Cost of Incentives across Project Scenarios - using data from the Inclusionary Housing callibration study

Total units	CM3 Zone	Central City 3:1	Central City 6:1	Central City 9:1	
	143	82	171	261	
Estimated tax exemption					
value -all units - year 1	\$ 249,883	\$ 147,614	\$ 312,485	\$ 490,957	
LOCUS PROPOSALS - OPT	IONS 1-3				
Option 1-A 50% of units					
receive SDC & CET					
exemption	20-year afforda	bility			average across
10% at 60% MFI	14	8	17	26	project types
Total Exemption Cost					
(MULTE, SDC & CET) per					
unit in first year	\$97,223	\$89,440	\$89 <i>,</i> 599	\$90,649	\$92,000
Option 1-B 50% of units					
receive SDC & CET					
exemption	20-year afforda	bility			average across
20% at 80% MFI	29	16	34	52	project types
Total Exemption Cost					
(MULTE, SDC & CET) per					
unit in first year	\$48,611	\$44,720	\$44,800	45,325	\$46,000
Option 2-A	20-year afforda	bility			average across
7% at 60% MFI	10	-	12	18	project types
Total Exemption Cost					
(MULTE only) per unit in					
first year	\$24,693	\$25,717	\$26 <i>,</i> 106	\$26,872	\$26,000
Option 2-B	20-year afforda	bility			average across
15% at 80% MFI	21	-	26	39	project types
Total Exemption Cost					p
(MULTE only) per unit in					
first year	\$11,650	12,001	12,183	12,540	\$12,000
Option 3-A	10-year afforda	hility			average across
10% at 60% MFI	14	-	17	26	project types
Total Exemption Cost					project types
(MULTE only) per unit in					
first year	\$17,474	ć10.000	\$18,274	\$18,811	\$18,000
		\$18,002			
Ontion 2 D	10 week offende				
Option 3-B	10-year afforda	bility		ED	average across
20% at 80% MFI	10-year afforda 29	bility	34	52	average across project types
20% at 80% MFI Total Exemption Cost		bility		52	-
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in	29	bility 16	34		project types
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year		bility		52 \$9,405	-
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL	\$8,737	bility 16 \$9,001	34		project types
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal	29	bility 16 \$9,001	34		project types
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI,	\$8,737	bility 16 \$9,001	34		project types \$9,000
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project	29 \$8,737 10-year afforda	bility 16 \$9,001 bility	34 \$9,137	\$9,405	project types \$9,000 average across
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size	\$8,737	bility 16 \$9,001 bility	34		project types \$9,000
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost	29 \$8,737 10-year afforda	bility 16 \$9,001 bility	34 \$9,137	\$9,405	project types \$9,000 average across
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size	29 \$8,737 10-year afforda	bility 16 \$9,001 bility	34 \$9,137	\$9,405	project types \$9,000 average across
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year	29 \$8,737 10-year afforda 29	bility 16 \$9,001 bility 16	34 \$9,137 34	\$9,405	project types \$9,000 average across project types
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year Possible Addition to PHB	29 \$8,737 10-year afforda 29 \$8,737	bility 16 \$9,001 bility 16 \$9,001	34 \$9,137 34	\$9,405	project types \$9,000 average across project types
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year Possible Addition to PHB Proposal	29 \$8,737 10-year afforda 29	bility 16 \$9,001 bility 16 \$9,001	34 \$9,137 34	\$9,405	project types \$9,000 average across project types \$9,000
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year Possible Addition to PHB Proposal 10% at 60% MFI - 5:1 FAR	29 \$8,737 10-year afforda 29 \$8,737 10-year afforda	bility 16 \$9,001 bility 16 \$9,001 bility	34 \$9,137 34 \$9,137	\$9,405 52 \$9,405	project types \$9,000 average across project types \$9,000 average across
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year Possible Addition to PHB Proposal 10% at 60% MFI - 5:1 FAR or greater	29 \$8,737 10-year afforda 29 \$8,737	bility 16 \$9,001 bility 16 \$9,001 bility	34 \$9,137 34	\$9,405	project types \$9,000 average across project types \$9,000
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year Possible Addition to PHB Proposal 10% at 60% MFI - 5:1 FAR or greater Total Exemption Cost	29 \$8,737 10-year afforda 29 \$8,737 10-year afforda	bility 16 \$9,001 bility 16 \$9,001 bility	34 \$9,137 34 \$9,137	\$9,405 52 \$9,405	project types \$9,000 average across project types \$9,000 average across
20% at 80% MFI Total Exemption Cost (MULTE only) per unit in first year PHB PROPOSAL PHB Proposal 20% at 60%/80% MFI, dependant on FAR/Project Size Total Exemption Cost (MULTE only) per unit in first year Possible Addition to PHB Proposal 10% at 60% MFI - 5:1 FAR or greater	29 \$8,737 10-year afforda 29 \$8,737 10-year afforda	bility 16 \$9,001 bility 16 \$9,001 bility	34 \$9,137 34 \$9,137	\$9,405 52 \$9,405	project types \$9,000 average across project types \$9,000 average across