

## Student Generation Rates and Assumptions

### Housing Mix

|   | # of units    | # owner                      | # rental     |
|---|---------------|------------------------------|--------------|
| <b>Market-rate units</b>                      | <b>16,000</b> |                              |              |
| Studio/Micro                                  | <b>3,968</b>  | <b>397</b>                   | <b>3,571</b> |
| 1 bed   | <b>4,677</b>  | <b>1,403</b>                 | <b>3,274</b> |
| 2 bed+  | <b>7,356</b>  | <b>5,885</b>                 | <b>1,471</b> |
| <b>BMR units (inclusionary)</b>               | <b>2,500</b>  |                              |              |
| Studio/Micro                                  | <b>620</b>    | <b>62</b>                    | <b>558</b>   |
| 1 bed   | <b>731</b>    | <b>219</b>                   | <b>512</b>   |
| 2 bed+  | <b>1,149</b>  | <b>919</b>                   | <b>230</b>   |
| <b>Subsidized, non-senior affordable</b>      | <b>1,050</b>  |                              |              |
| Studio/Micro                                  | <b>368</b>    |                              | <b>368</b>   |
| 1 bed   | <b>210</b>    |                              | <b>210</b>   |
| 2 bed+  | <b>473</b>    |                              | <b>473</b>   |
| <b>Subsidized, Senior/Disabled Affordable</b> | <b>450</b>    | <b>(negligible children)</b> |              |
| Studio/Micro                                  | <b>45</b>     |                              |              |
| 1 bed   | <b>383</b>    |                              |              |
| 2 bed+  | <b>23</b>     |                              |              |

## Student Generation Rates

### Total Students per Unit

#### School District

|   |       |
|---|-------|
| Studio  | 0.016 |
| Rental 1 bedroom and larger - Market Rate               | 0.171 |
| Owner 1 bedroom and larger - Market Rate                | 0.067 |
| 1 bedroom and larger – Below Market Rate and Subsidized | 0.867 |

#### Schoolhouse Services

|                                     |      |
|-------------------------------------|------|
| Market Rate                         |      |
| Rental Studio                       | 0.02 |
| Rental 1 bedroom                    | 0.06 |
| Rental 2 bedroom and larger         | 0.25 |
| Owner Studio                        | 0.02 |
| Owner 1 bedroom                     | 0.04 |
| Owner 2 bedroom and larger          | 0.14 |
| Below-Market-Rate (Inclusionary)    |      |
| Rental Studio                       | 0.04 |
| Rental 1 bedroom                    | 0.10 |
| Rental 2 bedroom and larger         | 0.30 |
| Owner Studio                        | 0.03 |
| Owner 1 bedroom                     | 0.06 |
| Owner 2 bedroom and larger          | 0.20 |
| Subsidized (Stand-alone Affordable) |      |
| Studio                              | 0.04 |
| 1 bedroom                           | 0.15 |
| 2 bedroom and larger                | 0.87 |

#### SCI (Google)

|   |              |
|---|--------------|
| Studio  | 0.016        |
| Rental 1 bedroom and larger - Market Rate               | 0.041 - 0.10 |
| Owner 1 bedroom and larger - Market Rate                | 0.067        |
| 1 bedroom and larger – Below Market Rate and Subsidized | 0.25 - 0.50  |

## Other Assumptions

**Land Cost:** \$15 million/acre

**Per-student Construction Costs:**

|            |           |
|------------|-----------|
| Elementary | \$101,000 |
| Middle     | \$71,000  |
| High       | \$188,000 |

**Students per Acre (land needs):**

|            |    |
|------------|----|
| Elementary | 90 |
| Middle     | 75 |
| High       | 50 |

**Total Residential Floor Area (19,550 units with children):** 19,260,000 square feet

**Total Office Floor Area (Planned Bonus FAR):** Approx. 3,000,000 square feet