

MFTE: Multifamily Tax Exemption

Frequently Asked Questions

What is the Multifamily Tax Exemption Program?

The Multifamily Tax Exemption program, or **MFTE**, is an incentive to create affordable housing in Seattle. Buildings participating in the MFTE program receive a property tax exemption for up to 12 years in exchange for lowering rents for tenants meeting income requirements.

The MFTE program requires 20% or 25% of the apartments in a building participating in MFTE to be affordable.

How do I find MFTE apartments?

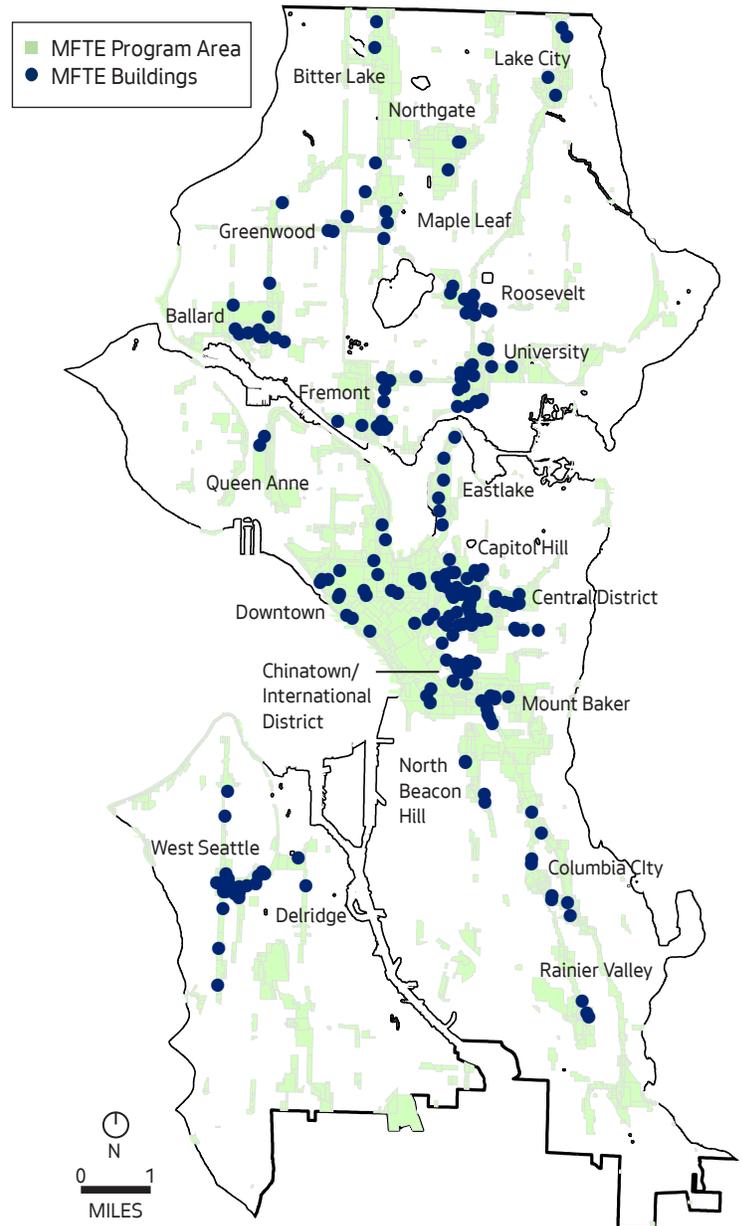
A list of buildings participating in MFTE and the number of affordable apartments in each building is on the Seattle Office of Housing website at seattle.gov/findhousing.

What is the rent?

MFTE apartments are available to low- and moderate-income households, with specific income requirements dependent on household size and the apartment size.

For example, in 2018, the maximum rent, including utilities, was \$1,141 for many studios in the program, \$1,505 for many one-bedroom apartments, and \$1,918 for many two-bedroom apartments.

Buildings Participating in the MFTE Program, 2018



Source: Seattle Office of Housing

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Do I qualify for an MFTE apartment?

To qualify for an MFTE apartment, prospective renters must demonstrate their household income is less than the maximum amount allowed for an MFTE apartment. Check the Office of Housing website for the most current information on maximum incomes and rent limits.

Applicants must also meet the screening criteria of the MFTE building's property management company.

The Office of Housing website has a "**Renter's Guide to MFTE Units**" which explains the MFTE program, how to find an MFTE apartment, and rent- and income-restrictions in more detail.

How do I apply?

Prospective applicants need to apply for an MFTE apartment with the property management company that manages the building. The Office of Housing website has a list of buildings with MFTE buildings and their property management companies.

Applicants will need to follow the building's property management company's application procedure, which will include showing documentation of income. The applicant may be asked to attend an in-person prescreening. **The Office of Housing does not partake in the leasing process, maintain a waitlist, or track vacancies.**

Rent and Income Limits for MFTE Program, 2018*

Apartment Size	Maximum Monthly Rent ¹	Household Size ²	Annual Maximum Household Income ³
Studio	\$1,141	1 person	\$45,650
1 Bedroom	\$1,505	1 person	\$52,650
		2 people	\$60,200
2 Bedroom	\$1,918	2 people	\$68,200
		3 people	\$76,750

* Applies to the majority of MFTE units. Other rent and income restrictions may apply.

¹ Includes utilities.

² Everyone who will live in the apartment, including parents and children. Subject to occupancy criteria.

³ Includes salary, hourly wages, tips, Social Security, child support, and other income.



Publix, International District

For more information visit seattle.gov/housing