

Sample Project	MFTE: Bel- Red Options			MFTE: Downtown Options			MFTE: Balance City Options		
	Current	Based on Unit Size (Seattle levels)	Based on Unit Size (Alternative)	Proposed	Based on Unit Size (Seattle levels)	Based on Unit Size (Alternative)	Current	Based on Unit Size (Seattle levels)	Based on Unit Size (Alternative)
Affordability	10% @ 50% AMI 10% @60% AMI	65% / 75%/ 85%/ 90%	55% / 65% / 75%	20% @ 70% AMI	65% / 75%/ 85%/ 90%	60% / 70% / 80%	10% @ 70% AMI 10% @60% AMI	65% / 75%/ 85%/ 90%	55% / 65% / 75%
A Annual Property Tax Reduction	\$300,839	\$300,839	\$300,839	\$425,753	\$425,753	\$425,753	\$300,839	\$300,839	\$300,839
B.1 Annual Reduced Rents (Not accounting for Zoning incentive)	\$282,000	\$195,600	\$252,840	\$403,200	\$360,056	\$400,124	\$253,500	\$195,600	\$252,840
Ratio (to tax benefit)	1.07	1.54	1.19	1.06	1.18	1.06	1.19	1.54	1.19
B.2 Annual Reduced Rents (Accounting for Zoning incentive)	\$214,800	\$131,616	\$182,376	\$322,350	\$282,516	\$319,749	\$169,500	\$115,620	\$164,760
Ratio (to tax benefit)	1.40	2.29	1.65	1.32	1.51	1.33	1.77	2.60	1.83