

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

SCENARIOS	CM3 Zone	Central City 3:1	Central City 6:1	Central City 9:1
Total units	143	82	171	261
Estimated tax exemption value -all units - year 1	\$ 249,883	\$ 147,614	\$ 312,485	\$ 490,957

**LOCUS PROPOSALS - OPTIONS 1-3**

Option 1-A 50% of units receive SDC & CET exemption	20-year affordability				average across project types
10% at 60% MFI	14	8	17	26	
Total Exemption Cost (MULTE, SDC & CET) per unit in first year	\$97,223	\$89,440	\$89,599	\$90,649	

Option 1-B 50% of units receive SDC & CET exemption	20-year affordability				average across project types
20% at 80% MFI	29	16	34	52	
Total Exemption Cost (MULTE, SDC & CET) per unit in first year	\$48,611	\$44,720	\$44,800	45,325	

Option 2-A	20-year affordability				average across project types
7% at 60% MFI	10	6	12	18	
Total Exemption Cost (MULTE only) per unit in first year	\$24,693	\$25,717	\$26,106	\$26,872	

Option 2-B	20-year affordability				average across project types
15% at 80% MFI	21	12	26	39	
Total Exemption Cost (MULTE only) per unit in first year	\$11,650	12,001	12,183	12,540	

Option 3-A	10-year affordability				average across project types
10% at 60% MFI	14	8	17	26	
Total Exemption Cost (MULTE only) per unit in first year	\$17,474	\$18,002	\$18,274	\$18,811	

Option 3-B	10-year affordability				average across project types
20% at 80% MFI	29	16	34	52	
Total Exemption Cost (MULTE only) per unit in first year	\$8,737	\$9,001	\$9,137	\$9,405	

**PHB PROPOSAL**

PHB Proposal	10-year affordability				average across project types
20% at 60%/80% MFI, dependant on FAR/Project Size	29	16	34	52	
Total Exemption Cost (MULTE only) per unit in first year	\$8,737	\$9,001	\$9,137	\$9,405	

Possible Addition to PHB Proposal	10-year affordability				average across project types
10% at 60% MFI - 5:1 FAR or greater	14	8	17	26	
Total Exemption Cost (MULTE only) per unit in first year	\$17,474	\$18,002	\$18,274	\$18,811	