

Financial Feasibility, Incentives, and Community Benefits

		COST OF COMMUNITY BENEFITS TO DEVELOPER FOR 1.0-ACRE SITE					
		Value Enhancement to Developer for 1.0-acre Site	Maximum Community Benefit Contribution from Developer	Affordable Housing 15% at 65% AMI	LEED Gold	Eco-Roof	Open Space 5,000 SF to build and operate
<p><i>Numbers in green reflect feasible community benefits</i></p> <p><i>Numbers in red reflect infeasible community benefits</i></p>		Density Bonus Incentives and Reduced Parking Ratios	50% of Value Enhancement				
	SCENARIO 1: 12 Units Townhomes	N/A	N/A	N/A	N/A	N/A	N/A
	SCENARIO 2: 24 Units Garden Apartments With Density Bonus 12 du/acre → 24 du/acre	\$360,000	(\$180,000)	(\$456,000)	(\$7,000)	(\$122,000)	(\$350,000)
	SCENARIO 3: 38 Units Stacked-Flats/Tuck-Under + Commercial Space	1.5 Parking Spaces/Unit: \$370,000	(\$185,000)	(\$1,144,000)	(\$149,000)	(\$229,000)	(\$350,000)
	With Density Bonus 24 du/acre → 38 du/acre	1.0 Parking Space/Unit: \$718,000	(\$359,000)	(\$1,144,000)	(\$149,000)	(\$229,000)	(\$350,000)
	SCENARIO 4: 60 Units Stacked-Flats/Podium + Commercial Space	1.5 Parking Spaces/Unit: \$412,000	(\$206,000)	(\$2,008,000)	(\$207,000)	(\$279,000)	(\$350,000)
	With Density Bonus 38 du/acre → 60 du/acre	1.0 Parking Space/Unit: \$1,199,000	(\$600,000)	(\$2,008,000)	(\$207,000)	(\$279,000)	(\$350,000)

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 Filename: I: SEDC_Encanto - Feasibility, Incentives, and Community Benefits_Workshop_v2/7/26/2013;rks