

	Potential AMI Level* (varies by location)	Resulting Feasibility Index Range (target of 20-40), w/ or w/o Land Use Incentive (LUI)	Overlap with Land Use Incentive (LUI)	
Staff Recommendation	1A: Maximize Utilization of MFTE	80% AMI (Downtown, BelRed, Wilburton, East Main) 70% AMI (Elsewhere)	5 to 70 w/o LUI 75 to 160 w/ LUI	Permitted. This allows almost any project to be feasible for the MFTE program, but it allows those using the LUI to gain more with the exemption than they provide in affordability.
	1B: Maximize Quantity of MFTE Units Produced	90% AMI (Downtown) 80% AMI (BelRed, Wilburton, East Main) 70% AMI (Elsewhere)	20 to 70 w/o LUI	Not Permitted. This creates more affordable units in total because around 30% of units would be affordable if the LUI is also used. This leaves fewer units available for market rents.
	2: Typical Projects Use MFTE – Balance of Quantity and Affordability	80% AMI, 50% AMI for MFTE units that overlap w/ LUI units (Everywhere)	0 to 40 w/o LUI 25 to 75 w/ LUI	Permitted, but overlapping MFTE units must meet a 30% lower AMI level. This allows for similar feasibility with or without the LUI and allows for varied affordability.
	3: Maximize Affordability	70% AMI (Everywhere)	-5 to 10 w/o LUI 30 to 65 w/ LUI	Permitted and Expected. The program is sometimes feasible without the LUI, but it is more feasible with the LUI. It allows for slightly deeper affordability.
	Existing MFTE Program	70% AMI (Downtown) 50-70% AMI (BelRed, Wilburton, East Main) 60-70% AMI (Elsewhere)	-20 to -5 w/o LUI 15 to 45 w/ LUI	Permitted and Expected, leading to infeasibility for projects not using the LUI.

* The AMI level shown is reflective of a potential solution that depends on other variables, such as the inclusion of parking in the affordable rent. If Council directs staff to develop a specific scenario, these AMI levels will be further researched and may shift slightly.