

**ATTACHMENT 2  
COST ANALYSIS COMPARISONS FOR NOFA PROJECTS**

<b>Sponsor (Year Completed)</b>	<b>Development Name</b>	<b>No. of Units</b>	<b>No. of Bdrms.</b>	<b>Total Development Cost</b>	<b>Cost Per Unit</b>	<b>Cost Per Bedroom</b>	<b>City Subsidy</b>	<b>Subsidy Per Unit</b>	<b>Subsidy Per Bedroom</b>
<b>Alta Housing</b>	<b>Terra Bella Apartments</b>	<b>108</b>	<b>193</b>	<b>110,049,976</b>	<b>\$1,018,989</b>	<b>\$570,207</b>	<b>\$13,500,000</b>	<b>\$125,000</b>	<b>\$69,948</b>
Charities Housing 1265 Montecito Avenue (Funding Reserved 6/22/21)	Montecito Apartments	85	150	\$88,702,160	\$1,043,555	\$591,348	\$16,000,000	\$188,235	\$106,666
Eden Housing (Funding Reserved 12/8/20)	La Avenida Apartments	100	119	\$78,573,646	\$785,736	\$660,283	\$15,000,000	\$150,000	\$126,050
Alta Housing (2021)	Luna Vista Apartments	71	72	\$53,294,200	\$750,623	\$740,197	\$22,772,844	\$320,744	\$316,290
MidPen Housing (2020)	Shorebreeze Apartments Expansion	62	94	\$38,096,381	\$614,458	\$405,281	\$8,157,608	\$131,574	\$86,783
ROEM Development Corp. (2019)	Evelyn Family Apartments	116	191	\$66,416,378	\$572,555	\$347,730	\$21,700,000	\$187,069	\$113,613
Alta Housing (2019)	Eagle Park Apartments	67	68	\$37,577,326	\$560,856	\$552,608	\$8,000,000	\$119,403	\$117,647
First Community Housing (2015)	1585 Studios	27	27	\$10,468,465	\$387,721	\$387,721	\$3,287,550	\$121,761	\$121,761
ROEM/Eden Housing (2015)	Studio 819 Apartments	49	49	\$17,396,762	\$355,036	\$355,036	\$8,952,623	\$182,707	\$182,707
	<b>Total</b>	<b>685</b>	<b>963</b>	<b>\$500,575,294</b>	<b>\$6,089,529</b>	<b>\$4,610,411</b>	<b>\$117,370,625</b>	<b>\$1,526,493</b>	<b>\$1,241,465</b>
	Average	76	107	\$55,619,477	\$676,614	\$512,268	\$13,041,181	\$169,610	\$137,941
	Median	71	94	\$53,294,200	\$614,458	\$552,608	\$13,500,000	\$150,000	\$117,647
	Range— <i>High</i>	89	166	\$99,581,511	\$688,519	\$392,467	\$19,485,294	\$201,341	\$246,342