275	55
11-09	Barclay	Nov-12	1,275	986	1,725	1,301	2,325	1,659	2,325	1,659	118	24
11-10	Nova Apts	Nov-12	na	na	1,531	1,201	2,225	1,543	2,225	1,543	62	13
11-18	Altura aPodments****	Nov-12	775	775	na	na	na	na	na	na	56	12
11-04	The Jefferson**	Dec-12	890	890	1,048	1,048	na	na	na	na	40	40
10-12	Stream on 6 <sup>th</sup>	Dec-12	1,481	1,114	1,688	1,288	na	na	na	na	112	23
11-12	Muriels Landing	Dec-12	1,375	986	1,563	1,301	na	na	na	na	100	20
10-15	H2O Apts	Dec-12	1,250	1,114	1,395	1,288	2,095	1,617	2,095	1,617	45	9
AVERAGE			1,202	959	1,629	1,253	2,320	1,623	2,320	1,623		

\*\*These projects have another source of public funding that requires deeper affordability and/or a greater percentage of affordable units.

\*\*\*\*Microunit project

Rent information generally current as of March, 2013 and is drawn primarily from telephone interviews and web postings.

Most properties indicated a range of market-rate rents depending on unit features; the amounts shown above provide averages.