ATTACHMENT

TABLE 1: ESTIMATE A of foregone MHA units, assuming 50% performance / 50% payment, based on framework legislation

	A	B	C	D	E	F	G	H
Project Type/ Location	**MHA (M) Requirement (Perform % / Payment $ Amount)**	**Total Units (from permit data)**	**50% Units Chose Performance (B X 50%)**	**MHA Performance Units Generated (C X A%)**	**50% Units Chose Payment (B X 50%)**	**Payment Amount[1] (E X 850ft^2 X A$) - (10% admin)**	**MHA Units Generated from Payment (F / $110k)**	**Total New MHA Units (D + G)**
Residential, High Area	7% / $22.03	2,295	1,148	**80**	1,148	$19,347,187	**176**	**256**
Residential, Medium Area	6% / $14.07	2,571	1,286	**77**	1,286	$13,841,925	**126**	**203**
Residential, Low Area	5% / $7.43	2,630	1,315	**66**	1,315	$7,474,394	**68**	**134**
	I	**J**				**K**	**L**	**M**
	Weighted average MHA requirement	**GSF estimate based on historic trends**				**Payment Amount (I$ X J) – (10% admin)**	**MHA Units Generated from Payment (K / $110k)**	**Total New MHA Units**
Commercial[2]	$6.59	1,100,000ft^2				$6,524,100	**60**	**60**
Total								**653**

[1] Column E, Payment Amount: Total Units (B) X 50% units that select payment option X 850ft^2 X MHA Payment Requirement (A) - 10% for administration costs

[2] MHA from commercial development cannot yet be calculated by actual permit data. Instead modeling based on historic trends for commercial development outside of Downtown/South Lake Union gives an estimated annual gross square footage of 1,100,000ft2 (Column J), multiplied by a weighted average of non-residential MHA payment for outside Downtown/South Lake Union (Column I) to produce a payment amount (Column K).

TABLE 2: ESTIMATE B of foregone MHA units, assuming 28% performance/72% payment, based on actual MHA production to date[3]

	A	B	C	D	E	F	G	H
Project Type/ Location	**MHA (M) Requirement (Perform % / Payment $ Amount)**	**Total Units (from permit data)**	**28% Units Chose Performance (B X 28%)**	**MHA Performance Units Generated (C X A%)**	**72% Units Chose Payment (B X 72%)**	**Payment Amount[4] (E X 850ft^2 X A$) - (10% admin)**	**MHA Units Generated from Payment (F / $110k)**	**Total New MHA Units (D + G)**
Residential, High Area	7% / $22.03	2,295	643	**45**	1652	$27,847,815	**253**	**298**
Residential, Medium Area	6% / $14.07	2,571	720	**43**	1851	$19,923,331	**181**	**224**
Residential, Low Area	5% / $7.43	2,630	736	**37**	1893	$10,759,717	**98**	**135**
	I	**J**				**K**	**L**	**M**
	Weighted average MHA requirement	**GSF estimate based on historic trends**				**Payment Amount (I$ X J) – (10% admin)**	**MHA Units Generated from Payment (K / $110k)**	**Total New MHA Units**
Commercial[5]	$6.59	1,100,000ft^2				$6,524,100	**60**	**60**
Total								**717**

[3] Only 14 actual projects that have participated in MHA to-date. These projects have skewed to very low-density and very high-density—two types of projects that may be expected to select payment more over performance. These projects are not likely indicative of trends that would be seen with citywide implementation. In addition, should the actual performance/payment ratio skew toward payment, the City intends to recalibrate the payment rates to ensure a ratio closer to 50%/50%.

[4] Column E, Payment Amount: Total Units (B) X 50% units that select payment option X 850ft^2 X MHA Payment Requirement (A) - 10% for administration costs

[5] MHA from commercial development cannot yet be calculated by actual permit data. Instead modeling based on historic trends for commercial development outside of Downtown/South Lake Union gives an estimated annual gross square footage of 1,100,000ft^2 (Column J), multiplied by a weighted average of non-residential MHA payment for outside Downtown/South Lake Union (Column I) to produce a payment amount (Column K).