

Variables	Development	Requirements and Fees	Current Ordinance	Lower Density Ratio	Residents/Bedroom
			0.006	0.0045	1
Address	277 Fairchild	Park Land Requirement	0.144	0.108	0.27
Planning Area	Whisman	Total In-Lieu Fee	\$532,800	\$399,600	\$999,000
Existing Units	2				
New Units	26				
Net-New Units	24	Actual Acres Dedicated	0	0	0
Affordable Units	0	Actual Fee Paid	\$532,800	\$399,600	\$999,000
Fee Units	24				
Density Level	Medium-High				
Land Value per Acre	\$3,700,000				
Number of Bedrooms	90				
Variables	Development	Requirements and Fees	Current Ordinance	Lower Density Ratio	Residents/Bedroom
			0.006	0.0045	1
Address	2296 Mora Drive	Park Land Requirement	0.45	0.3375	0.657
Planning Area	San Antonio	Total In-Lieu Fee	\$1,867,500	\$1,400,625	\$2,726,550
Existing Units	0				
New Units	75				
Net-New Units	75	Actual Acres Dedicated	0.45	0.45	0.45
Affordable Units	0	Actual Fee Paid	\$0	-\$622,500	\$859,050
Fee Units	75				
Density Level	Medium				
Land Value per Acre	\$4,150,000				
Number of Bedrooms	219				
Variables	Development	Requirements and Fees	Current Ordinance	Lower Density Ratio	Residents/Bedroom
			0.006	0.0045	1
Address	400 San Antonio	Park Land Requirement	3.492	2.619	2.49
Planning Area	San Antonio	Total In-Lieu Fee	\$28,983,600	\$21,737,700	\$20,667,000
Existing Units	1				
New Units	583				
Net-New Units	582	Actual Acres Dedicated	0.5	0.5	0.5
Affordable Units	0	Actual Fee Paid	\$24,900,000	\$23,450,267	\$16,517,000
Fee Units	582		\$24,833,600		
Density Level	High	Acreage Needed	2.992		
Land Value per Acre	\$8,300,000	Cost for Need	\$24,833,600		
Number of Bedrooms	830				

Unit Mix	# Unit Type	No. of Bedrooms
2 Bed	3	6
3 Bed	0	
4 Bed	21	84
Total	24	90

*Two existing units are assumed to be 2 bedroom units.

Unit Mix	# Unit Type	No. of Bedrooms
2 Bed	6	12
3 Bed	69	207
Total	75	219

Unit Mix	# Unit Type	No. of Bedrooms
Studio	54	54
1 Bed	320	320
2 Bed	168	336
3 Bed	40	120
Total	582	830

48 BMR units

*One existing units are assumed to be 2 bedroom unit.

Variables	Development	Requirements and Fees	Current Ordinance	Lower Density Ratio	Residents/ Bedroom
			0.006	0.0045	1
Address	2268 W El Camino	Park Land Requirement	1.146	0.8595	0.753
Planning Area	Central	Total In-Lieu Fee	\$8,022,000	\$6,016,500	\$5,271,000
Existing Units	3				
New Units	204				
Net-New Units	201	Actual Acres Dedicated	0	0	0
Affordable Units	10	Actual Fee Paid	\$8,022,000	\$6,016,500	\$5,271,000
Fee Units	191				
Density Level	High				
Land Value per Acre	\$7,000,000				
Number of Bedrooms	251				
Variables	Development	Requirements and Fees	Current Ordinance	Lower Density Ratio	Residents/ Bedroom
			0.006	0.0045	1
Address	1255 Pear Ave	Park Land Requirement	3.81	2.8575	2.682
Planning Area	NBS	Total In-Lieu Fee	\$38,100,000	\$28,575,000	\$26,820,000
Existing Units	0	Private Open Space Credit	\$7,715,250.00	\$6,858,000.00	\$5,229,900.00
New Units	635				
Net-New Units	635	Proposed Acres Dedicated	1.03 POPAS	1.03 POPAS	1.03 POPAS
Affordable Units	0	Proposed Fees to be Paid	\$30,384,750	\$21,717,000	\$21,590,100
Fee Units	635				
Density Level	High				
Land Value per Acre	\$10,000,000				
Number of Bedrooms	894				

Unit Mix	# Unit Type	No. of Bedrooms	
Studio	27	27	6 BMR units
1 Bed	124	124	
2 Bed	50	100	
3 Bed	0		
Total	201	251	

*Three existing units are assumed to be 2 bedroom units.

Unit Mix	# Unit Type	No. of Bedrooms
Studio	22	22
1 Bed	354	354
2 Bed	259	518
3 Bed	0	
Total	635	894