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# **Portland Inclusionary Housing Economic Analysis Draft Results: Rental Prototypes with Incentives**

**8/19/16**

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**Table 1**  
**Residual Land Value Under Inclusionary Housing Alternatives with Incentives**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

Zone/Incentives	Prototype	Constr./ Stab. Period (Months)	FAR	ESTIMATED LAND VALUE PER SF SITE AREA								RESIDUAL LAND VALUE PER SF SITE AREA														
				Panel of Experts 2016			Assessor's Data (Ave.) (1)					Market Rate			Alt. 1: 10% @ 80% AMI			Alt. 2: 10% @ 60% AMI			Alt. 3: 20% @ 80% AMI			Alt. 4: 20% @ 60% AMI		
				Low	Middle	High	Low	Mid	High	Year (2)	Low	Middle	High	Low	Middle	High	Low	Middle	High	Low	Middle	High	Low	Middle	High	
<b>CM1</b>																										
<i>Without PTE</i>		MU1	18	1.5	\$30	\$80	\$100	\$37	\$46	\$93	2014	\$130	\$133	\$89	\$117	\$114	\$64	\$107	\$104	\$54	\$104	\$95	\$40	\$82	\$73	\$18
<i>With PTE on Afford. Units</i>		MU1	18	1.5	\$30	\$80	\$100	\$37	\$46	\$93	2014	\$130	\$133	\$89	\$122	\$119	\$70	\$111	\$109	\$59	\$109	\$100	\$44	\$86	\$78	\$22
<i>With PTE on All Units</i>		MU1	18	1.5	\$30	\$80	\$100	\$37	\$46	\$93	2014	\$130	\$133	\$89	\$164	\$164	\$117	\$153	\$152	\$105	\$150	\$143	\$89	\$125	\$118	\$64
<b>CM2</b>																										
<i>Without PTE</i>		MU2	18	2.5	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$228	\$234	\$183	\$215	\$185	\$121	\$173	\$166	\$103	\$174	\$160	\$89	\$141	\$127	\$56
Density Bonus		MU3	24	4	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$333	\$359	\$223	\$298	\$284	\$132	\$248	\$258	\$106	\$207	\$199	\$29	\$150	\$142	-\$28
<i>With PTE on Afford. Units</i>		MU2	18	2.5	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$228	\$234	\$183	\$223	\$192	\$130	\$180	\$174	\$111	\$181	\$167	\$97	\$148	\$134	\$63
Density Bonus		MU3	24	4	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$333	\$359	\$223	\$312	\$299	\$148	\$262	\$274	\$122	\$220	\$214	\$44	\$162	\$156	-\$14
<i>With PTE on All Units</i>		MU2	18	2.5	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$228	\$234	\$183	\$289	\$262	\$203	\$244	\$242	\$183	\$245	\$234	\$166	\$208	\$197	\$129
Density Bonus		MU3	24	4	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$333	\$359	\$223	\$438	\$439	\$293	\$385	\$409	\$264	\$339	\$343	\$178	\$274	\$278	\$113
<b>CM3</b>																										
<i>Without MULTE</i>		MU4	24	3	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$241	\$263	\$143	\$215	\$199	\$67	\$170	\$179	\$46	\$140	\$135	-\$10	\$96	\$92	-\$54
Density Bonus		MU5	24	5	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$464	\$434	\$376	\$389	\$311	\$232	\$327	\$275	\$196	\$247	\$171	\$69	\$171	\$95	-\$7
<i>With PTE on Afford. Units</i>		MU4	24	3	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$241	\$263	\$143	\$225	\$211	\$78	\$180	\$190	\$58	\$149	\$146	\$0	\$105	\$102	-\$44
Density Bonus		MU5	24	5	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$464	\$434	\$376	\$410	\$333	\$254	\$348	\$296	\$218	\$266	\$191	\$90	\$189	\$114	\$12
<i>With PTE on All Units</i>		MU4	24	3	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$241	\$263	\$143	\$317	\$312	\$184	\$269	\$289	\$161	\$235	\$240	\$97	\$186	\$190	\$48
Density Bonus		MU5	24	5	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$464	\$434	\$376	\$597	\$528	\$458	\$530	\$487	\$417	\$440	\$370	\$274	\$353	\$283	\$187
<b>CX</b>																										
<i>Without PTE</i>		CC1	24	4.25	\$150	\$200	\$300		\$148		2014	\$113	\$142	\$95	\$99	\$80	\$13	\$40	\$49	-\$17	-\$6	-\$12	-\$95	-\$66	-\$72	-\$154
No Retail		CC2	24	4.25	\$150	\$200	\$300		\$148		2014	\$141	\$159	\$89	\$94	\$92	\$2	\$64	\$61	-\$29	\$5	-\$16	-\$125	-\$60	-\$82	-\$191
Density Bonus		CC1A	24	7.25	\$150	\$200	\$300		\$148		2014	-\$117	-\$266	-\$309	-\$271	-\$479	-\$556	-\$350	-\$533	-\$609	-\$487	-\$703	-\$813	-\$601	-\$817	-\$927
Density Bonus and Parking		CC1AP	24	7.25	\$150	\$200	\$300		\$148		2014	-\$28	-\$189	-\$261	-\$165	-\$386	-\$491	-\$244	-\$439	-\$545	-\$357	-\$586	-\$724	-\$471	-\$700	-\$839
<i>With MULTE on Afford. Units</i>		CC1	24	4.25	\$150	\$200	\$300		\$148		2014	\$113	\$142	\$95	\$115	\$97	\$31	\$55	\$66	\$0	\$9	\$4	-\$78	-\$52	-\$57	-\$139
No Retail		CC2	24	4.25	\$150	\$200	\$300		\$148		2014	\$141	\$159	\$89	\$111	\$110	\$21	\$80	\$79	-\$10	\$21	\$1	-\$108	-\$45	-\$66	-\$174
Density Bonus		CC1A	24	7.25	\$150	\$200	\$300		\$148		2014	-\$117	-\$266	-\$309	-\$238	-\$445	-\$521	-\$319	-\$499	-\$575	-\$456	-\$671	-\$780	-\$573	-\$787	-\$896
Density Bonus and Parking		CC1AP	24	7.25	\$150	\$200	\$300		\$148		2014	-\$28	-\$189	-\$261	-\$132	-\$352	-\$456	-\$212	-\$406	-\$510	-\$327	-\$554	-\$692	-\$443	-\$670	-\$808
<i>With PTE on All Units</i>		CC1	24	4.25	\$150	\$200	\$300		\$148		2014	\$113	\$142	\$95	\$256	\$253	\$194	\$192	\$218	\$159	\$143	\$151	\$73	\$74	\$81	\$4
No Retail		CC2	24	4.25	\$150	\$200	\$300		\$148		2014	\$141	\$159	\$89	\$261	\$275	\$194	\$225	\$240	\$158	\$162	\$155	\$51	\$87	\$80	-\$24
Density Bonus		CC1A	24	7.25	\$150	\$200	\$300		\$148		2014	-\$117	-\$266	-\$309	\$55	-\$138	-\$200	-\$32	-\$200	-\$262	-\$182	-\$388	-\$489	-\$314	-\$520	-\$621
Density Bonus and Parking		CC1AP	24	7.25	\$150	\$200	\$300		\$148		2014	-\$28	-\$189	-\$261	\$161	-\$45	-\$136	\$74	-\$107	-\$197	-\$52	-\$272	-\$400	-\$184	-\$403	-\$532
<b>EX</b>																										
<i>Without PTE</i>		CC3	24	5.00	\$150	\$200	\$300		\$203		2012 (3)	\$201	\$241	\$183	\$193	\$185	\$106	\$131	\$149	\$70	\$57	\$52	-\$50	-\$19	-\$24	-\$126
No Retail		CC4	24	5.00	\$150	\$200	\$300		\$203		2012 (3)	\$232	\$263	\$185	\$180	\$185	\$83	\$141	\$147	\$45	\$65	\$46	-\$80	-\$17	-\$36	-\$162
Density Bonus		CC3A	36	8.00	\$150	\$200	\$300		\$220		2013	-\$116	-\$280	-\$329	-\$295	-\$523	-\$609	-\$380	-\$582	-\$668	-\$542	-\$783	-\$908	-\$670	-\$911	-\$1,036
Density Bonus and Parking		CC3AP	36	8.00	\$150	\$200	\$300		\$220		2013	-\$143	-\$360	-\$474	-\$306	-\$586	-\$738	-\$391	-\$645	-\$796	-\$532	-\$825	-\$1,015	-\$660	-\$953	-\$1,143
<i>With PTE on Afford. Units</i>		CC3	24	5.00	\$150	\$200	\$300		\$203		2012 (3)	\$201	\$241	\$183	\$213	\$207	\$129	\$150	\$171	\$93	\$76	\$73	-\$29	-\$1	-\$5	-\$106
No Retail		CC4	24	5.00	\$150	\$200	\$300		\$203		2012 (3)	\$232	\$263	\$185	\$200	\$208	\$107	\$162	\$169	\$69	\$85	\$67	-\$58	\$2	-\$15	-\$141
Density Bonus		CC3A	36	8.00	\$150	\$200	\$300		\$220		2013	-\$116	-\$280	-\$329	-\$259	-\$485	-\$570	-\$344	-\$545	-\$629	-\$509	-\$748	-\$872	-\$639	-\$878	-\$1,002
Density Bonus and Parking		CC3AP	36	8.00	\$150	\$200	\$300		\$220		2013	-\$143	-\$360	-\$474	-\$270	-\$549	-\$699	-\$355	-\$608	-\$758	-\$498	-\$790	-\$980	-\$628	-\$920	-\$1,110
<i>With PTE on All Units</i>		CC3	24	5.00	\$150	\$200	\$300		\$203		2012 (3)	\$201	\$241	\$183	\$394	\$408	\$339	\$327	\$367	\$298	\$247	\$259	\$164	\$159	\$171	\$76
No Retail		CC4	24	5.00	\$150	\$200	\$300		\$203		2012 (3)	\$232	\$263	\$185	\$388	\$415	\$324	\$344	\$372	\$280	\$261	\$260	\$140	\$167	\$166	\$46
Density Bonus		CC3A	36	8.00	\$150	\$200	\$300		\$220		2013	-\$116	-\$280	-\$329	\$65	-\$146	-\$216	-\$28	-\$214	-\$283	-\$207	-\$438	-\$552	-\$355	-\$585	-\$700
Density Bonus and Parking		CC3AP	36	8.00	\$150	\$200	\$300		\$220		2013	-\$143	-\$360	-\$474	\$54	-\$209	-\$345	-\$39	-\$277	-\$412	-\$197	-\$479	-\$659	-\$345	-\$627	-\$807
<b>RX #1 (80% Lot Coverage)</b>																										
<i>Without PTE</i>		CC5	36	7.00	\$250	\$400	\$600		\$218		2013	\$113	-\$43	-\$105	-\$75	-\$266	-\$362	-\$128	-\$319	-\$415	-\$265	-\$489	-\$618	-\$379	-\$603	-\$732
No Retail		CC5A	36	10.00	\$250	\$400	\$600		\$218		2013	-\$113	-\$336	-\$424	-\$373	-\$645	-\$781	-\$450	-\$722	-\$858	-\$649	-\$969	-\$1,153	-\$812	-\$1,132	-\$1,316
Density Bonus and Parking		CC5AP	36	10.00	\$250	\$400	\$600		\$218		2013	-\$152	-\$430	-\$584	-\$396	-\$722	-\$924	-\$472	-\$798	-\$1,001	-\$650	-\$1,024	-\$1,275	-\$813	-\$1,187	-\$1,438

**Table 1**  
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**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

Zone/Incentives	Prototype	Constr./ Stab. Period (Months)	FAR	ESTIMATED LAND VALUE PER SF SITE AREA								RESIDUAL LAND VALUE PER SF SITE AREA														
				Panel of Experts 2016			Assessor's Data (Ave.) (1)					Market Rate			Alt 1: 10% @ 80% AMI			Alt 2: 10% @ 60% AMI			Alt 3: 20% @ 80% AMI			Alt 4: 20% @ 60% AMI		
				Low	Middle	High	Low	Mid	High	Year (2)	Low	Middle	High	Low	Middle	High	Low	Middle	High	Low	Middle	High	Low	Middle	High	
<b>With PTE on Afford. Units</b>																										
No Retail	CC5	36	7.00	\$250	\$400	\$600		\$218	2014	\$113	-\$43	-\$105	-\$43	-\$232	-\$326	-\$97	-\$286	-\$380	-\$235	-\$458	-\$586	-\$351	-\$574	-\$702		
Density Bonus (No Retail)	CC5A	36	10.00	\$250	\$400	\$600		\$218	2014	-\$113	-\$336	-\$424	-\$327	-\$597	-\$731	-\$405	-\$674	-\$808	-\$606	-\$924	-\$1,107	-\$771	-\$1,090	-\$1,273		
Density Bonus and Parking	CC5AP	36	10.00	\$250	\$400	\$600		\$218	2014	-\$152	-\$430	-\$584	-\$350	-\$674	-\$874	-\$427	-\$751	-\$952	-\$607	-\$980	-\$1,229	-\$773	-\$1,145	-\$1,395		
<b>With PTE on All Units</b>																										
No Retail	CC5	36	7.00	\$250	\$400	\$600		\$218	2014	\$113	-\$43	-\$105	\$248	\$72	-\$10	\$187	\$10	-\$71	\$37	-\$178	-\$298	-\$95	-\$310	-\$430		
Density Bonus (No Retail)	CC5A	36	10.00	\$250	\$400	\$600		\$218	2014	-\$113	-\$336	-\$424	\$90	-\$161	-\$276	\$2	-\$249	-\$364	-\$217	-\$523	-\$694	-\$405	-\$712	-\$882		
Density Bonus and Parking	CC5AP	36	10.00	\$250	\$400	\$600		\$218	2014	-\$152	-\$430	-\$584	\$67	-\$238	-\$419	-\$21	-\$326	-\$507	-\$218	-\$579	-\$816	-\$407	-\$767	-\$1,004		
<b>RX #2 (60% Lot Coverage)</b>																										
<b>Without PTE</b>																										
No Incentive	CC6	36	18.00	\$250	\$400	\$600		\$218	2013	-\$218	-\$611	-\$754	-\$666	-\$1,163	-\$1,391	-\$819	-\$1,297	-\$1,526	-\$1,181	-\$1,746	-\$2,061	-\$1,472	-\$2,037	-\$2,353		
Density Bonus	CC6A	36	21.00	\$250	\$400	\$600		\$218	2013	-\$262	-\$723	-\$893	-\$778	-\$1,356	-\$1,626	-\$954	-\$1,514	-\$1,784	-\$1,358	-\$2,018	-\$2,386	-\$1,696	-\$2,355	-\$2,724		
Density Bonus and Parking	CC6AP	36	21.00	\$250	\$400	\$600		\$218	2013	-\$388	-\$912	-\$1,155	-\$887	-\$1,529	-\$1,871	-\$1,064	-\$1,687	-\$2,029	-\$1,449	-\$2,172	-\$2,613	-\$1,787	-\$2,509	-\$2,950		
<b>With PTE on Afford. Units</b>																										
No Incentive	CC6	36	18.00	\$250	\$400	\$600		\$218	2013	-\$218	-\$611	-\$754	-\$583	-\$1,076	-\$1,301	-\$739	-\$1,213	-\$1,438	-\$1,104	-\$1,667	-\$1,980	-\$1,400	-\$1,962	-\$2,275		
Density Bonus	CC6A	36	21.00	\$250	\$400	\$600		\$218	2013	-\$262	-\$723	-\$893	-\$681	-\$1,255	-\$1,520	-\$860	-\$1,416	-\$1,681	-\$1,268	-\$1,925	-\$2,290	-\$1,611	-\$2,267	-\$2,633		
Density Bonus and Parking	CC6AP	36	21.00	\$250	\$400	\$600		\$218	2013	-\$388	-\$912	-\$1,155	-\$791	-\$1,428	-\$1,765	-\$970	-\$1,588	-\$1,926	-\$1,359	-\$2,078	-\$2,517	-\$1,702	-\$2,421	-\$2,859		
<b>With PTE on All Units</b>																										
No Incentive	CC6	36	18.00	\$250	\$400	\$600		\$218	2013	-\$218	-\$611	-\$754	\$161	-\$298	-\$489	-\$13	-\$454	-\$645	-\$411	-\$952	-\$1,244	-\$748	-\$1,289	-\$1,580		
Density Bonus	CC6A	36	21.00	\$250	\$400	\$600		\$218	2013	-\$262	-\$723	-\$893	\$189	-\$345	-\$571	-\$12	-\$528	-\$753	-\$457	-\$1,087	-\$1,427	-\$846	-\$1,477	-\$1,817		
Density Bonus and Parking	CC6AP	36	21.00	\$250	\$400	\$600		\$218	2013	-\$388	-\$912	-\$1,155	\$80	-\$518	-\$816	-\$121	-\$701	-\$999	-\$547	-\$1,241	-\$1,654	-\$937	-\$1,631	-\$2,043		
<b>RX #3</b>																										
<b>Without PTE</b>																										
No Incentive	CC7	36	12.00	\$250	\$400	\$600		\$218	2013	-\$165	-\$421	-\$507	-\$459	-\$797	-\$942	-\$575	-\$889	-\$1,033	-\$789	-\$1,157	-\$1,355	-\$979	-\$1,347	-\$1,545		
Density Bonus	CC7A	36	12.00	\$250	\$400	\$600		\$218	2013	-\$165	-\$421	-\$507	-\$404	-\$740	-\$882	-\$522	-\$833	-\$975	-\$738	-\$1,104	-\$1,301	-\$931	-\$1,297	-\$1,494		
Density Bonus and Parking	CC7AP	36	12.00	\$250	\$400	\$600		\$218	2013	-\$165	-\$421	-\$507	\$86	-\$228	-\$347	-\$44	-\$333	-\$453	-\$279	-\$631	-\$813	-\$498	-\$850	-\$1,033		
<b>With PTE on Afford. Units</b>																										
No Incentive	CC8	36	18.00	\$250	\$400	\$600		\$218	2013	-\$204	-\$607	-\$766	-\$672	-\$1,162	-\$1,407	-\$810	-\$1,299	-\$1,544	-\$1,172	-\$1,749	-\$2,081	-\$1,466	-\$2,043	-\$2,375		
Density Bonus	CC8A	36	18.00	\$250	\$400	\$600		\$218	2013	-\$204	-\$607	-\$766	-\$588	-\$1,074	-\$1,316	-\$728	-\$1,214	-\$1,455	-\$1,095	-\$1,669	-\$1,999	-\$1,393	-\$1,967	-\$2,297		
Density Bonus and Parking	CC8AP	36	18.00	\$250	\$400	\$600		\$218	2013	-\$204	-\$607	-\$766	\$162	-\$290	-\$497	\$3	-\$449	-\$656	-\$396	-\$949	-\$1,257	-\$735	-\$1,288	-\$1,596		
<b>With PTE on All Units</b>																										
No Incentive	CC9	36	12.00	\$250	\$400	\$600		\$218	2013	-\$142	-\$411	-\$517	-\$453	-\$780	-\$944	-\$545	-\$872	-\$1,036	-\$775	-\$1,159	-\$1,380	-\$971	-\$1,355	-\$1,576		
Density Bonus	CC9A	36	15.00	\$250	\$400	\$600		\$218	2013	-\$196	-\$518	-\$630	-\$554	-\$971	-\$1,153	-\$691	-\$1,083	-\$1,266	-\$987	-\$1,451	-\$1,704	-\$1,226	-\$1,690	-\$1,944		
Density Bonus and Parking	CC9AP	36	15.00	\$250	\$400	\$600		\$218	2013	-\$285	-\$665	-\$846	-\$628	-\$1,104	-\$1,355	-\$765	-\$1,216	-\$1,467	-\$1,040	-\$1,562	-\$1,885	-\$1,279	-\$1,801	-\$2,124		
<b>With PTE on Afford. Units</b>																										
No Retail	CC9	36	12.00	\$250	\$400	\$600		\$218	2013	-\$142	-\$411	-\$517	-\$398	-\$722	-\$884	-\$491	-\$815	-\$977	-\$723	-\$1,106	-\$1,325	-\$922	-\$1,304	-\$1,524		
Density Bonus	CC9A	36	15.00	\$250	\$400	\$600		\$218	2013	-\$196	-\$518	-\$630	-\$485	-\$899	-\$1,078	-\$624	-\$1,013	-\$1,192	-\$923	-\$1,385	-\$1,636	-\$1,166	-\$1,628	-\$1,879		
Density Bonus and Parking	CC9AP	36	15.00	\$250	\$400	\$600		\$218	2013	-\$285	-\$665	-\$846	-\$560	-\$1,032	-\$1,280	-\$698	-\$1,146	-\$1,394	-\$976	-\$1,496	-\$1,817	-\$1,219	-\$1,739	-\$2,060		
<b>With PTE on All Units</b>																										
No Retail	CC9	36	12.00	\$250	\$400	\$600		\$218	2013	-\$142	-\$411	-\$517	\$103	-\$199	-\$338	-\$3	-\$305	-\$444	-\$256	-\$624	-\$828	-\$482	-\$850	-\$1,054		
Density Bonus	CC9A	36	15.00	\$250	\$400	\$600		\$218	2013	-\$196	-\$518	-\$630	\$133	-\$253	-\$404	-\$22	-\$383	-\$534	-\$348	-\$792	-\$1,025	-\$624	-\$1,068	-\$1,301		
Density Bonus and Parking	CC9AP	36	15.00	\$250	\$400	\$600		\$218	2013	-\$285	-\$665	-\$846	\$58	-\$386	-\$606	-\$96	-\$516	-\$736	-\$401	-\$903	-\$1,205	-\$677	-\$1,179	-\$1,482		
<b>CC 3:1 FAR</b>																										
No PTE	CC 3:1	24	3.00	\$150	\$200	\$300		\$148	2014	\$111	\$142	\$120	\$115	\$102	\$67	\$64	\$81	\$46	\$17	\$20	-\$30	-\$29	-\$27	-\$76		
Aff PTE	CC 3:1	24	3.00	\$150	\$200	\$300		\$148	2014	\$111	\$142	\$120	\$127	\$114	\$80	\$75	\$94	\$59	\$28	\$32	-\$18	-\$19	-\$16	-\$65		
100% PTE	CC 3:1	24	3.00	\$150	\$200	\$300		\$148	2014	\$111	\$142	\$120	\$230	\$229	\$199	\$176	\$205	\$176	\$125	\$137	\$91	\$71	\$84	\$38		
<b>CC 6:1 FAR</b>																										
No PTE	CC 6:1	24	6.00	\$150	\$200	\$300		\$180	2014	\$249	\$298	\$230	\$215	\$203	\$105	\$138	\$157	\$60	\$69	\$63	-\$60	-\$24	-\$30	-\$152		
Aff PTE	CC 6:1	24	6.00	\$150	\$200	\$300		\$180	2014	\$249	\$298	\$230	\$239	\$230	\$133	\$162	\$183	\$87	\$92	\$88	-\$34	-\$2	-\$6	-\$128		
100% PTE	CC 6:1	24	6.00	\$150	\$200	\$300		\$180	2014	\$249	\$298	\$230	\$455	\$468	\$382	\$371	\$415	\$329	\$297	\$312	\$197	\$190	\$205	\$90		
<b>CC 9:1 FAR</b>																										
No PTE	CC 9:1	36	9.00	\$250	\$400	\$600		\$135	2013	\$101	-\$84	-\$139	-\$95	-\$354	-\$450	-\$192	-\$420	-\$516	-\$356	-\$624	-\$762	-\$497	-\$766	-\$903		
Aff PTE	CC 9:1	36	9.00	\$250	\$400	\$600		\$135	2013	\$101	-\$84	-\$139	-\$55	-\$311	-\$406	-\$153	-\$378	-\$473	-\$318	-\$585	-\$722	-\$462	-\$729	-\$865		
100% PTE	CC 9:1	36	9.00	\$250	\$400	\$600		\$135	2013	\$101	-\$84	-\$139	\$310	\$70	-\$8	\$203	-\$6	-\$85	\$23	-\$233	-\$359	-\$140	-\$397	-\$522		

Note: PTE = Property Tax Exemption  
1) Average price according to analysis of assessor's data by zone for Mixed-Use (MU) prototypes and by FAR for Central City (CC) prototypes. Low, middle and high scenarios for MU prototypes represent eastern, western and inner neighborhoods.  
2) Year of data used corresponds to approximate date construction would have begun for projects reaching stabilization in 2016 based on construction/stabilization period for each prototype. This is the latest date land could be purchased.  
3) Insufficient data for 5.0 FAR available in 2013 and 2014 so 2012 data used.  
Sources: City of Portland; DRA.

**Table 2**  
**Estimated Increase in NOI from Property Tax Exemption (PTE)**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3
<b>Tenure</b>	Low-Rise Rental	Low-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	High-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	Mid-Rise Rental
<b>Net Rentable SF of Apartment Space</b>	11,400	36,600	60,600	44,600	81,388	64,000	68,000	81,388
<b>Parking Spaces</b>	7	21	35	26	47	78	83	100
<b>Net Rentable SF of Retail Space</b>	993	3,400	3,400	3,400	3,613	4,000	0	3,613
<b>Approximate Building Stories</b>	3	4	6	5	7	4	4	6
<b>Number of Apartment Units</b>								
Studio/Loft	8	26	42	31	57	45	48	57
One Bedroom	10	32	53	39	72	56	60	72
Two Bedroom	2	6	11	8	14	11	11	14
Three Bedroom	0	0	0	0	0	0	0	0
<b>Total</b>	<b>20</b>	<b>64</b>	<b>106</b>	<b>78</b>	<b>143</b>	<b>112</b>	<b>119</b>	<b>143</b>
<b>Percent Affordable Units</b>								
Alternative 1	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 2	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 3	20%	20%	20%	20%	20%	20%	20%	20%
Alternative 4	20%	20%	20%	20%	20%	20%	20%	20%
<b>Assessor's Cap Rate</b>								
Base Cap Rate	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
Add-On	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%
Assessor's Cap Rate	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%
Millage Rate	0.0223213	0.0223213	0.0223213	0.0223213	0.0223213	0.0239888	0.0239888	0.0239888
Change Property Ratio	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967
<b>Permanent Financing Terms</b>								
Debt Coverage Ratio	1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50
Interest Rate	5.50%	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
Amortization (Years)	30	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>								
<b>Low Scenario</b>								
Residential NOI Before Tax Exemption	\$166,825	\$520,421	\$985,276	\$718,428	\$1,460,249	\$1,027,473	\$1,088,848	\$1,321,846
Capitalized Fair Market Value	\$2,712,606	\$8,462,124	\$16,020,740	\$11,681,752	\$23,743,879	\$16,706,883	\$17,704,850	\$21,493,432
Total Annual Residential Property Tax	\$24,020	\$74,931	\$141,861	\$103,440	\$210,248	\$158,989	\$168,486	\$204,539
Annual Property Tax on Affordable Units	\$2,402	\$7,493	\$14,186	\$10,344	\$21,025	\$15,899	\$16,849	\$20,454
<b>Middle Scenario</b>								
Residential NOI Before Tax Exemption	\$176,323	\$548,333	\$1,088,741	\$793,143	\$1,527,151	\$1,133,923	\$1,202,486	\$1,460,249
Capitalized Fair Market Value	\$2,867,037	\$8,915,986	\$17,703,098	\$12,896,630	\$24,831,724	\$18,437,777	\$19,552,614	\$23,743,879
Total Annual Residential Property Tax	\$25,387	\$78,950	\$156,758	\$114,198	\$219,881	\$175,460	\$186,070	\$225,955
Annual Property Tax on Affordable Units	\$2,539	\$7,895	\$15,676	\$11,420	\$21,988	\$17,546	\$18,607	\$22,596
<b>High Scenario</b>								
Residential NOI Before Tax Exemption	\$185,820	\$576,246	\$1,139,206	\$828,858	\$1,594,054	\$1,184,373	\$1,256,623	\$1,527,151
Capitalized Fair Market Value	\$3,021,468	\$9,369,847	\$18,523,667	\$13,477,362	\$25,919,570	\$19,258,102	\$20,432,899	\$24,831,724
Total Annual Residential Property Tax	\$26,755	\$82,968	\$164,024	\$119,340	\$229,514	\$183,267	\$194,447	\$236,308
Annual Property Tax on Affordable Units	\$2,675	\$8,297	\$16,402	\$11,934	\$22,951	\$18,327	\$19,445	\$23,631
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>								
<b>Low Scenario</b>								
Residential NOI Before Tax Exemption	\$161,599	\$502,064	\$959,446	\$697,825	\$1,423,967	\$996,418	\$1,057,793	\$1,285,564
Capitalized Fair Market Value	\$2,627,624	\$8,163,648	\$15,600,754	\$11,346,747	\$23,153,929	\$16,201,915	\$17,199,882	\$20,903,482
Total Annual Residential Property Tax	\$23,267	\$72,288	\$138,142	\$100,474	\$205,024	\$154,183	\$163,680	\$198,925
Annual Property Tax on Affordable Units	\$2,327	\$7,229	\$13,814	\$10,047	\$20,502	\$15,418	\$16,368	\$19,892
<b>Middle Scenario</b>								
Residential NOI Before Tax Exemption	\$171,096	\$529,977	\$1,062,911	\$772,540	\$1,490,869	\$1,102,868	\$1,171,430	\$1,423,967
Capitalized Fair Market Value	\$2,782,055	\$8,617,510	\$17,283,112	\$12,561,625	\$24,241,775	\$17,932,809	\$19,047,647	\$23,153,929
Total Annual Residential Property Tax	\$24,635	\$76,307	\$153,039	\$111,231	\$214,657	\$170,655	\$181,264	\$220,341
Annual Property Tax on Affordable Units	\$2,463	\$7,631	\$15,304	\$11,123	\$21,466	\$17,066	\$18,126	\$22,034
<b>High Scenario</b>								
Residential NOI Before Tax Exemption	\$180,594	\$557,889	\$1,113,376	\$808,255	\$1,557,772	\$1,153,318	\$1,225,568	\$1,490,869
Capitalized Fair Market Value	\$2,936,486	\$9,071,371	\$18,103,681	\$13,142,357	\$25,329,620	\$18,753,134	\$19,927,931	\$24,241,775
Total Annual Residential Property Tax	\$26,002	\$80,326	\$160,305	\$116,373	\$224,290	\$178,462	\$189,641	\$230,693
Annual Property Tax on Affordable Units	\$2,600	\$8,033	\$16,031	\$11,637	\$22,429	\$17,846	\$18,964	\$23,069

**Table 2**  
**Estimated Increase in NOI from Property Tax Exemption (PTE)**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$161,241	\$504,931	\$926,421	\$674,181	\$1,356,819	\$974,649	\$1,027,447	\$1,241,929
Capitalized Fair Market Value	\$2,621,797	\$8,210,257	\$15,063,751	\$10,962,285	\$22,062,094	\$15,847,948	\$16,706,448	\$20,193,964
Total Annual Residential Property Tax	\$23,216	\$72,701	\$133,387	\$97,069	\$195,356	\$150,815	\$158,985	\$192,173
Annual Property Tax on Affordable Units	\$2,322	\$7,270	\$13,339	\$9,707	\$19,536	\$15,081	\$15,898	\$19,217
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$167,746	\$525,148	\$1,011,931	\$735,643	\$1,400,209	\$1,064,854	\$1,121,847	\$1,356,819
Capitalized Fair Market Value	\$2,727,569	\$8,538,996	\$16,454,157	\$11,961,675	\$22,767,623	\$17,314,696	\$18,241,407	\$22,062,094
Total Annual Residential Property Tax	\$24,152	\$75,611	\$145,699	\$105,919	\$201,604	\$164,773	\$173,592	\$209,951
Annual Property Tax on Affordable Units	\$2,415	\$7,561	\$14,570	\$10,592	\$20,160	\$16,477	\$17,359	\$20,995
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$174,251	\$545,366	\$1,044,441	\$758,106	\$1,443,599	\$1,099,059	\$1,156,747	\$1,400,209
Capitalized Fair Market Value	\$2,833,342	\$8,867,736	\$16,982,775	\$12,326,919	\$23,473,151	\$17,870,875	\$18,808,887	\$22,767,623
Total Annual Residential Property Tax	\$25,089	\$78,522	\$150,380	\$109,153	\$207,851	\$170,066	\$178,992	\$216,665
Annual Property Tax on Affordable Units	\$2,509	\$7,852	\$15,038	\$10,915	\$20,785	\$17,007	\$17,899	\$21,666
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$150,123	\$471,815	\$868,878	\$630,184	\$1,279,707	\$913,976	\$961,215	\$1,164,817
Capitalized Fair Market Value	\$2,441,024	\$7,671,790	\$14,128,104	\$10,246,898	\$20,808,241	\$14,861,402	\$15,629,515	\$18,940,111
Total Annual Residential Property Tax	\$21,615	\$67,932	\$125,102	\$90,735	\$184,254	\$141,426	\$148,736	\$180,241
Annual Property Tax on Affordable Units	\$2,161	\$6,793	\$12,510	\$9,073	\$18,425	\$14,143	\$14,874	\$18,024
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$156,628	\$492,033	\$954,388	\$691,647	\$1,323,097	\$1,004,181	\$1,055,615	\$1,279,707
Capitalized Fair Market Value	\$2,546,797	\$8,000,530	\$15,518,511	\$11,246,288	\$21,513,769	\$16,328,150	\$17,164,475	\$20,808,241
Total Annual Residential Property Tax	\$22,551	\$70,843	\$137,414	\$99,584	\$190,501	\$155,385	\$163,343	\$198,019
Annual Property Tax on Affordable Units	\$2,255	\$7,084	\$13,741	\$9,958	\$19,050	\$15,538	\$16,334	\$19,802
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$163,133	\$512,250	\$986,898	\$714,109	\$1,366,487	\$1,038,386	\$1,090,515	\$1,323,097
Capitalized Fair Market Value	\$2,652,569	\$8,329,270	\$16,047,128	\$11,611,532	\$22,219,298	\$16,884,328	\$17,731,954	\$21,513,769
Total Annual Residential Property Tax	\$23,488	\$73,754	\$142,095	\$102,818	\$196,748	\$160,677	\$168,744	\$204,733
Annual Property Tax on Affordable Units	\$2,349	\$7,375	\$14,209	\$10,282	\$19,675	\$16,068	\$16,874	\$20,473

Source: DRA

**Table 2**  
**Estimated Increase in NOI from Propert**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
<b>Tenure</b>	Mid-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental
<b>Net Rentable SF of Apartment Space</b>	85,000	119,000	303,450	200,600	306,000	204,000	119,638	132,388
<b>Parking Spaces</b>	104	146	372	246	376	251	147	162
<b>Net Rentable SF of Retail Space</b>	0	0	2,550	3,400	0	0	3,613	3,613
<b>Approximate Building Stories</b>	6	9	30	15	30	15	9	9
<b>Number of Apartment Units</b>								
Studio/Loft	60	84	213	141	215	143	84	93
One Bedroom	75	105	266	176	269	179	105	116
Two Bedroom	14	20	53	35	53	36	21	23
Three Bedroom	0	0	0	0	0	0	0	0
<b>Total</b>	<b>149</b>	<b>209</b>	<b>532</b>	<b>352</b>	<b>537</b>	<b>358</b>	<b>210</b>	<b>232</b>
<b>Percent Affordable Units</b>								
Alternative 1	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 2	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 3	20%	20%	20%	20%	20%	20%	20%	20%
Alternative 4	20%	20%	20%	20%	20%	20%	20%	20%
<b>Assessor's Cap Rate</b>								
Base Cap Rate	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
Add-On	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%
Assessor's Cap Rate	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%
<b>Millage Rate</b>	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888
<b>Change Property Ratio</b>	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967
<b>Permanent Financing Terms</b>								
Debt Coverage Ratio	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50
Interest Rate	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
Amortization (Years)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>								
<b>Low Scenario</b>								
Residential NOI Before Tax Exemption	\$1,366,591	\$2,115,501	\$5,415,095	\$3,570,104	\$5,460,911	\$3,640,964	\$2,136,716	\$2,361,453
Capitalized Fair Market Value	\$22,220,987	\$34,398,385	\$88,050,325	\$58,050,473	\$88,795,295	\$59,202,668	\$34,743,344	\$38,397,617
Total Annual Residential Property Tax	\$211,463	\$327,347	\$837,918	\$552,429	\$845,008	\$563,394	\$330,630	\$365,405
Annual Property Tax on Affordable Units	\$21,146	\$32,735	\$83,792	\$55,243	\$84,501	\$56,339	\$33,063	\$36,541
<b>Middle Scenario</b>								
Residential NOI Before Tax Exemption	\$1,509,261	\$2,210,881	\$5,661,145	\$3,730,677	\$5,708,373	\$3,805,797	\$2,233,661	\$2,468,888
Capitalized Fair Market Value	\$24,540,824	\$35,949,279	\$92,051,138	\$60,661,407	\$92,819,075	\$61,882,871	\$36,319,686	\$40,144,527
Total Annual Residential Property Tax	\$233,539	\$342,106	\$875,991	\$577,276	\$883,299	\$588,899	\$345,631	\$382,030
Annual Property Tax on Affordable Units	\$23,354	\$34,211	\$87,599	\$57,728	\$88,330	\$58,890	\$34,563	\$38,203
<b>High Scenario</b>								
Residential NOI Before Tax Exemption	\$1,577,431	\$2,306,261	\$5,907,195	\$3,891,249	\$5,955,836	\$3,970,629	\$2,330,606	\$2,576,323
Capitalized Fair Market Value	\$25,649,279	\$37,500,174	\$96,051,951	\$63,272,342	\$96,842,856	\$64,563,074	\$37,896,027	\$41,891,438
Total Annual Residential Property Tax	\$244,088	\$356,865	\$914,065	\$602,122	\$921,591	\$614,405	\$360,632	\$398,654
Annual Property Tax on Affordable Units	\$24,409	\$35,687	\$91,406	\$60,212	\$92,159	\$61,441	\$36,063	\$39,865
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>								
<b>Low Scenario</b>								
Residential NOI Before Tax Exemption	\$1,328,062	\$2,061,596	\$5,278,476	\$3,477,240	\$5,321,312	\$3,548,100	\$2,082,811	\$2,302,322
Capitalized Fair Market Value	\$21,594,509	\$33,521,884	\$85,828,883	\$56,540,490	\$86,525,400	\$57,692,685	\$33,866,843	\$37,436,134
Total Annual Residential Property Tax	\$205,501	\$319,006	\$816,778	\$538,059	\$823,407	\$549,024	\$322,289	\$356,256
Annual Property Tax on Affordable Units	\$20,550	\$31,901	\$81,678	\$53,806	\$82,341	\$54,902	\$32,229	\$35,626
<b>Middle Scenario</b>								
Residential NOI Before Tax Exemption	\$1,470,732	\$2,156,976	\$5,524,526	\$3,637,813	\$5,568,775	\$3,712,933	\$2,179,756	\$2,409,757
Capitalized Fair Market Value	\$23,914,346	\$35,072,778	\$89,829,696	\$59,151,425	\$90,549,180	\$60,372,888	\$35,443,184	\$39,183,045
Total Annual Residential Property Tax	\$227,577	\$333,765	\$854,851	\$562,906	\$861,698	\$574,530	\$337,290	\$372,880
Annual Property Tax on Affordable Units	\$22,758	\$33,377	\$85,485	\$56,291	\$86,170	\$57,453	\$33,729	\$37,288
<b>High Scenario</b>								
Residential NOI Before Tax Exemption	\$1,538,902	\$2,252,356	\$5,770,576	\$3,798,385	\$5,816,237	\$3,877,765	\$2,276,701	\$2,517,192
Capitalized Fair Market Value	\$25,022,801	\$36,623,672	\$93,830,509	\$61,762,360	\$94,572,961	\$63,053,092	\$37,019,526	\$40,929,955
Total Annual Residential Property Tax	\$238,126	\$348,524	\$892,925	\$587,753	\$899,990	\$600,036	\$352,291	\$389,504
Annual Property Tax on Affordable Units	\$23,813	\$34,852	\$89,292	\$58,775	\$89,999	\$60,004	\$35,229	\$38,950

**Table 2**  
**Estimated Increase in NOI from Property**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$1,284,127	\$1,973,532	\$5,039,298	\$3,339,756	\$5,081,203	\$3,399,046	\$1,994,747	\$2,192,865
Capitalized Fair Market Value	\$20,880,107	\$32,089,957	\$81,939,810	\$54,304,978	\$82,621,186	\$55,269,047	\$32,434,916	\$35,656,345
Total Annual Residential Property Tax	\$198,703	\$305,379	\$779,768	\$516,786	\$786,253	\$525,960	\$308,662	\$339,319
Annual Property Tax on Affordable Units	\$19,870	\$30,538	\$77,977	\$51,679	\$78,625	\$52,596	\$30,866	\$33,932
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$1,402,002	\$2,035,140	\$5,197,283	\$3,445,609	\$5,240,173	\$3,506,166	\$2,057,920	\$2,260,970
Capitalized Fair Market Value	\$22,796,773	\$33,091,705	\$84,508,672	\$56,026,157	\$85,206,064	\$57,010,836	\$33,462,111	\$36,763,743
Total Annual Residential Property Tax	\$216,942	\$314,912	\$804,215	\$533,165	\$810,851	\$542,535	\$318,437	\$349,857
Annual Property Tax on Affordable Units	\$21,694	\$31,491	\$80,421	\$53,316	\$81,085	\$54,254	\$31,844	\$34,986
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$1,445,377	\$2,096,747	\$5,355,268	\$3,551,461	\$5,399,143	\$3,613,286	\$2,121,092	\$2,329,075
Capitalized Fair Market Value	\$23,502,058	\$34,093,453	\$87,077,534	\$57,747,336	\$87,790,942	\$58,752,624	\$34,489,306	\$37,871,141
Total Annual Residential Property Tax	\$223,654	\$324,445	\$828,661	\$549,544	\$835,450	\$559,111	\$328,213	\$360,395
Annual Property Tax on Affordable Units	\$22,365	\$32,445	\$82,866	\$54,954	\$83,545	\$55,911	\$32,821	\$36,040
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$1,201,456	\$1,857,746	\$4,744,159	\$3,146,858	\$4,783,636	\$3,200,589	\$1,878,961	\$2,063,068
Capitalized Fair Market Value	\$19,535,867	\$30,207,250	\$77,140,803	\$51,168,418	\$77,782,693	\$52,042,101	\$30,552,210	\$33,545,818
Total Annual Residential Property Tax	\$185,910	\$287,463	\$734,099	\$486,937	\$740,208	\$495,251	\$290,746	\$319,234
Annual Property Tax on Affordable Units	\$18,591	\$28,746	\$73,410	\$48,694	\$74,021	\$49,525	\$29,075	\$31,923
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$1,319,331	\$1,919,353	\$4,902,144	\$3,252,710	\$4,942,606	\$3,307,709	\$1,942,133	\$2,131,173
Capitalized Fair Market Value	\$21,452,533	\$31,208,998	\$79,709,665	\$52,889,597	\$80,367,571	\$53,783,889	\$31,579,405	\$34,653,216
Total Annual Residential Property Tax	\$204,150	\$296,996	\$758,546	\$503,316	\$764,806	\$511,827	\$300,521	\$329,772
Annual Property Tax on Affordable Units	\$20,415	\$29,700	\$75,855	\$50,332	\$76,481	\$51,183	\$30,052	\$32,977
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$1,362,706	\$1,980,961	\$5,060,129	\$3,358,563	\$5,101,576	\$3,414,829	\$2,005,306	\$2,199,278
Capitalized Fair Market Value	\$22,157,818	\$32,210,746	\$82,278,527	\$54,610,776	\$82,952,449	\$55,525,678	\$32,606,600	\$35,760,615
Total Annual Residential Property Tax	\$210,862	\$306,529	\$782,992	\$519,696	\$789,405	\$528,402	\$310,296	\$340,311
Annual Property Tax on Affordable Units	\$21,086	\$30,653	\$78,299	\$51,970	\$78,941	\$52,840	\$31,030	\$34,031

Source: DRA

**Table 2**  
**Estimated Increase in NOI from Property**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Tenure</b>	High-Rise	High-Rise	High-Rise	Mid-Rise	Mid-Rise	High-Rise
<b>Net Rentable SF of Apartment Space</b>	Rental 170,000	Rental 354,450	Rental 251,600	Rental 46,750	Rental 97,750	Rental 148,750
<b>Parking Spaces</b>	209	435	309	57	120	183
<b>Net Rentable SF of Retail Space</b>	0	2,550	3,400	4,250	4,250	4,250
<b>Approximate Building Stories</b>	13	35	19	3	6	9
<b>Number of Apartment Units</b>						
Studio/Loft	119	249	176	33	68	104
One Bedroom	149	311	221	41	86	131
Two Bedroom	30	62	44	8	17	26
Three Bedroom	0	0	0	0	0	0
<b>Total</b>	<b>298</b>	<b>622</b>	<b>441</b>	<b>82</b>	<b>171</b>	<b>261</b>
<b>Percent Affordable Units</b>						
Alternative 1	10%	10%	10%	10%	10%	10%
Alternative 2	10%	10%	10%	10%	10%	10%
Alternative 3	20%	20%	20%	20%	20%	20%
Alternative 4	20%	20%	20%	20%	20%	20%
<b>Assessor's Cap Rate</b>						
Base Cap Rate	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
Add-On	1.40%	1.40%	1.40%	1.40%	1.40%	1.40%
Assessor's Cap Rate	6.15%	6.15%	6.15%	6.15%	6.15%	6.15%
Millage Rate	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888
Change Property Ratio	0.3967	0.3967	0.3967	0.3967	0.3967	0.3967
<b>Permanent Financing Terms</b>						
Debt Coverage Ratio	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50	\$1.50
Interest Rate	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06	\$0.06
Amortization (Years)	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>						
<b>Low Scenario</b>						
Residential NOI Before Tax Exemption	\$3,034,724	\$6,332,021	\$4,494,973	\$752,278	\$1,570,178	\$2,653,811
Capitalized Fair Market Value	\$49,345,107	\$102,959,689	\$73,088,985	\$12,232,159	\$25,531,354	\$43,151,399
Total Annual Residential Property Tax	\$469,586	\$979,801	\$695,541	\$116,406	\$242,965	\$410,644
Annual Property Tax on Affordable Units	\$46,959	\$97,980	\$69,554	\$11,641	\$24,297	\$41,064
<b>Middle Scenario</b>						
Residential NOI Before Tax Exemption	\$3,172,347	\$6,619,741	\$4,699,498	\$830,978	\$1,733,056	\$2,774,141
Capitalized Fair Market Value	\$51,582,871	\$107,638,063	\$76,414,595	\$13,511,833	\$28,179,769	\$45,107,984
Total Annual Residential Property Tax	\$490,881	\$1,024,322	\$727,189	\$128,583	\$268,169	\$429,264
Annual Property Tax on Affordable Units	\$49,088	\$102,432	\$72,719	\$12,858	\$26,817	\$42,926
<b>High Scenario</b>						
Residential NOI Before Tax Exemption	\$3,309,969	\$6,907,461	\$4,904,023	\$868,678	\$1,810,433	\$2,894,471
Capitalized Fair Market Value	\$53,820,635	\$112,316,437	\$79,740,205	\$14,124,842	\$29,437,940	\$47,064,570
Total Annual Residential Property Tax	\$512,176	\$1,068,843	\$758,836	\$134,417	\$280,142	\$447,883
Annual Property Tax on Affordable Units	\$51,218	\$106,884	\$75,884	\$13,442	\$28,014	\$44,788
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>						
<b>Low Scenario</b>						
Residential NOI Before Tax Exemption	\$2,957,237	\$6,171,820	\$4,381,203	\$731,675	\$1,523,746	\$2,586,776
Capitalized Fair Market Value	\$48,085,148	\$100,354,790	\$71,239,077	\$11,897,154	\$24,776,363	\$42,061,403
Total Annual Residential Property Tax	\$457,595	\$955,012	\$677,936	\$113,218	\$235,781	\$400,271
Annual Property Tax on Affordable Units	\$45,760	\$95,501	\$67,794	\$11,322	\$23,578	\$40,027
<b>Middle Scenario</b>						
Residential NOI Before Tax Exemption	\$3,094,859	\$6,459,540	\$4,585,728	\$810,375	\$1,686,624	\$2,707,106
Capitalized Fair Market Value	\$50,322,912	\$105,033,164	\$74,564,687	\$13,176,829	\$27,424,778	\$44,017,988
Total Annual Residential Property Tax	\$478,891	\$999,533	\$709,584	\$125,395	\$260,984	\$418,891
Annual Property Tax on Affordable Units	\$47,889	\$99,953	\$70,958	\$12,540	\$26,098	\$41,889
<b>High Scenario</b>						
Residential NOI Before Tax Exemption	\$3,232,482	\$6,747,260	\$4,790,253	\$848,075	\$1,764,001	\$2,827,436
Capitalized Fair Market Value	\$52,560,676	\$109,711,538	\$77,890,297	\$13,789,837	\$28,682,948	\$45,974,574
Total Annual Residential Property Tax	\$500,186	\$1,044,054	\$741,232	\$131,229	\$272,957	\$437,510
Annual Property Tax on Affordable Units	\$50,019	\$104,405	\$74,123	\$13,123	\$27,296	\$43,751



**Table 2**  
**Estimated Increase in NOI from Property**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>						
<i>Low Scenario</i>						
Residential NOI Before Tax Exemption	\$2,827,516	\$5,906,034	\$4,184,334	\$705,484	\$1,491,622	\$2,480,963
Capitalized Fair Market Value	\$45,975,864	\$96,033,077	\$68,037,958	\$11,471,279	\$24,254,018	\$40,340,860
Total Annual Residential Property Tax	\$437,523	\$913,885	\$647,473	\$109,165	\$230,810	\$383,898
Annual Property Tax on Affordable Units	\$43,752	\$91,389	\$64,747	\$10,916	\$23,081	\$38,390
<i>Middle Scenario</i>						
Residential NOI Before Tax Exemption	\$2,916,403	\$6,093,292	\$4,316,612	\$769,649	\$1,629,277	\$2,559,825
Capitalized Fair Market Value	\$47,421,189	\$99,077,915	\$70,188,812	\$12,514,612	\$26,492,310	\$41,623,177
Total Annual Residential Property Tax	\$451,277	\$942,861	\$667,942	\$119,094	\$252,110	\$396,101
Annual Property Tax on Affordable Units	\$45,128	\$94,286	\$66,794	\$11,909	\$25,211	\$39,610
<i>High Scenario</i>						
Residential NOI Before Tax Exemption	\$3,005,291	\$6,280,549	\$4,448,889	\$792,814	\$1,681,432	\$2,638,688
Capitalized Fair Market Value	\$48,866,514	\$102,122,752	\$72,339,665	\$12,891,279	\$27,340,359	\$42,905,494
Total Annual Residential Property Tax	\$465,031	\$971,837	\$688,410	\$122,678	\$260,181	\$408,304
Annual Property Tax on Affordable Units	\$46,503	\$97,184	\$68,841	\$12,268	\$26,018	\$40,830
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>						
<i>Low Scenario</i>						
Residential NOI Before Tax Exemption	\$2,662,174	\$5,564,234	\$3,941,881	\$658,357	\$1,397,834	\$2,337,620
Capitalized Fair Market Value	\$43,287,384	\$90,475,345	\$64,095,624	\$10,704,992	\$22,729,005	\$38,010,073
Total Annual Residential Property Tax	\$411,938	\$860,996	\$609,957	\$101,873	\$216,297	\$361,717
Annual Property Tax on Affordable Units	\$41,194	\$86,100	\$60,996	\$10,187	\$21,630	\$36,172
<i>Middle Scenario</i>						
Residential NOI Before Tax Exemption	\$2,751,062	\$5,751,491	\$4,074,158	\$722,522	\$1,535,489	\$2,416,482
Capitalized Fair Market Value	\$44,732,709	\$93,520,182	\$66,246,478	\$11,748,325	\$24,967,298	\$39,292,390
Total Annual Residential Property Tax	\$425,692	\$889,971	\$630,425	\$111,801	\$237,598	\$373,920
Annual Property Tax on Affordable Units	\$42,569	\$88,997	\$63,043	\$11,180	\$23,760	\$37,392
<i>High Scenario</i>						
Residential NOI Before Tax Exemption	\$2,839,949	\$5,938,749	\$4,206,436	\$745,687	\$1,587,644	\$2,495,345
Capitalized Fair Market Value	\$46,178,034	\$96,565,020	\$68,397,332	\$12,124,992	\$25,815,346	\$40,574,707
Total Annual Residential Property Tax	\$439,447	\$918,947	\$650,893	\$115,386	\$245,668	\$386,123
Annual Property Tax on Affordable Units	\$43,945	\$91,895	\$65,089	\$11,539	\$24,567	\$38,612

Source: DRA



**Table 3**  
**Property Tax Exemption (% of Units) Required**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<i>Tenure</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>
Residential Units	622	441	82	171	261
Site Area (SF)	20,000	20,000	20,000	20,000	20,000
Residential Net SF	354,450	251,400	46,650	97,500	148,800
Total Net SF	357,000	254,800	50,900	101,750	153,050
Approximate Building Stories	35	19	3	6	9
<b>Total Annual NOI Before PTE</b>					
<b>Low Scenario</b>					
100% Market Rate	\$7,898,008	\$5,621,660	\$946,535	\$1,944,355	\$3,340,113
Alternative 1: 10% @ 80% AMI	\$7,375,436	\$5,259,193	\$950,503	\$1,909,403	\$3,140,636
Alternative 2: 10% @ 60% AMI	\$7,196,620	\$5,120,603	\$898,875	\$1,831,946	\$3,042,576
Alternative 3: 20% @ 80% AMI	\$6,786,834	\$4,820,534	\$851,084	\$1,761,422	\$2,876,763
Alternative 4: 20% @ 60% AMI	\$6,445,034	\$4,578,081	\$803,957	\$1,667,634	\$2,733,420
<b>Middle Scenario</b>					
100% Market Rate	\$8,298,940	\$5,914,720	\$1,060,023	\$2,158,693	\$3,524,300
Alternative 1: 10% @ 80% AMI	\$7,657,291	\$5,455,898	\$1,019,428	\$2,062,506	\$3,251,191
Alternative 2: 10% @ 60% AMI	\$7,497,090	\$5,342,128	\$998,825	\$2,016,074	\$3,184,156
Alternative 3: 20% @ 80% AMI	\$6,986,842	\$4,969,812	\$936,499	\$1,920,327	\$2,976,875
Alternative 4: 20% @ 60% AMI	\$6,645,041	\$4,727,358	\$889,372	\$1,826,539	\$2,833,532
<b>High Scenario</b>					
100% Market Rate	\$8,704,973	\$6,214,580	\$1,141,010	\$2,296,030	\$3,716,988
Alternative 1: 10% @ 80% AMI	\$7,962,861	\$5,684,223	\$1,086,878	\$2,169,633	\$3,401,271
Alternative 2: 10% @ 60% AMI	\$7,802,660	\$5,570,453	\$1,066,275	\$2,123,201	\$3,334,236
Alternative 3: 20% @ 80% AMI	\$7,191,949	\$5,125,889	\$989,414	\$2,002,232	\$3,085,488
Alternative 4: 20% @ 60% AMI	\$6,850,149	\$4,883,436	\$942,287	\$1,908,444	\$2,942,145
<b>Reducton in NOI from Market Rate</b>					
<b>Low Scenario</b>					
Alternative 1: 10% @ 80% AMI	\$522,572	\$362,467	-\$3,968	\$34,952	\$199,476
Alternative 2: 10% @ 60% AMI	\$701,388	\$501,057	\$47,660	\$112,409	\$297,536
Alternative 3: 20% @ 80% AMI	\$1,111,173	\$801,126	\$95,451	\$182,933	\$463,350
Alternative 4: 20% @ 60% AMI	\$1,452,974	\$1,043,579	\$142,578	\$276,721	\$606,693
<b>Middle Scenario</b>					
Alternative 1: 10% @ 80% AMI	\$641,649	\$458,822	\$40,595	\$96,187	\$273,109
Alternative 2: 10% @ 60% AMI	\$801,850	\$572,592	\$61,198	\$142,619	\$340,144
Alternative 3: 20% @ 80% AMI	\$1,312,098	\$944,908	\$123,524	\$238,365	\$547,425
Alternative 4: 20% @ 60% AMI	\$1,653,899	\$1,187,362	\$170,651	\$332,154	\$690,768
<b>High Scenario</b>					
Alternative 1: 10% @ 80% AMI	\$742,112	\$530,357	\$54,132	\$126,397	\$315,716
Alternative 2: 10% @ 60% AMI	\$902,313	\$644,127	\$74,735	\$172,829	\$382,751
Alternative 3: 20% @ 80% AMI	\$1,513,023	\$1,088,691	\$151,596	\$293,798	\$631,500
Alternative 4: 20% @ 60% AMI	\$1,854,824	\$1,331,144	\$198,723	\$387,586	\$774,843
<b>Increase in NOI from PTE on All Units</b>					
<b>Low Scenario</b>					
Alternative 1: 10% @ 80% AMI	\$979,801	\$695,541	\$116,406	\$242,965	\$410,644
Alternative 2: 10% @ 60% AMI	\$955,012	\$677,936	\$113,218	\$235,781	\$400,271
Alternative 3: 20% @ 80% AMI	\$913,885	\$647,473	\$109,165	\$230,810	\$383,898
Alternative 4: 20% @ 60% AMI	\$860,996	\$609,957	\$101,873	\$216,297	\$361,717
<b>Middle Scenario</b>					
Alternative 1: 10% @ 80% AMI	\$1,024,322	\$727,189	\$128,583	\$268,169	\$429,264
Alternative 2: 10% @ 60% AMI	\$999,533	\$709,584	\$125,395	\$260,984	\$418,891
Alternative 3: 20% @ 80% AMI	\$942,861	\$667,942	\$119,094	\$252,110	\$396,101
Alternative 4: 20% @ 60% AMI	\$889,971	\$630,425	\$111,801	\$237,598	\$373,920
<b>High Scenario</b>					
Alternative 1: 10% @ 80% AMI	\$1,068,843	\$758,836	\$134,417	\$280,142	\$447,883
Alternative 2: 10% @ 60% AMI	\$1,044,054	\$741,232	\$131,229	\$272,957	\$437,510
Alternative 3: 20% @ 80% AMI	\$971,837	\$688,410	\$122,678	\$260,181	\$408,304
Alternative 4: 20% @ 60% AMI	\$918,947	\$650,893	\$115,386	\$245,668	\$386,123
<b>% of Units w/ MULTE for NOI to Equal Market Rate</b>					
<b>Low Scenario</b>					
Alternative 1: 10% @ 80% AMI	53%	52%	-3%	14%	49%
Alternative 2: 10% @ 60% AMI	73%	74%	42%	48%	74%
Alternative 3: 20% @ 80% AMI	122%	124%	87%	79%	121%
Alternative 4: 20% @ 60% AMI	169%	171%	140%	128%	168%
<b>Middle Scenario</b>					
Alternative 1: 10% @ 80% AMI	63%	63%	32%	36%	64%
Alternative 2: 10% @ 60% AMI	80%	81%	49%	55%	81%
Alternative 3: 20% @ 80% AMI	139%	141%	104%	95%	138%
Alternative 4: 20% @ 60% AMI	186%	188%	153%	140%	185%
<b>High Scenario</b>					
Alternative 1: 10% @ 80% AMI	69%	70%	40%	45%	70%
Alternative 2: 10% @ 60% AMI	86%	87%	57%	63%	87%
Alternative 3: 20% @ 80% AMI	156%	158%	124%	113%	155%
Alternative 4: 20% @ 60% AMI	202%	205%	172%	158%	201%

Source: DRA.



**Table 4**  
**Supportable Debt and Cash Subsidy Required to Equal Market Rate Debt**  
**Rental Housing Inclusionary Alternatives**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC1A
<b>Difference in Supportable Debt From Market</b>															
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>															
Low Scenario	\$64,624	\$123,377	\$344,460	\$256,866	\$742,435	\$135,875	\$462,532	\$79,905	\$524,738	\$1,864,438	\$4,440,690	\$2,906,850	\$4,637,769	\$3,088,353	\$1,525,887
Middle Scenario	\$145,042	\$667,141	\$998,988	\$832,371	\$1,571,234	\$920,650	\$968,569	\$908,705	\$1,147,117	\$2,732,081	\$6,808,708	\$4,636,967	\$6,861,170	\$4,570,040	\$2,644,240
High Scenario	\$174,322	\$788,445	\$1,157,938	\$963,435	\$1,787,002	\$1,115,851	\$1,170,742	\$1,124,472	\$1,392,514	\$3,072,289	\$7,657,835	\$5,215,600	\$7,718,662	\$5,143,097	\$2,977,128
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>															
Low Scenario	\$115,762	\$545,837	\$840,039	\$701,307	\$1,355,467	\$725,448	\$766,396	\$692,937	\$901,721	\$2,391,872	\$5,959,581	\$4,058,333	\$6,003,677	\$3,996,984	\$2,311,351
Middle Scenario	\$145,042	\$667,141	\$998,988	\$832,371	\$1,571,234	\$920,650	\$968,569	\$908,705	\$1,147,117	\$2,732,081	\$6,808,708	\$4,636,967	\$6,861,170	\$4,570,040	\$2,644,240
High Scenario	\$174,322	\$788,445	\$1,157,938	\$963,435	\$1,787,002	\$1,115,851	\$1,170,742	\$1,124,472	\$1,392,514	\$3,072,289	\$7,657,835	\$5,215,600	\$7,718,662	\$5,143,097	\$2,977,128
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>															
Low Scenario	\$129,249	\$537,751	\$1,251,241	\$1,003,106	\$2,153,375	\$1,173,276	\$1,345,115	\$1,425,167	\$1,660,373	\$3,746,674	\$9,544,422	\$6,178,487	\$9,597,629	\$6,277,308	\$3,666,153
Middle Scenario	\$187,809	\$734,347	\$1,585,872	\$1,263,840	\$2,599,202	\$1,527,428	\$1,735,518	\$1,870,994	\$2,148,377	\$4,417,331	\$11,255,224	\$7,292,531	\$11,320,980	\$7,415,055	\$4,329,490
High Scenario	\$246,370	\$930,943	\$1,920,503	\$1,524,573	\$3,045,029	\$1,881,579	\$2,125,921	\$2,316,820	\$2,636,381	\$5,087,988	\$12,966,027	\$8,406,574	\$13,044,332	\$8,552,802	\$4,992,827
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>															
Low Scenario	\$238,029	\$861,773	\$1,814,266	\$1,433,590	\$2,907,881	\$1,766,930	\$1,993,158	\$2,179,673	\$2,469,268	\$4,879,591	\$12,432,221	\$8,065,910	\$12,509,189	\$8,219,121	\$4,799,071
Middle Scenario	\$296,589	\$1,058,369	\$2,148,897	\$1,694,324	\$3,353,708	\$2,121,081	\$2,383,561	\$2,625,499	\$2,957,272	\$5,550,248	\$14,143,024	\$9,179,954	\$14,232,541	\$9,356,868	\$5,462,408
High Scenario	\$355,150	\$1,254,964	\$2,483,528	\$1,955,057	\$3,799,534	\$2,475,233	\$2,773,965	\$3,071,326	\$3,445,276	\$6,220,905	\$15,853,827	\$10,293,997	\$15,955,892	\$10,494,614	\$6,125,745
<b>Difference in Supporte Debt Per Unit (All Units)</b>															
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>															
Low Scenario	\$3,231	\$1,928	\$3,250	\$3,293	\$5,192	\$1,213	\$3,887	\$559	\$3,522	\$8,921	\$8,347	\$8,258	\$8,636	\$8,627	\$7,266
Middle Scenario	\$7,252	\$10,424	\$9,424	\$10,671	\$10,988	\$8,220	\$8,139	\$6,355	\$7,699	\$13,072	\$12,798	\$13,173	\$12,777	\$12,765	\$12,592
High Scenario	\$8,716	\$12,319	\$10,924	\$12,352	\$12,497	\$9,963	\$9,838	\$7,863	\$9,346	\$14,700	\$14,394	\$14,817	\$14,374	\$14,366	\$14,177
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>															
Low Scenario	\$5,788	\$8,529	\$7,925	\$8,991	\$9,479	\$6,477	\$6,440	\$4,846	\$6,052	\$11,444	\$11,202	\$11,529	\$11,180	\$11,165	\$11,006
Middle Scenario	\$7,252	\$10,424	\$9,424	\$10,671	\$10,988	\$8,220	\$8,139	\$6,355	\$7,699	\$13,072	\$12,798	\$13,173	\$12,777	\$12,765	\$12,592
High Scenario	\$8,716	\$12,319	\$10,924	\$12,352	\$12,497	\$9,963	\$9,838	\$7,863	\$9,346	\$14,700	\$14,394	\$14,817	\$14,374	\$14,366	\$14,177
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>															
Low Scenario	\$6,462	\$8,402	\$11,804	\$12,860	\$15,059	\$10,476	\$11,303	\$9,966	\$11,143	\$17,927	\$17,941	\$17,553	\$17,873	\$17,534	\$17,458
Middle Scenario	\$9,390	\$11,474	\$14,961	\$16,203	\$18,176	\$13,638	\$14,584	\$13,084	\$14,419	\$21,136	\$21,156	\$20,717	\$21,082	\$20,712	\$20,617
High Scenario	\$12,318	\$14,546	\$18,118	\$19,546	\$21,294	\$16,800	\$17,865	\$16,202	\$17,694	\$24,344	\$24,372	\$23,882	\$24,291	\$23,891	\$23,775
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>															
Low Scenario	\$11,901	\$13,465	\$17,116	\$18,379	\$20,335	\$15,776	\$16,749	\$15,242	\$16,572	\$23,347	\$23,369	\$22,915	\$23,295	\$22,958	\$22,853
Middle Scenario	\$14,829	\$16,537	\$20,273	\$21,722	\$23,453	\$18,938	\$20,030	\$18,360	\$19,847	\$26,556	\$26,585	\$26,079	\$26,504	\$26,137	\$26,011
High Scenario	\$17,757	\$19,609	\$23,430	\$25,065	\$26,570	\$22,100	\$23,311	\$21,478	\$23,123	\$29,765	\$29,800	\$29,244	\$29,713	\$29,315	\$29,170

Source: DRA

**Table 4**  
**Supportable Debt and Cash Subsidy Require**  
**Rental Housing Inclusionary Alternatives**  
**Portland Inclusionary Housing Analysis**

	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Tenure</b>	Rental	Rental	Rental	Rental	Rental	Rental	Rental
<b>Net Rentable SF of Apartment Space</b>	132,150	169,950	354,450	251,400	46,650	97,500	148,800
<b>Parking Spaces</b>	162	209	435	309	57	120	183
<b>Net Rentable SF of Retail Space</b>	3,613	0	2,550	3,400	4,250	4,250	4,250
<b>Approximate Building Stories</b>	9	13	35	19	3	6	9
<b>Number of Apartment Units</b>							
Studio/Loft	93	119	249	176	33	68	104
One Bedroom	116	149	311	221	41	86	131
Two Bedroom	23	30	62	44	8	17	26
Three Bedroom	0	0	0	0	0	0	0
<b>Total</b>	<b>232</b>	<b>298</b>	<b>622</b>	<b>441</b>	<b>82</b>	<b>171</b>	<b>261</b>
<b>Financing Assumptions</b>							
Debt Coverage Ratio	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Interest Rate	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Term and Amortization (Years)	30	30	30	30	30	30	30
<b>100% MARKET RATE</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,972,848	\$3,779,900	\$7,898,008	\$5,621,660	\$946,535	\$1,944,355	\$3,340,113
Middle Scenario	\$3,136,215	\$3,966,400	\$8,298,940	\$5,914,720	\$1,060,023	\$2,158,693	\$3,524,300
High Scenario	\$3,306,807	\$4,152,900	\$8,704,973	\$6,214,580	\$1,141,010	\$2,296,030	\$3,716,988
<b>Supportable Debt</b>							
Low Scenario	\$29,087,959	\$36,984,592	\$77,278,389	\$55,005,371	\$9,261,412	\$19,024,624	\$32,681,472
Middle Scenario	\$30,686,429	\$38,809,409	\$81,201,330	\$57,872,829	\$10,371,835	\$21,121,818	\$34,483,663
High Scenario	\$32,355,592	\$40,634,226	\$85,174,172	\$60,806,821	\$11,164,261	\$22,465,603	\$36,369,022
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,791,125	\$3,515,924	\$7,375,436	\$5,259,193	\$950,503	\$1,909,403	\$3,140,636
Middle Scenario	\$2,831,120	\$3,576,059	\$7,497,090	\$5,342,128	\$998,825	\$2,016,074	\$3,184,156
High Scenario	\$2,963,842	\$3,713,682	\$7,802,660	\$5,570,453	\$1,066,275	\$2,123,201	\$3,334,236
<b>Supportable Debt</b>							
Low Scenario	\$27,309,878	\$34,401,708	\$72,165,265	\$51,458,793	\$9,300,235	\$18,682,637	\$30,729,686
Middle Scenario	\$27,701,211	\$34,990,102	\$73,355,591	\$52,270,280	\$9,773,045	\$19,726,360	\$31,155,512
High Scenario	\$28,999,840	\$36,336,675	\$76,345,453	\$54,504,336	\$10,433,013	\$20,774,553	\$32,623,976
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,705,622	\$3,438,437	\$7,196,620	\$5,120,603	\$898,875	\$1,831,946	\$3,042,576
Middle Scenario	\$2,831,120	\$3,576,059	\$7,497,090	\$5,342,128	\$998,825	\$2,016,074	\$3,184,156
High Scenario	\$2,963,842	\$3,713,682	\$7,802,660	\$5,570,453	\$1,066,275	\$2,123,201	\$3,334,236
<b>Supportable Debt</b>							
Low Scenario	\$26,473,276	\$33,643,528	\$70,415,629	\$50,102,759	\$8,795,080	\$17,924,756	\$29,770,217
Middle Scenario	\$27,701,211	\$34,990,102	\$73,355,591	\$52,270,280	\$9,773,045	\$19,726,360	\$31,155,512
High Scenario	\$28,999,840	\$36,336,675	\$76,345,453	\$54,504,336	\$10,433,013	\$20,774,553	\$32,623,976
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,540,965	\$3,236,716	\$6,786,834	\$4,820,534	\$851,084	\$1,761,422	\$2,876,763
Middle Scenario	\$2,627,133	\$3,325,603	\$6,986,842	\$4,969,812	\$936,499	\$1,920,327	\$2,976,875
High Scenario	\$2,720,525	\$3,414,491	\$7,191,949	\$5,125,889	\$989,414	\$2,002,232	\$3,085,488
<b>Supportable Debt</b>							
Low Scenario	\$24,862,182	\$31,669,781	\$66,406,068	\$47,166,723	\$8,327,464	\$17,234,709	\$28,147,808
Middle Scenario	\$25,705,291	\$32,539,505	\$68,363,049	\$48,627,335	\$9,163,211	\$18,789,522	\$29,127,363
High Scenario	\$26,619,094	\$33,409,228	\$70,369,932	\$50,154,482	\$9,680,960	\$19,590,925	\$30,190,087
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,411,168	\$3,071,374	\$6,445,034	\$4,578,081	\$803,957	\$1,667,634	\$2,733,420
Middle Scenario	\$2,497,335	\$3,160,262	\$6,645,041	\$4,727,358	\$889,372	\$1,826,539	\$2,833,532
High Scenario	\$2,590,728	\$3,249,149	\$6,850,149	\$4,883,436	\$942,287	\$1,908,444	\$2,942,145
<b>Supportable Debt</b>							
Low Scenario	\$23,592,174	\$30,051,990	\$63,061,705	\$44,794,427	\$7,866,351	\$16,317,034	\$26,745,259
Middle Scenario	\$24,435,283	\$30,921,714	\$65,018,687	\$46,255,039	\$8,702,098	\$17,871,846	\$27,724,814
High Scenario	\$25,349,086	\$31,791,437	\$67,025,570	\$47,782,186	\$9,219,847	\$18,673,249	\$28,787,538

**Table 4**  
**Supportable Debt and Cash Subsidy Require**  
**Rental Housing Inclusionary Alternatives**  
**Portland Inclusionary Housing Analysis**

	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Difference in Supportable Debt From Market</b>							
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>							
Low Scenario	\$1,778,081	\$2,582,884	\$5,113,124	\$3,546,578	-\$38,823	\$341,987	\$1,951,786
Middle Scenario	\$2,985,218	\$3,819,307	\$7,845,740	\$5,602,548	\$598,790	\$1,395,459	\$3,328,151
High Scenario	\$3,355,752	\$4,297,551	\$8,828,719	\$6,302,486	\$731,248	\$1,691,050	\$3,745,046
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>							
Low Scenario	\$2,614,683	\$3,341,063	\$6,862,760	\$4,902,611	\$466,332	\$1,099,867	\$2,911,256
Middle Scenario	\$2,985,218	\$3,819,307	\$7,845,740	\$5,602,548	\$598,790	\$1,395,459	\$3,328,151
High Scenario	\$3,355,752	\$4,297,551	\$8,828,719	\$6,302,486	\$731,248	\$1,691,050	\$3,745,046
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>							
Low Scenario	\$4,225,777	\$5,314,811	\$10,872,322	\$7,838,647	\$933,948	\$1,789,915	\$4,533,664
Middle Scenario	\$4,981,137	\$6,269,904	\$12,838,281	\$9,245,493	\$1,208,624	\$2,332,297	\$5,356,300
High Scenario	\$5,736,498	\$7,224,998	\$14,804,240	\$10,652,339	\$1,483,301	\$2,874,678	\$6,178,935
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>							
Low Scenario	\$5,495,785	\$6,932,602	\$14,216,684	\$10,210,944	\$1,395,060	\$2,707,590	\$5,936,213
Middle Scenario	\$6,251,146	\$7,887,695	\$16,182,643	\$11,617,790	\$1,669,737	\$3,249,972	\$6,758,849
High Scenario	\$7,006,506	\$8,842,789	\$18,148,602	\$13,024,636	\$1,944,414	\$3,792,354	\$7,581,484
<b>Difference in Supporte Debt Per Unit (All Units)</b>							
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>							
Low Scenario	\$7,664	\$8,667	\$8,220	\$8,042	-\$473	\$2,000	\$7,478
Middle Scenario	\$12,867	\$12,816	\$12,614	\$12,704	\$7,302	\$8,161	\$12,752
High Scenario	\$14,464	\$14,421	\$14,194	\$14,291	\$8,918	\$9,889	\$14,349
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>							
Low Scenario	\$11,270	\$11,212	\$11,033	\$11,117	\$5,687	\$6,432	\$11,154
Middle Scenario	\$12,867	\$12,816	\$12,614	\$12,704	\$7,302	\$8,161	\$12,752
High Scenario	\$14,464	\$14,421	\$14,194	\$14,291	\$8,918	\$9,889	\$14,349
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>							
Low Scenario	\$18,215	\$17,835	\$17,480	\$17,775	\$11,390	\$10,467	\$17,370
Middle Scenario	\$21,470	\$21,040	\$20,640	\$20,965	\$14,739	\$13,639	\$20,522
High Scenario	\$24,726	\$24,245	\$23,801	\$24,155	\$18,089	\$16,811	\$23,674
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>							
Low Scenario	\$23,689	\$23,264	\$22,856	\$23,154	\$17,013	\$15,834	\$22,744
Middle Scenario	\$26,945	\$26,469	\$26,017	\$26,344	\$20,363	\$19,006	\$25,896
High Scenario	\$30,200	\$29,674	\$29,178	\$29,534	\$23,712	\$22,178	\$29,048

Source: DRA





**Table 5**  
**Supportable Debt and Cash Subsidy Required with PTE on Affordable Units**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9	CC1A
<b>Difference in Supportable Debt From Market</b>															
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>															
Low Scenario	\$41,122	\$50,061	\$205,655	\$155,655	\$536,717	-\$19,688	\$297,677	-\$120,227	\$317,832	\$1,544,144	\$3,620,825	\$2,366,323	\$3,810,968	\$2,537,098	\$1,202,380
Middle Scenario	\$69,064	\$410,285	\$592,881	\$519,045	\$1,001,089	\$445,105	\$482,645	\$332,616	\$541,627	\$1,869,911	\$4,614,839	\$3,163,498	\$4,630,994	\$3,085,198	\$1,778,621
High Scenario	\$148,881	\$709,850	\$1,001,087	\$849,569	\$1,567,545	\$941,235	\$985,187	\$898,749	\$1,159,518	\$2,731,274	\$6,784,149	\$4,640,511	\$6,838,063	\$4,555,989	\$2,632,428
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>															
Low Scenario	\$92,996	\$475,107	\$704,873	\$602,999	\$1,154,860	\$574,587	\$606,243	\$498,298	\$700,648	\$2,079,739	\$5,160,400	\$3,531,867	\$5,198,011	\$3,459,789	\$1,996,006
Middle Scenario	\$120,938	\$592,478	\$849,247	\$723,537	\$1,361,202	\$753,671	\$791,211	\$693,111	\$924,443	\$2,405,507	\$5,972,275	\$4,086,189	\$6,018,037	\$4,007,889	\$2,314,217
High Scenario	\$148,881	\$709,850	\$1,001,087	\$849,569	\$1,567,545	\$941,235	\$985,187	\$898,749	\$1,159,518	\$2,731,274	\$6,784,149	\$4,640,511	\$6,838,063	\$4,555,989	\$2,632,428
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>															
Low Scenario	\$106,533	\$466,617	\$1,120,727	\$908,128	\$1,962,228	\$1,025,711	\$1,189,556	\$1,237,135	\$1,465,951	\$3,447,874	\$8,781,454	\$5,672,836	\$8,828,316	\$5,762,681	\$3,364,142
Middle Scenario	\$164,177	\$660,364	\$1,443,312	\$1,160,203	\$2,401,942	\$1,366,205	\$1,565,666	\$1,665,566	\$1,936,109	\$4,109,204	\$10,468,337	\$6,770,853	\$10,527,599	\$6,884,209	\$4,017,914
High Scenario	\$221,821	\$854,112	\$1,773,364	\$1,417,772	\$2,841,656	\$1,715,178	\$1,950,786	\$2,104,824	\$2,417,546	\$4,770,533	\$12,155,220	\$7,868,870	\$12,226,882	\$8,005,737	\$4,671,686
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>															
Low Scenario	\$216,879	\$795,304	\$1,691,859	\$1,344,810	\$2,727,597	\$1,628,551	\$1,847,627	\$2,003,315	\$2,287,364	\$4,598,322	\$11,713,938	\$7,589,465	\$11,784,930	\$7,734,541	\$4,514,589
Middle Scenario	\$274,523	\$989,051	\$2,014,444	\$1,596,885	\$3,167,311	\$1,969,045	\$2,223,738	\$2,431,747	\$2,757,521	\$5,259,651	\$13,400,822	\$8,687,482	\$13,484,212	\$8,856,069	\$5,168,362
High Scenario	\$332,168	\$1,182,799	\$2,344,495	\$1,854,454	\$3,607,025	\$2,318,017	\$2,608,857	\$2,871,004	\$3,238,958	\$5,920,981	\$15,087,705	\$9,785,499	\$15,183,495	\$9,977,597	\$5,822,134
<b>Difference in Supporte Debt Per Unit (All Units)</b>															
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>															
Low Scenario	\$2,056	\$782	\$1,940	\$1,996	\$3,753	-\$176	\$2,501	-\$841	\$2,133	\$7,388	\$6,806	\$6,723	\$7,097	\$7,087	\$5,726
Middle Scenario	\$3,453	\$6,411	\$5,593	\$6,654	\$7,001	\$3,974	\$4,056	\$2,326	\$3,635	\$8,947	\$8,675	\$8,987	\$8,624	\$8,618	\$8,470
High Scenario	\$7,444	\$11,091	\$9,444	\$10,892	\$10,962	\$8,404	\$8,279	\$6,285	\$7,782	\$13,068	\$12,752	\$13,183	\$12,734	\$12,726	\$12,535
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>															
Low Scenario	\$4,650	\$7,424	\$6,650	\$7,731	\$8,076	\$5,130	\$5,094	\$3,485	\$4,702	\$9,951	\$9,700	\$10,034	\$9,680	\$9,664	\$9,505
Middle Scenario	\$6,047	\$9,257	\$8,012	\$9,276	\$9,519	\$6,729	\$6,649	\$4,847	\$6,204	\$11,510	\$11,226	\$11,608	\$11,207	\$11,195	\$11,020
High Scenario	\$7,444	\$11,091	\$9,444	\$10,892	\$10,962	\$8,404	\$8,279	\$6,285	\$7,782	\$13,068	\$12,752	\$13,183	\$12,734	\$12,726	\$12,535
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>															
Low Scenario	\$5,327	\$7,291	\$10,573	\$11,643	\$13,722	\$9,158	\$9,996	\$8,651	\$9,839	\$16,497	\$16,506	\$16,116	\$16,440	\$16,097	\$16,020
Middle Scenario	\$8,209	\$10,318	\$13,616	\$14,874	\$16,797	\$12,198	\$13,157	\$11,647	\$12,994	\$19,661	\$19,677	\$19,235	\$19,604	\$19,230	\$19,133
High Scenario	\$11,091	\$13,346	\$16,730	\$18,177	\$19,872	\$15,314	\$16,393	\$14,719	\$16,225	\$22,826	\$22,848	\$22,355	\$22,769	\$22,362	\$22,246
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>															
Low Scenario	\$10,844	\$12,427	\$15,961	\$17,241	\$19,074	\$14,541	\$15,526	\$14,009	\$15,351	\$22,002	\$22,019	\$21,561	\$21,946	\$21,605	\$21,498
Middle Scenario	\$13,726	\$15,454	\$19,004	\$20,473	\$22,149	\$17,581	\$18,687	\$17,005	\$18,507	\$25,166	\$25,190	\$24,680	\$25,110	\$24,738	\$24,611
High Scenario	\$16,608	\$18,481	\$22,118	\$23,775	\$25,224	\$20,697	\$21,923	\$20,077	\$21,738	\$28,330	\$28,360	\$27,800	\$28,275	\$27,870	\$27,724

Source: DRA

**Table 5**  
**Supportable Debt and Cash Subsidy Require**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Tenure</b>	Rental	Rental	Rental	Rental	Rental	Rental	Rental
<b>Net Rentable SF of Apartment Space</b>	132,150	169,950	354,450	251,400	46,650	97,500	148,800
<b>Parking Spaces</b>	162	209	435	309	57	120	183
<b>Net Rentable SF of Retail Space</b>	3,613	0	2,550	3,400	4,250	4,250	4,250
<b>Approximate Building Stories</b>	9	13	35	19	3	6	9
<b>Number of Apartment Units</b>							
Studio/Loft	93	119	249	176	33	68	104
One Bedroom	116	149	311	221	41	86	131
Two Bedroom	23	30	62	44	8	17	26
Three Bedroom	0	0	0	0	0	0	0
<b>Total</b>	<b>232</b>	<b>298</b>	<b>622</b>	<b>441</b>	<b>82</b>	<b>171</b>	<b>261</b>
<b>Financing Assumptions</b>							
Debt Coverage Ratio	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Interest Rate	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Term and Amortization (Years)	30	30	30	30	30	30	30
<b>100% MARKET RATE</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,972,848	\$3,779,900	\$7,898,008	\$5,621,660	\$946,535	\$1,944,355	\$3,340,113
Middle Scenario	\$3,136,215	\$3,966,400	\$8,298,940	\$5,914,720	\$1,060,023	\$2,158,693	\$3,524,300
High Scenario	\$3,306,807	\$4,152,900	\$8,704,973	\$6,214,580	\$1,141,010	\$2,296,030	\$3,716,988
<b>Supportable Debt</b>							
Low Scenario	\$29,087,959	\$36,984,592	\$77,278,389	\$55,005,371	\$9,261,412	\$19,024,624	\$32,681,472
Middle Scenario	\$30,686,429	\$38,809,409	\$81,201,330	\$57,872,829	\$10,371,835	\$21,121,818	\$34,483,663
High Scenario	\$32,355,592	\$40,634,226	\$85,174,172	\$60,806,821	\$11,164,261	\$22,465,603	\$36,369,022
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,827,665	\$3,562,883	\$7,473,416	\$5,328,747	\$962,143	\$1,933,700	\$3,181,700
Middle Scenario	\$2,928,454	\$3,702,635	\$7,759,723	\$5,528,616	\$1,032,286	\$2,089,323	\$3,294,117
High Scenario	\$3,002,793	\$3,763,700	\$7,907,065	\$5,644,576	\$1,079,398	\$2,150,497	\$3,377,987
<b>Supportable Debt</b>							
Low Scenario	\$27,667,410	\$34,861,176	\$73,123,956	\$52,139,348	\$9,414,132	\$18,920,368	\$31,131,483
Middle Scenario	\$28,653,581	\$36,228,586	\$75,925,340	\$54,094,982	\$10,100,447	\$20,443,066	\$32,231,431
High Scenario	\$29,380,952	\$36,826,084	\$77,367,012	\$55,229,597	\$10,561,414	\$21,041,629	\$33,052,060
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,741,248	\$3,484,196	\$7,292,121	\$5,188,397	\$910,197	\$1,855,524	\$3,082,603
Middle Scenario	\$2,868,408	\$3,623,948	\$7,597,043	\$5,413,087	\$1,011,365	\$2,042,172	\$3,226,045
High Scenario	\$3,002,793	\$3,763,700	\$7,907,065	\$5,644,576	\$1,079,398	\$2,150,497	\$3,377,987
<b>Supportable Debt</b>							
Low Scenario	\$26,821,855	\$34,091,265	\$71,350,065	\$50,766,089	\$8,905,858	\$18,155,457	\$30,161,864
Middle Scenario	\$28,066,057	\$35,458,674	\$74,333,588	\$52,964,576	\$9,895,739	\$19,981,721	\$31,565,378
High Scenario	\$29,380,952	\$36,826,084	\$77,367,012	\$55,229,597	\$10,561,414	\$21,041,629	\$33,052,060
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,574,897	\$3,280,468	\$6,878,223	\$4,885,282	\$862,000	\$1,784,503	\$2,915,153
Middle Scenario	\$2,662,118	\$3,370,731	\$7,081,128	\$5,036,606	\$948,408	\$1,945,538	\$3,016,485
High Scenario	\$2,756,565	\$3,460,994	\$7,289,133	\$5,194,730	\$1,001,681	\$2,028,250	\$3,126,318
<b>Supportable Debt</b>							
Low Scenario	\$25,194,189	\$32,097,877	\$67,300,262	\$47,800,247	\$8,434,277	\$17,460,546	\$28,523,435
Middle Scenario	\$26,047,610	\$32,981,059	\$69,285,596	\$49,280,886	\$9,279,738	\$19,036,200	\$29,514,930
High Scenario	\$26,971,724	\$33,864,240	\$71,320,830	\$50,828,060	\$9,800,995	\$19,845,499	\$30,589,594
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>							
<b>Net Operating Income</b>							
Low Scenario	\$2,443,091	\$3,112,568	\$6,531,133	\$4,639,077	\$814,144	\$1,689,264	\$2,769,591
Middle Scenario	\$2,530,313	\$3,202,831	\$6,734,038	\$4,790,401	\$900,552	\$1,850,299	\$2,870,924
High Scenario	\$2,624,759	\$3,293,094	\$6,942,043	\$4,948,525	\$953,826	\$1,933,011	\$2,980,757
<b>Supportable Debt</b>							
Low Scenario	\$23,904,529	\$30,455,053	\$63,904,150	\$45,391,242	\$7,966,029	\$16,528,671	\$27,099,183
Middle Scenario	\$24,757,950	\$31,338,234	\$65,889,484	\$46,871,881	\$8,811,490	\$18,104,325	\$28,090,678
High Scenario	\$25,682,065	\$32,221,416	\$67,924,718	\$48,419,055	\$9,332,747	\$18,913,624	\$29,165,342

**Table 5**  
**Supportable Debt and Cash Subsidy Require**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Difference in Supportable Debt From Market</b>							
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>							
Low Scenario	\$1,420,548	\$2,123,416	\$4,154,434	\$2,866,023	-\$152,720	\$104,256	\$1,549,989
Middle Scenario	\$2,032,847	\$2,580,823	\$5,275,991	\$3,777,846	\$271,388	\$678,752	\$2,252,231
High Scenario	\$2,974,640	\$3,808,142	\$7,807,160	\$5,577,224	\$602,847	\$1,423,973	\$3,316,962
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>							
Low Scenario	\$2,266,103	\$2,893,327	\$5,928,324	\$4,239,281	\$355,553	\$869,167	\$2,519,609
Middle Scenario	\$2,620,372	\$3,350,735	\$6,867,742	\$4,908,253	\$476,096	\$1,140,098	\$2,918,285
High Scenario	\$2,974,640	\$3,808,142	\$7,807,160	\$5,577,224	\$602,847	\$1,423,973	\$3,316,962
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>							
Low Scenario	\$3,893,769	\$4,886,715	\$9,978,127	\$7,205,124	\$827,135	\$1,564,078	\$4,158,038
Middle Scenario	\$4,638,818	\$5,828,350	\$11,915,735	\$8,591,943	\$1,092,097	\$2,085,618	\$4,968,733
High Scenario	\$5,383,868	\$6,769,986	\$13,853,342	\$9,978,761	\$1,363,266	\$2,620,103	\$5,779,428
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>							
Low Scenario	\$5,183,429	\$6,529,539	\$13,374,239	\$9,614,129	\$1,295,383	\$2,495,953	\$5,582,289
Middle Scenario	\$5,928,478	\$7,471,175	\$15,311,847	\$11,000,948	\$1,560,345	\$3,017,493	\$6,392,985
High Scenario	\$6,673,528	\$8,412,811	\$17,249,454	\$12,387,766	\$1,831,514	\$3,551,979	\$7,203,680
<b>Difference in Supporte Debt Per Unit (All Units)</b>							
<b>ALTERNATIVE 1: 10% @ 80% AMI</b>							
Low Scenario	\$6,123	\$7,126	\$6,679	\$6,499	-\$1,862	\$610	\$5,939
Middle Scenario	\$8,762	\$8,660	\$8,482	\$8,567	\$3,310	\$3,969	\$8,629
High Scenario	\$12,822	\$12,779	\$12,552	\$12,647	\$7,352	\$8,327	\$12,709
<b>ALTERNATIVE 2: 10% @ 60% AMI</b>							
Low Scenario	\$9,768	\$9,709	\$9,531	\$9,613	\$4,336	\$5,083	\$9,654
Middle Scenario	\$11,295	\$11,244	\$11,041	\$11,130	\$5,806	\$6,667	\$11,181
High Scenario	\$12,822	\$12,779	\$12,552	\$12,647	\$7,352	\$8,327	\$12,709
<b>ALTERNATIVE 3: 20% @ 80% AMI</b>							
Low Scenario	\$16,783	\$16,398	\$16,042	\$16,338	\$10,087	\$9,147	\$15,931
Middle Scenario	\$19,995	\$19,558	\$19,157	\$19,483	\$13,318	\$12,197	\$19,037
High Scenario	\$23,206	\$22,718	\$22,272	\$22,628	\$16,625	\$15,322	\$22,143
<b>ALTERNATIVE 4: 20% @ 60% AMI</b>							
Low Scenario	\$22,342	\$21,911	\$21,502	\$21,801	\$15,797	\$14,596	\$21,388
Middle Scenario	\$25,554	\$25,071	\$24,617	\$24,945	\$19,029	\$17,646	\$24,494
High Scenario	\$28,765	\$28,231	\$27,732	\$28,090	\$22,336	\$20,772	\$27,600

Source: DRA

**Table 6**  
**Value of SDC and CET Fee Waivers Per Square Foot of Site Area**  
**Residential Development Prototypes**  
**Portland Inclusionary Housing Analysis**  
**2016**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3
Tenure Construction Type	Low-Rise Rental Wood	Low-Rise Rental Wood	Mid-Rise Rental Podium	Mid-Rise Rental Podium	High-Rise Rental Podium	Mid-Rise Rental Podium	Mid-Rise Rental Podium	Mid-Rise Rental Podium
Total Residential Units	20	64	106	78	143	112	119	143
Studio/Loft	8	26	42	31	57	45	48	57
One-Bedroom	10	32	53	39	72	56	60	72
Two-Bedroom	2	6	11	8	14	11	11	14
Three-Bedroom	0	0	0	0	0	0	0	0
Average Unit Size (Net SF)	570	567	572	571	570	569	567	570
Residential Net SF	11,400	36,300	60,600	44,550	81,450	63,750	67,500	81,450
Total Net SF	12,393	39,700	64,000	47,950	85,063	67,750	67,500	85,063
Total Gross SF Building Area (Excluding Parking)	15,414	49,625	80,000	59,938	100,074	84,688	84,375	100,074
Total Gross SF Building Area (Including Subt. Parking)	15,414	49,625	80,000	59,938	120,024	111,988	113,425	135,074
Total Parking Spaces	14	45	45	45	66	78	83	100
Total Parking SF	4,900	15,750	15,750	15,750	23,100	27,300	29,050	35,000
Site Area (SF)	10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Approximate Building Stories	3	4	6	5	7	4	4	6
FAR (Based on Gross SF)	1.50	2.50	4.00	3.00	5.00	4.25	4.25	5.00
Percent Affordable Units by Alternative								
Alternative 1: 10% @ 80% AMI	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 2: 10% @ 60% AMI	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 3: 20% @ 80% AMI	20%	20%	20%	20%	20%	20%	20%	20%
Alternative 4: 20% @ 60% AMI	20%	20%	20%	20%	20%	20%	20%	20%
<b>SYSTEMS DEVELOPMENT CHARGES 2016</b>								
Sanitary Sewer (MF Resid) Per Unit	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570
Stormwater (1) Per 1000 Site SF	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190
Bureau of Transportation	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024
Parks and Recreation (2) Fee Per Unit by Unit Size								
Studio/Loft	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$6,953	\$6,953
One-Bedroom	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$6,953	\$6,953
Two-Bedroom	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$6,953	\$6,953
Three-Bedroom	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$8,634	\$6,953	\$6,953
<b>ESTIMATED SDCS FOR PROTOTYPE</b>								
Sanitary Sewer (MF Resid)	\$91,400	\$292,480	\$484,420	\$356,460	\$653,510	\$511,840	\$543,830	\$653,510
Stormwater (1)	\$1,900	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
Bureau of Transportation	\$40,480	\$129,536	\$214,544	\$157,872	\$289,432	\$226,688	\$240,856	\$289,432
Parks and Recreation (2)	\$172,680	\$552,576	\$915,204	\$673,452	\$1,234,662	\$967,008	\$827,407	\$994,279
Portland Water Bureau Per Meter Based on Size								
Estimated Total SDC Fees--All Units	\$306,460	\$978,392	\$1,617,968	\$1,191,584	\$2,181,404	\$1,709,336	\$1,615,893	\$1,941,021
Fees Per SF Site Area--All Units	\$30.65	\$48.92	\$80.90	\$59.58	\$109.07	\$85.47	\$80.79	\$97.05
Fees Per SF Site Area--Affordable Units								
Alternative 1: 10% @ 80% AMI	\$3.06	\$4.89	\$8.09	\$5.96	\$10.91	\$8.55	\$8.08	\$9.71
Alternative 2: 10% @ 60% AMI	\$3.06	\$4.89	\$8.09	\$5.96	\$10.91	\$8.55	\$8.08	\$9.71
Alternative 3: 20% @ 80% AMI	\$6.13	\$9.78	\$16.18	\$11.92	\$21.81	\$17.09	\$16.16	\$19.41
Alternative 4: 20% @ 60% AMI	\$6.13	\$9.78	\$16.18	\$11.92	\$21.81	\$17.09	\$16.16	\$19.41
<b>CET ASSUMPTIONS</b>								
CET Rate % of Building Valuation	1%	1%	1%	1%	1%	1%	1%	1%
Building Type for Valuation Construction Type	VA	VA	IIIA	IIIA	IIIA	IIIA	IIIA	IIIA
Building Valuation Per Residential SF	\$106.66	\$106.66	\$122.04	\$122.04	\$122.04	\$122.04	\$122.04	\$122.04
<b>ESTIMATED CET</b>								
Total Building Valuation	\$1,215,924	\$3,871,758	\$7,395,624	\$5,436,882	\$9,940,158	\$7,780,050	\$8,237,700	\$9,940,158
Estimated CET--All Units	\$12,159	\$38,718	\$73,956	\$54,369	\$99,402	\$77,801	\$82,377	\$99,402
Estimated CET Per SF Site Area--All Units	\$1.22	\$1.94	\$3.70	\$2.72	\$4.97	\$3.89	\$4.12	\$4.97
Estimated CET Per SF Site Area--Affordable Units								
Alternative 1: 10% @ 80% AMI	\$0.12	\$0.19	\$0.37	\$0.27	\$0.50	\$0.39	\$0.41	\$0.50
Alternative 2: 10% @ 60% AMI	\$0.12	\$0.19	\$0.37	\$0.27	\$0.50	\$0.39	\$0.41	\$0.50
Alternative 3: 20% @ 80% AMI	\$0.24	\$0.39	\$0.74	\$0.54	\$0.99	\$0.78	\$0.82	\$0.99
Alternative 4: 20% @ 60% AMI	\$0.24	\$0.39	\$0.74	\$0.54	\$0.99	\$0.78	\$0.82	\$0.99

(1) On-site portion is charged per 1,000 SF of impervious surface. Conservatively assumes all site is impervious. Off-site portions are not included.

(2) Assumes Non-Central City fees for mixed-use zone prototypes and Central City Fees for central city and owner prototypes. Fees are for units of 700 to 1,199 SF and 1,200 to 1,699 SF.

Sources: City of Portland; DRA

**Table 6**  
**Value of SDC and CET Fee Waivers Per Square F**  
**Residential Development Prototypes**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
<b>Tenure</b>	Mid-Rise Rental Podium	High-Rise Rental Light Gauge	High-Rise Rental S/C	High-Rise Rental S/C	High-Rise Rental S/C	High-Rise Rental S/C	High-Rise Rental Podium	High-Rise Rental S/C
<b>Construction Type</b>								
Total Residential Units	149	209	532	352	537	358	210	232
Studio/Loft	60	84	213	141	215	143	84	93
One-Bedroom	75	105	266	176	269	179	105	116
Two-Bedroom	14	20	53	35	53	36	21	23
Three-Bedroom	0	0	0	0	0	0	0	0
Average Unit Size (Net SF)	568	568	570	570	570	570	570	570
Residential Net SF	84,600	118,800	303,150	200,550	305,850	204,150	119,700	132,150
Total Net SF	84,600	118,800	305,700	203,950	305,850	204,150	123,313	135,763
Total Gross SF Building Area (Excluding Parking)	99,529	139,765	359,647	239,941	359,824	240,176	145,074	159,721
Total Gross SF Building Area (Including Subt. Parking)	135,929	190,865	489,847	326,041	491,424	328,026	196,524	216,421
Total Parking Spaces	104	146	372	246	376	251	147	162
Total Parking SF	36,400	51,100	130,200	86,100	131,600	87,850	51,450	56,700
Site Area (SF)	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Approximate Building Stories	6	9	30	15	30	15	9	9
FAR (Based on Gross SF)	5.00	7.00	18.00	12.00	18.00	12.00	7.25	8.00
<b>Percent Affordable Units by Alternative</b>								
Alternative 1: 10% @ 80% AMI	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 2: 10% @ 60% AMI	10%	10%	10%	10%	10%	10%	10%	10%
Alternative 3: 20% @ 80% AMI	20%	20%	20%	20%	20%	20%	20%	20%
Alternative 4: 20% @ 60% AMI	20%	20%	20%	20%	20%	20%	20%	20%
<b>SYSTEMS DEVELOPMENT CHARGES 2016</b>								
Sanitary Sewer (MF Resid) Per Unit	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570
Stormwater (1) Per 1000 Site SF	\$190	\$190	\$190	\$190	\$190	\$190	\$190	\$190
Bureau of Transportation	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024
Parks and Recreation (2) Fee Per Unit by Unit Size								
Studio/Loft	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
One-Bedroom	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
Two-Bedroom	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
Three-Bedroom	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
<b>ESTIMATED SDCS FOR PROTOTYPE</b>								
Sanitary Sewer (MF Resid)	\$680,930	\$955,130	\$2,431,240	\$1,608,640	\$2,454,090	\$1,636,060	\$959,700	\$1,060,240
Stormwater (1)	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
Bureau of Transportation	\$301,576	\$423,016	\$1,076,768	\$712,448	\$1,086,888	\$724,592	\$425,040	\$469,568
Parks and Recreation (2)	\$1,035,997	\$1,453,177	\$3,698,996	\$2,447,456	\$3,733,761	\$2,489,174	\$1,460,130	\$1,613,096
Portland Water Bureau Per Meter Based on Size								
Estimated Total SDC Fees--All Units	\$2,022,303	\$2,835,123	\$7,210,804	\$4,772,344	\$7,278,539	\$4,853,626	\$2,848,670	\$3,146,704
Fees Per SF Site Area--All Units	\$101.12	\$141.76	\$360.54	\$238.62	\$363.93	\$242.68	\$142.43	\$157.34
Fees Per SF Site Area--Affordable Units								
Alternative 1: 10% @ 80% AMI	\$10.11	\$14.18	\$36.05	\$23.86	\$36.39	\$24.27	\$14.24	\$15.73
Alternative 2: 10% @ 60% AMI	\$10.11	\$14.18	\$36.05	\$23.86	\$36.39	\$24.27	\$14.24	\$15.73
Alternative 3: 20% @ 80% AMI	\$20.22	\$28.35	\$72.11	\$47.72	\$72.79	\$48.54	\$28.49	\$31.47
Alternative 4: 20% @ 60% AMI	\$20.22	\$28.35	\$72.11	\$47.72	\$72.79	\$48.54	\$28.49	\$31.47
<b>CET ASSUMPTIONS</b>								
CET Rate % of Building Valuation	1%	1%	1%	1%	1%	1%	1%	1%
Building Type for Valuation Construction Type	IIIA	IIIA	IA	IA	IA	IA	IIIA	IA
Building Valuation Per Residential SF	\$122.04	\$141.41	\$152.86	\$152.86	\$152.86	\$152.86	\$122.04	\$152.86
<b>ESTIMATED CET</b>								
Total Building Valuation	\$10,324,584	\$16,799,508	\$46,339,509	\$30,656,073	\$46,752,231	\$31,206,369	\$14,608,188	\$20,200,449
Estimated CET--All Units	\$103,246	\$167,995	\$463,395	\$306,561	\$467,522	\$312,064	\$146,082	\$202,004
Estimated CET Per SF Site Area--All Units	\$5.16	\$8.40	\$23.17	\$15.33	\$23.38	\$15.60	\$7.30	\$10.10
Estimated CET Per SF Site Area--Affordable Units								
Alternative 1: 10% @ 80% AMI	\$0.52	\$0.84	\$2.32	\$1.53	\$2.34	\$1.56	\$0.73	\$1.01
Alternative 2: 10% @ 60% AMI	\$0.52	\$0.84	\$2.32	\$1.53	\$2.34	\$1.56	\$0.73	\$1.01
Alternative 3: 20% @ 80% AMI	\$1.03	\$1.68	\$4.63	\$3.07	\$4.68	\$3.12	\$1.46	\$2.02
Alternative 4: 20% @ 60% AMI	\$1.03	\$1.68	\$4.63	\$3.07	\$4.68	\$3.12	\$1.46	\$2.02

(1) On-site portion is charged per 1,000 SF of impervious  
(2) Assumes Non-Central City fees for mixed-use zone p9 SF.

Sources: City of Portland; DRA

**Table 6**  
**Value of SDC and CET Fee Waivers Per Square Foot**  
**Residential Development Prototypes**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Tenure	High-Rise Rental	High-Rise Rental	High-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	High-Rise Rental
Construction Type	S/C	S/C	S/C	S/C	S/C	Light Gauge
Total Residential Units	298	622	441	82	171	261
Studio/Loft	119	249	176	33	68	104
One-Bedroom	149	311	221	41	86	131
Two-Bedroom	30	62	44	8	17	26
Three-Bedroom	0	0	0	0	0	0
Average Unit Size (Net SF)	570	570	570	569	570	570
Residential Net SF	169,950	354,450	251,400	46,650	97,500	148,800
Total Net SF	169,950	357,000	254,800	50,900	101,750	153,050
Total Gross SF Building Area (Excluding Parking)	199,941	420,000	299,765	59,882	119,706	180,059
Total Gross SF Building Area (Including Subt. Parking)	273,091	572,250	407,915	79,832	161,706	244,109
Total Parking Spaces	209	435	309	57	120	183
Total Parking SF	73,150	152,250	108,150	19,950	42,000	64,050
Site Area (SF)	20,000	20,000	20,000	20,000	20,000	20,000
Approximate Building Stories	13	35	19	3	6	9
FAR (Based on Gross SF)	10.00	21.00	15.00	3.00	6.00	9.00
Percent Affordable Units by Alternative						
Alternative 1: 10% @ 80% AMI	10%	10%	10%	10%	10%	10%
Alternative 2: 10% @ 60% AMI	10%	10%	10%	10%	10%	10%
Alternative 3: 20% @ 80% AMI	20%	20%	20%	20%	20%	20%
Alternative 4: 20% @ 60% AMI	20%	20%	20%	20%	20%	20%
<b>SYSTEMS DEVELOPMENT CHARGES 2016</b>						
Sanitary Sewer (MF Resid) Per Unit	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570	\$4,570
Stormwater (1) Per 1000 Site SF	\$190	\$190	\$190	\$190	\$190	\$190
Bureau of Transportation	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024	\$2,024
Parks and Recreation (2) Fee Per Unit by Unit Size						
Studio/Loft	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
One-Bedroom	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
Two-Bedroom	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
Three-Bedroom	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953	\$6,953
<b>ESTIMATED SDCS FOR PROTOTYPE</b>						
Sanitary Sewer (MF Resid)	\$1,361,860	\$2,842,540	\$2,015,370	\$374,740	\$781,470	\$1,192,770
Stormwater (1)	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800	\$3,800
Bureau of Transportation	\$603,152	\$1,258,928	\$892,584	\$165,968	\$346,104	\$528,264
Parks and Recreation (2)	\$2,071,994	\$4,324,766	\$3,066,273	\$570,146	\$1,188,963	\$1,814,733
Portland Water Bureau Per Meter Based on Size						
Estimated Total SDC Fees--All Units	\$4,040,806	\$8,430,034	\$5,978,027	\$1,114,654	\$2,320,337	\$3,539,567
Fees Per SF Site Area--All Units	\$202.04	\$421.50	\$298.90	\$55.73	\$116.02	\$176.98
Fees Per SF Site Area--Affordable Units						
Alternative 1: 10% @ 80% AMI	\$20.20	\$42.15	\$29.89	\$5.57	\$11.60	\$17.70
Alternative 2: 10% @ 60% AMI	\$20.20	\$42.15	\$29.89	\$5.57	\$11.60	\$17.70
Alternative 3: 20% @ 80% AMI	\$40.41	\$84.30	\$59.78	\$11.15	\$23.20	\$35.40
Alternative 4: 20% @ 60% AMI	\$40.41	\$84.30	\$59.78	\$11.15	\$23.20	\$35.40
<b>CET ASSUMPTIONS</b>						
CET Rate % of Building Valuation	1%	1%	1%	1%	1%	1%
Building Type for Valuation Construction Type	IA	IA	IA	IIIA	IIIA	IIIA
Building Valuation Per Residential SF	\$152.86	\$152.86	\$152.86	\$122.04	\$122.04	\$141.41
<b>ESTIMATED CET</b>						
Total Building Valuation	\$25,978,557	\$54,181,227	\$38,429,004	\$5,693,166	\$11,898,900	\$21,041,808
Estimated CET--All Units	\$259,786	\$541,812	\$384,290	\$56,932	\$118,989	\$210,418
Estimated CET Per SF Site Area--All Units	\$12.99	\$27.09	\$19.21	\$2.85	\$5.95	\$10.52
Estimated CET Per SF Site Area--Affordable Units						
Alternative 1: 10% @ 80% AMI	\$1.30	\$2.71	\$1.92	\$0.28	\$0.59	\$1.05
Alternative 2: 10% @ 60% AMI	\$1.30	\$2.71	\$1.92	\$0.28	\$0.59	\$1.05
Alternative 3: 20% @ 80% AMI	\$2.60	\$5.42	\$3.84	\$0.57	\$1.19	\$2.10
Alternative 4: 20% @ 60% AMI	\$2.60	\$5.42	\$3.84	\$0.57	\$1.19	\$2.10

(1) On-site portion is charged per 1,000 SF of impervious

(2) Assumes Non-Central City fees for mixed-use zone

Sources: City of Portland; DRA

**Table 7**  
**Development Prototypes**  
**Portland Inclusionary Housing Analysis**  
**2016**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6
Zone	CM1	CM2	CM2	CM3	CM3	CX	CX	EX	EX	RX	RX
<b>Total Housing Unit Count</b>	<b>20</b>	<b>64</b>	<b>106</b>	<b>78</b>	<b>143</b>	<b>112</b>	<b>119</b>	<b>143</b>	<b>149</b>	<b>209</b>	<b>532</b>
Tenure (Renter/Owner)	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Total Site Area (Acre)	0.23 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres
Total Site Area (SF)	10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Density (Units Per Acre)	87	139	231	170	311	244	259	311	325	455	1,159
Construction Type	Wood	Wood	Podium	Podium	Podium	Podium	Podium	Podium	Podium	Light Gauge	S/C
Approximate Building Stories	3 Stories Low-Rise	4 Stories Low-Rise	6 Stories Mid-Rise	5 Stories Mid-Rise	7 Stories High-Rise	4 Stories Mid-Rise	4 Stories Mid-Rise	6 Stories Mid-Rise	6 Stories Mid-Rise	9 Stories High-Rise	30 Stories High-Rise
<b>Total Gross Building SF (Excl. Pkg.)</b>	<b>15,414</b>	<b>49,625</b>	<b>80,000</b>	<b>59,938</b>	<b>100,074</b>	<b>84,688</b>	<b>84,375</b>	<b>100,074</b>	<b>99,529</b>	<b>139,765</b>	<b>359,647</b>
<b>FAR</b>	<b>1.5</b>	<b>2.5</b>	<b>4.0</b>	<b>3.0</b>	<b>5.0</b>	<b>4.2</b>	<b>4.2</b>	<b>5.0</b>	<b>5.0</b>	<b>7.0</b>	<b>18.0</b>
<b>Net Residential Square Feet (NRSF)</b>	<b>11,400 SF</b>	<b>36,300 SF</b>	<b>60,600 SF</b>	<b>44,550 SF</b>	<b>81,450 SF</b>	<b>63,750 SF</b>	<b>67,500 SF</b>	<b>81,450 SF</b>	<b>84,600 SF</b>	<b>118,800 SF</b>	<b>303,150 SF</b>
Net Rentable SF Ground Floor Retail	993 SF	3,400 SF	3,400 SF	3,400 SF	3,613 SF	4,000 SF	0 SF	3,613 SF	0 SF	0 SF	2,550 SF
<b>Net Rentable SF Total</b>	<b>12,393 SF</b>	<b>39,700 SF</b>	<b>64,000 SF</b>	<b>47,950 SF</b>	<b>85,063 SF</b>	<b>67,750 SF</b>	<b>67,500 SF</b>	<b>85,063 SF</b>	<b>84,600 SF</b>	<b>118,800 SF</b>	<b>305,700 SF</b>
Total Gross Building SF, Incl. Struct./Underg. Pkg	15,414	49,625	80,000	59,938	120,024	111,988	113,425	135,074	135,929	190,865	489,847
Building Efficiency Ratio (%)	80%	80%	80%	80%	85%	80%	80%	85%	85%	85%	85%
Residential Space (Gross SF)	13,765	45,750	75,750	55,750	95,750	80,000	85,000	95,750	100,000	140,000	357,000
Ground Floor Retail (Gross SF)	1,235	4,250	4,250	4,250	4,250	5,000	0	4,250	0	0	3,000
Site Coverage (Bldg. Footprint) (%)	50%	85%	85%	85%	85%	100%	100%	85%	85%	80%	60%
Average Floor Plate (GSF)	5,040	17,000	17,000	17,000	17,000	20,000	20,000	17,000	17,000	16,000	12,000
Retail Percent of Ground Floor	25%	25%	25%	25%	25%	25%	0%	25%	0%	0%	25%
Levels of Underground Parking	0	0	0	0	0	0	0	0	0	0	0
Levels of Structured Parking Above Grade	0	0	0	0	0	0	0	0	0	0	0
Non-Residential Stories (including Tuck-Under)	1	1	1	1	1	1	0	1	0	0	1
Residential Stories	2	3	5	4	6	3	4	5	6	9	29
Total Stories Above Ground	3	4	6	5	7	4	4	6	6	9	30
<b>Unit Bedroom Count Distribution</b>											
Studio/Loft	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
One Bedroom	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Two Bedroom	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Three Bedroom	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Units by BR Count</b>											
Studio/Loft	8	26	42	31	57	45	48	57	60	84	213
One Bedroom	10	32	53	39	72	56	60	72	75	105	266
Two Bedroom	2	6	11	8	14	11	11	14	14	20	53
Three Bedroom	0	0	0	0	0	0	0	0	0	0	0
Total Residential Units	20	64	106	78	143	112	119	143	149	209	532
<b>Unit Size (Net SF)</b>											
Studio/Loft	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF
One Bedroom	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Two Bedroom	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF
Three Bedroom	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
Average Unit Size	564 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF
<b>Parking Ratio (Spaces/Unit)</b>											
Studio/Loft	0.33	0.33	0.33	0.33	0.33	0.70	0.70	0.70	0.70	0.70	0.70
One Bedroom	0.33	0.33	0.33	0.33	0.33	0.70	0.70	0.70	0.70	0.70	0.70
Two Bedroom	0.33	0.33	0.33	0.33	0.33	0.70	0.70	0.70	0.70	0.70	0.70
Three Bedroom	0.33	0.33	0.33	0.33	0.33	0.70	0.70	0.70	0.70	0.70	0.70
<b>Total Parking Spaces Based on Ratio</b>	<b>6.6</b>	<b>21.1</b>	<b>35.0</b>	<b>25.7</b>	<b>47.2</b>	<b>78.4</b>	<b>83.3</b>	<b>100.1</b>	<b>104.3</b>	<b>146.3</b>	<b>372.4</b>
<b>Average Spaces/Unit</b>	<b>0.33</b>	<b>0.33</b>	<b>0.33</b>	<b>0.33</b>	<b>0.33</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>
Underground Parking Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	57 Spaces	78 Spaces	83 Spaces	100 Spaces	104 Spaces	146 Spaces	372 Spaces
Podium Parking Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces
Tuck-Under Parking Spaces	0 Spaces	36 Spaces	36 Spaces	36 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces
Surface Parking Spaces	14 Spaces	9 Spaces	9 Spaces	9 Spaces	9 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces
<b>Total Parking Spaces Provided</b>	<b>14 Spaces</b>	<b>45 Spaces</b>	<b>45 Spaces</b>	<b>45 Spaces</b>	<b>66 Spaces</b>	<b>78 Spaces</b>	<b>83 Spaces</b>	<b>100 Spaces</b>	<b>104 Spaces</b>	<b>146 Spaces</b>	<b>372 Spaces</b>
Gross SF/Parking Space (Incl. Circulation)	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF
Total Gross Parking SF	4,900 SF	15,750 SF	15,750 SF	15,750 SF	23,100 SF	27,300 SF	29,050 SF	35,000 SF	36,400 SF	51,100 SF	130,200 SF
Parking SF Underground	0 SF	0 SF	0 SF	0 SF	19,950 SF	27,300 SF	29,050 SF	35,000 SF	36,400 SF	51,100 SF	130,200 SF
Parking SF Tuck Under	0 SF	12,600 SF	12,600 SF	12,600 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
Parking SF Surface	4,900 SF	3,150 SF	3,150 SF	3,150 SF	3,150 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF

Sources: ECONorthwest; DRA.

**Table 7**  
**Development Prototypes**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Zone	RX	RH	RH	CX	EX	RX	RX	RH	CX	CX	CX
<b>Total Housing Unit Count</b>	<b>352</b>	<b>537</b>	<b>358</b>	<b>210</b>	<b>232</b>	<b>298</b>	<b>622</b>	<b>441</b>	<b>82</b>	<b>171</b>	<b>261</b>
Tenure (Renter/Owner)	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Total Site Area (Acre)	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres	0.46 Acres
Total Site Area (SF)	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Density (Units Per Acre)	767	1,170	780	457	505	649	1,355	960	179	372	568
Construction Type	S/C	S/C	S/C	Podium	S/C	S/C	S/C	S/C	Podium	Podium	S/C
Approximate Building Stories	15 Stories High-Rise	30 Stories High-Rise	15 Stories High-Rise	9 Stories High-Rise	9 Stories High-Rise	13 Stories High-Rise	35 Stories High-Rise	19 Stories High-Rise	3 Stories Mid-Rise	6 Stories Mid-Rise	9 Stories High-Rise
<b>Total Gross Building SF (Excl. Pkg.)</b>	<b>239,941</b>	<b>359,824</b>	<b>240,176</b>	<b>145,074</b>	<b>159,721</b>	<b>199,941</b>	<b>420,000</b>	<b>299,765</b>	<b>59,882</b>	<b>119,706</b>	<b>180,059</b>
<b>FAR</b>	<b>12.0</b>	<b>18.0</b>	<b>12.0</b>	<b>7.3</b>	<b>8.0</b>	<b>10.0</b>	<b>21.0</b>	<b>15.0</b>	<b>3.0</b>	<b>6.0</b>	<b>9.0</b>
<b>Net Residential Square Feet (NRSF)</b>	200,550 SF	305,850 SF	204,150 SF	119,700 SF	132,150 SF	169,950 SF	354,450 SF	251,400 SF	46,650 SF	97,500 SF	148,800 SF
Net Rentable SF Ground Floor Retail	3,400 SF	0 SF	0 SF	3,613 SF	3,613 SF	0 SF	2,550 SF	3,400 SF	4,250 SF	4,250 SF	4,250 SF
<b>Net Rentable SF Total</b>	<b>203,950 SF</b>	<b>305,850 SF</b>	<b>204,150 SF</b>	<b>123,313 SF</b>	<b>135,763 SF</b>	<b>169,950 SF</b>	<b>357,000 SF</b>	<b>254,800 SF</b>	<b>50,900 SF</b>	<b>101,750 SF</b>	<b>153,050 SF</b>
Total Gross Building SF, Incl. Struct./Underg. Pkg	326,041	491,424	328,026	196,524	216,421	273,091	572,250	407,915	79,832	161,706	244,109
Building Efficiency Ratio (%)	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Residential Space (Gross SF)	236,000	360,000	240,000	140,750	155,750	200,000	417,000	296,000	55,000	115,000	175,000
Ground Floor Retail (Gross SF)	4,000	0	0	4,250	4,250	0	3,000	4,000	5,000	5,000	5,000
Site Coverage (Bldg. Footprint) (%)	80%	60%	80%	85%	85%	80%	60%	80%	100%	100%	100%
Average Floor Plate (GSF)	16,000	12,000	16,000	17,000	17,000	16,000	12,000	16,000	20,000	20,000	20,000
Retail Percent of Ground Floor	25%	0%	0%	25%	25%	0%	25%	25%	25%	25%	25%
Levels of Underground Parking	0	0	0	0	0	0	0	0	0	0	0
Levels of Structured Parking Above Grade	0	0	0	0	0	0	0	0	0	0	0
Non-Residential Stories (including Tuck-Under)	1	0	0	1	1	0	1	1	1	1	1
Residential Stories	14	30	15	8	8	13	34	18	2	5	8
Total Stories Above Ground	15	30	15	9	9	13	35	19	3	6	9
<b>Unit Bedroom Count Distribution</b>											
Studio/Loft	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
One Bedroom	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Two Bedroom	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
Three Bedroom	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Units by BR Count</b>											
Studio/Loft	141	215	143	84	93	119	249	176	33	68	104
One Bedroom	176	269	179	105	116	149	311	221	41	86	131
Two Bedroom	35	53	36	21	23	30	62	44	8	17	26
Three Bedroom	0	0	0	0	0	0	0	0	0	0	0
Total Residential Units	352	537	358	210	232	298	622	441	82	171	261
<b>Unit Size (Net SF)</b>											
Studio/Loft	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF	450 SF
One Bedroom	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF	600 SF
Two Bedroom	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF	900 SF
Three Bedroom	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF	1,000 SF
Average Unit Size	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF	570 SF
<b>Parking Ratio (Spaces/Unit)</b>											
Studio/Loft	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
One Bedroom	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Two Bedroom	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
Three Bedroom	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70
<b>Total Parking Spaces Based on Ratio</b>	<b>246.4</b>	<b>375.9</b>	<b>250.6</b>	<b>147.0</b>	<b>162.4</b>	<b>208.6</b>	<b>435.4</b>	<b>308.7</b>	<b>57.4</b>	<b>119.7</b>	<b>182.7</b>
<b>Average Spaces/Unit</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>	<b>0.70</b>
Underground Parking Spaces	246 Spaces	376 Spaces	251 Spaces	147 Spaces	162 Spaces	209 Spaces	435 Spaces	309 Spaces	57 Spaces	120 Spaces	183 Spaces
Podium Parking Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces
Tuck-Under Parking Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces
Surface Parking Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces
<b>Total Parking Spaces Provided</b>	<b>246 Spaces</b>	<b>376 Spaces</b>	<b>251 Spaces</b>	<b>147 Spaces</b>	<b>162 Spaces</b>	<b>209 Spaces</b>	<b>435 Spaces</b>	<b>309 Spaces</b>	<b>57 Spaces</b>	<b>120 Spaces</b>	<b>183 Spaces</b>
Gross SF/Parking Space (Incl. Circulation)	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF	350 SF
Total Gross Parking SF	86,100 SF	131,600 SF	87,850 SF	51,450 SF	56,700 SF	73,150 SF	152,250 SF	108,150 SF	19,950 SF	42,000 SF	64,050 SF
Parking SF Underground	86,100 SF	131,600 SF	87,850 SF	51,450 SF	56,700 SF	73,150 SF	152,250 SF	108,150 SF	19,950 SF	42,000 SF	64,050 SF
Parking SF Tuck Under	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF
Parking SF Surface	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF

Sources: ECONorthwest; DRA.



**Table 8**  
**Development Cost Assumptions and Budgets**  
**Portland Inclusionary Housing Analysis**  
**2016**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	
Tenure	Low-Rise Rental	Low-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	High-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	
Construction Type	Wood	Wood	Podium	Podium	Podium	Podium	Podium	Podium	
Total Residential Units	20	64	106	78	143	112	119	143	
Average Unit Size (Net SF)	570	567	572	571	570	569	567	570	
Residential Net SF	11,400	36,300	60,600	44,550	81,450	63,750	67,500	81,450	
Total Net SF	12,393	39,700	64,000	47,950	85,063	67,750	67,500	85,063	
Total Gross SF Building Area (Excluding Parking)	15,414	49,625	80,000	59,938	100,074	84,688	84,375	100,074	
Total Gross SF Building Area (Including Subt. Parking)	15,414	49,625	80,000	59,938	120,024	111,988	113,425	135,074	
Underground Parking Spaces	0	0	0	0	57	78	83	100	
Podium Parking Spaces	0	0	0	0	0	0	0	0	
Tuck-Under Parking Spaces	0	36	36	36	0	0	0	0	
Surface Parking Spaces	14	9	9	9	9	0	0	0	
Total Parking Spaces	14	45	45	45	66	78	83	100	
Total Parking SF	4,900	15,750	15,750	15,750	23,100	27,300	29,050	35,000	
Site Area (SF)	10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Approximate Building Stories	3	4	6	5	7	4	4	6	
FAR (Based on Gross SF)	1.50	2.50	4.00	3.00	5.00	4.25	4.25	5.00	
<b>ASSUMPTIONS</b>									
<b>Hard Cost Assumptions</b>									
Land Price									
Low Scenario	Per Hsg. Unit	\$15,000	\$9,375	\$28,302	\$38,462	\$34,965	\$26,786	\$25,210	\$20,979
	Per Site SF	\$30	\$30	\$150	\$150	\$250	\$150	\$150	\$150
Middle Scenario	Per Hsg. Unit	\$40,000	\$25,000	\$37,736	\$51,282	\$55,944	\$35,714	\$33,613	\$27,972
	Per Site SF	\$80	\$80	\$200	\$200	\$400	\$200	\$200	\$200
High Scenario	Per Hsg. Unit	\$50,000	\$31,250	\$56,604	\$76,923	\$83,916	\$53,571	\$50,420	\$41,958
	Per Site SF	\$100	\$100	\$300	\$300	\$600	\$300	\$300	\$300
Hard Construction Cost	Per Gross SF (1)								
Low Scenario		\$110	\$110	\$145	\$145	\$145	\$145	\$145	\$145
Middle Scenario		\$125	\$125	\$165	\$165	\$165	\$165	\$165	\$165
High Scenario		\$150	\$150	\$190	\$190	\$190	\$190	\$190	\$190
Underground Parking	Cost Per Space	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Podium Parking	Cost Per Space	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Tuck-Under Parking	Cost Per Space	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
On-Grade Surface Parking	Cost Per Space	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Hard Cost Contingency	% of Hard Costs	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Soft Costs	% of Hard Costs + Cont.	30%	30%	30%	30%	30%	30%	30%	30%
Owner Housing Sales Costs	% of Gross Sales	5%	5%	5%	5%	5%	5%	5%	5%
Loan to Cost Ratio	% of TDC	65%	65%	65%	65%	65%	65%	65%	65%
Equity as a % of TDC		35%	35%	35%	35%	35%	35%	35%	35%
Loan to Value Ratio	% of Capitaliz. Value	75%	75%	75%	75%	75%	75%	75%	75%
Debt Coverage Ratio		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Interest Rate		5.50%	5.50%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
Amortization Term	Years	30	30	30.0	30.0	30.0	30.0	30.0	30.0
Capitalization Rate									
Low Rate Scenario		4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
High Rate Scenario		5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Target Return on Cost									
Low Rate Scenario	1.5% Above Cap (Rental)	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
High Rate Scenario	1.5% Above Cap (Rental)	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Target Return on Equity (ROE)		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Construction and Sales/Stabilization Period (Months)		18 Months	18 Months	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months
<b>DEVELOPMENT BUDGET</b>									
<b>Low Scenario</b>									
Land Acquisition		\$300,000	\$600,000	\$3,000,000	\$3,000,000	\$5,000,000	\$3,000,000	\$3,000,000	\$3,000,000
Construction Hard Costs		\$1,696,000	\$5,459,000	\$11,600,000	\$8,691,000	\$14,511,000	\$12,280,000	\$12,234,000	\$14,511,000
Underground Parking		\$0	\$0	\$0	\$0	\$3,420,000	\$4,680,000	\$4,980,000	\$6,000,000
Podium Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking		\$98,000	\$63,000	\$63,000	\$63,000	\$63,000	\$0	\$0	\$0
Hard Cost Contingency		\$89,700	\$276,100	\$583,150	\$437,700	\$899,700	\$848,000	\$860,700	\$1,025,550
Soft Costs		\$565,110	\$1,739,430	\$3,673,845	\$2,757,510	\$5,668,110	\$5,342,400	\$5,422,410	\$6,460,965
<b>Total Development Costs, Including Land</b>		<b>\$2,748,810</b>	<b>\$8,137,530</b>	<b>\$18,919,995</b>	<b>\$14,949,210</b>	<b>\$29,561,810</b>	<b>\$26,150,400</b>	<b>\$26,497,110</b>	<b>\$30,997,515</b>
TDC Per Housing Unit		\$137,441	\$127,149	\$178,491	\$191,657	\$206,726	\$233,486	\$222,665	\$216,766
TDC per SF Living Area		\$241	\$224	\$312	\$336	\$363	\$410	\$393	\$381
TDC per Gross SF, Excluding Parking SF		\$178	\$164	\$236	\$249	\$295	\$309	\$314	\$310
TDC per Gross SF, Including Parking		\$178	\$164	\$236	\$249	\$246	\$234	\$234	\$229
<b>Total Development Costs, Excluding Land</b>		<b>\$2,448,810</b>	<b>\$7,537,530</b>	<b>\$15,919,995</b>	<b>\$11,949,210</b>	<b>\$24,561,810</b>	<b>\$23,150,400</b>	<b>\$23,497,110</b>	<b>\$27,997,515</b>

**Table 8**  
**Development Cost Assumptions and Budgets**  
**Portland Inclusionary Housing Analysis**  
**2016**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3
<b>Middle Scenario</b>								
Land Acquisition	\$800,000	\$1,600,000	\$4,000,000	\$4,000,000	\$8,000,000	\$4,000,000	\$4,000,000	\$4,000,000
Construction Hard Costs	\$1,927,000	\$6,203,000	\$13,200,000	\$9,890,000	\$16,512,000	\$13,973,000	\$13,922,000	\$16,512,000
Underground Parking	\$0	\$0	\$0	\$0	\$3,420,000	\$4,680,000	\$4,980,000	\$6,000,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$98,000	\$63,000	\$63,000	\$63,000	\$63,000	\$0	\$0	\$0
Hard Cost Contingency	\$101,250	\$313,300	\$663,150	\$497,650	\$999,750	\$932,650	\$945,100	\$1,125,600
Soft Costs	\$637,875	\$1,973,790	\$4,177,845	\$3,135,195	\$6,298,425	\$5,875,695	\$5,954,130	\$7,091,280
<b>Total Development Costs, Including Land</b>	<b>\$3,564,125</b>	<b>\$10,153,090</b>	<b>\$22,103,995</b>	<b>\$17,585,845</b>	<b>\$35,293,175</b>	<b>\$29,461,345</b>	<b>\$29,801,230</b>	<b>\$34,728,880</b>
TDC Per Housing Unit	\$178,206	\$158,642	\$208,528	\$225,460	\$246,805	\$263,048	\$250,431	\$242,859
TDC per SF Living Area	\$313	\$280	\$365	\$395	\$433	\$462	\$441	\$426
TDC per Gross SF, Excluding Parking SF	\$231	\$205	\$276	\$293	\$353	\$348	\$353	\$347
TDC per Gross SF, Including Parking	\$231	\$205	\$276	\$293	\$294	\$263	\$263	\$257
<b>Total Development Costs, Excluding Land</b>	<b>\$2,764,125</b>	<b>\$8,553,090</b>	<b>\$18,103,995</b>	<b>\$13,585,845</b>	<b>\$27,293,175</b>	<b>\$25,461,345</b>	<b>\$25,801,230</b>	<b>\$30,728,880</b>
<b>High Scenario</b>								
Land Acquisition	\$1,000,000	\$2,000,000	\$6,000,000	\$6,000,000	\$12,000,000	\$6,000,000	\$6,000,000	\$6,000,000
Construction Hard Costs	\$2,312,000	\$7,444,000	\$15,200,000	\$11,388,000	\$19,014,000	\$16,091,000	\$16,031,000	\$19,014,000
Underground Parking	\$0	\$0	\$0	\$0	\$3,420,000	\$4,680,000	\$4,980,000	\$6,000,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$98,000	\$63,000	\$63,000	\$63,000	\$63,000	\$0	\$0	\$0
Hard Cost Contingency	\$120,500	\$375,350	\$763,150	\$572,550	\$1,124,850	\$1,038,550	\$1,050,550	\$1,250,700
Soft Costs	\$1,059,150	\$2,964,705	\$6,607,845	\$5,407,065	\$7,086,555	\$6,542,865	\$6,618,465	\$7,879,410
<b>Total Development Costs, Including Land</b>	<b>\$4,589,650</b>	<b>\$12,847,055</b>	<b>\$28,633,995</b>	<b>\$23,430,615</b>	<b>\$42,708,405</b>	<b>\$34,352,415</b>	<b>\$34,680,015</b>	<b>\$40,144,110</b>
TDC Per Housing Unit	\$229,483	\$200,735	\$270,132	\$300,393	\$298,660	\$306,718	\$291,429	\$280,728
TDC per SF Living Area	\$403	\$354	\$473	\$526	\$524	\$539	\$514	\$493
TDC per Gross SF, Excluding Parking SF	\$298	\$259	\$358	\$391	\$427	\$406	\$411	\$401
TDC per Gross SF, Including Parking	\$298	\$259	\$358	\$391	\$356	\$307	\$306	\$297
<b>Total Development Costs, Excluding Land</b>	<b>\$3,589,650</b>	<b>\$10,847,055</b>	<b>\$22,633,995</b>	<b>\$17,430,615</b>	<b>\$30,708,405</b>	<b>\$28,352,415</b>	<b>\$28,680,015</b>	<b>\$34,144,110</b>

(1) Hard construction costs exclude parking; gross square feet exclude parking area.

Sources: ECONorthwest; DRA

**Table 8**  
**Development Cost Assumptions and Budgets**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	
Tenure	Mid-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	
Construction Type	Podium	Light Gauge	S/C	S/C	S/C	S/C	Podium	S/C	
Total Residential Units	149	209	532	352	537	358	210	232	
Average Unit Size (Net SF)	568	568	570	570	570	570	570	570	
Residential Net SF	84,600	118,800	303,150	200,550	305,850	204,150	119,700	132,150	
Total Net SF	84,600	118,800	305,700	203,950	305,850	204,150	123,313	135,763	
Total Gross SF Building Area (Excluding Parking)	99,529	139,765	359,647	239,941	359,824	240,176	145,074	159,721	
Total Gross SF Building Area (Including Subt. Parking)	135,929	190,865	489,847	326,041	491,424	328,026	196,524	216,421	
Underground Parking Spaces	104	146	372	246	376	251	147	162	
Podium Parking Spaces	0	0	0	0	0	0	0	0	
Tuck-Under Parking Spaces	0	0	0	0	0	0	0	0	
Surface Parking Spaces	0	0	0	0	0	0	0	0	
Total Parking Spaces	104	146	372	246	376	251	147	162	
Total Parking SF	36,400	51,100	130,200	86,100	131,600	87,850	51,450	56,700	
Site Area (SF)	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Approximate Building Stories	6	9	30	15	30	15	9	9	
FAR (Based on Gross SF)	5.00	7.00	18.00	12.00	18.00	12.00	7.25	8.00	
<b>ASSUMPTIONS</b>									
<b>Hard Cost Assumptions</b>									
<b>Land Price</b>									
Low Scenario	Per Hsg. Unit	\$20,134	\$23,923	\$9,398	\$14,205	\$9,311	\$13,966	\$14,286	\$21,552
	Per Site SF	\$150	\$250	\$250	\$250	\$250	\$250	\$150	\$250
Middle Scenario	Per Hsg. Unit	\$26,846	\$38,278	\$15,038	\$22,727	\$14,898	\$22,346	\$19,048	\$34,483
	Per Site SF	\$200	\$400	\$400	\$400	\$400	\$400	\$200	\$400
High Scenario	Per Hsg. Unit	\$40,268	\$57,416	\$22,556	\$34,091	\$22,346	\$33,520	\$28,571	\$51,724
	Per Site SF	\$300	\$600	\$600	\$600	\$600	\$600	\$300	\$600
Hard Construction Cost	Per Gross SF (1)								
Low Scenario		\$145	\$200	\$220	\$220	\$220	\$220	\$220	\$220
Middle Scenario		\$165	\$230	\$250	\$250	\$250	\$250	\$250	\$250
High Scenario		\$190	\$250	\$270	\$270	\$270	\$270	\$270	\$270
Underground Parking	Cost Per Space	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Podium Parking	Cost Per Space	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Tuck-Under Parking	Cost Per Space	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
On-Grade Surface Parking	Cost Per Space	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Hard Cost Contingency	% of Hard Costs	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Soft Costs	% of Hard Costs + Cont.	30%	30%	30%	30%	30%	30%	30%	30%
Owner Housing Sales Costs	% of Gross Sales	5%	5%	5%	5%	5%	5%	5%	5%
Loan to Cost Ratio	% of TDC	65%	65%	65%	65%	65%	65%	65%	65%
Equity as a % of TDC		35%	35%	35%	35%	35%	35%	35%	35%
Loan to Value Ratio	% of Capitaliz. Value	75%	75%	75%	75%	75%	75%	75%	75%
Debt Coverage Ratio		1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
Interest Rate		5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
Amortization Term	Years	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
Capitalization Rate									
Low Rate Scenario		4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
High Rate Scenario		5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Target Return on Cost									
Low Rate Scenario	1.5% Above Cap (Rental)	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
High Rate Scenario	1.5% Above Cap (Rental)	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Target Return on Equity (ROE)		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Construction and Sales/Stabilization Period (Months)		24 Months	36 Months	36 Months	36 Months	36 Months	36 Months	24 Months	36 Months
<b>DEVELOPMENT BUDGET</b>									
<b>Low Scenario</b>									
Land Acquisition		\$3,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$3,000,000	\$5,000,000
Construction Hard Costs		\$14,432,000	\$27,953,000	\$79,122,000	\$52,787,000	\$79,161,000	\$52,839,000	\$31,916,000	\$35,139,000
Underground Parking		\$6,240,000	\$8,760,000	\$22,320,000	\$14,760,000	\$22,560,000	\$15,060,000	\$8,820,000	\$9,720,000
Podium Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency		\$1,033,600	\$1,835,650	\$5,072,100	\$3,377,350	\$5,086,050	\$3,394,950	\$2,036,800	\$2,242,950
Soft Costs		\$6,511,680	\$11,564,595	\$31,954,230	\$21,277,305	\$32,042,115	\$21,388,185	\$12,831,840	\$14,130,585
<b>Total Development Costs, Including Land</b>		<b>\$31,217,280</b>	<b>\$55,113,245</b>	<b>\$143,468,330</b>	<b>\$97,201,655</b>	<b>\$143,849,165</b>	<b>\$97,682,135</b>	<b>\$58,604,640</b>	<b>\$66,232,535</b>
TDC Per Housing Unit		\$209,512	\$263,700	\$269,677	\$276,141	\$267,876	\$272,855	\$279,070	\$285,485
TDC per SF Living Area		\$369	\$464	\$473	\$485	\$470	\$478	\$490	\$501
TDC per Gross SF, Excluding Parking SF		\$314	\$394	\$399	\$405	\$400	\$407	\$404	\$415
TDC per Gross SF, Including Parking		\$230	\$289	\$293	\$298	\$293	\$298	\$298	\$306
<b>Total Development Costs, Excluding Land</b>		<b>\$28,217,280</b>	<b>\$50,113,245</b>	<b>\$138,468,330</b>	<b>\$92,201,655</b>	<b>\$138,849,165</b>	<b>\$92,682,135</b>	<b>\$55,604,640</b>	<b>\$61,232,535</b>

**Table 8**  
**Development Cost Assumptions and Budgets**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
<b>Middle Scenario</b>								
Land Acquisition	\$4,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$8,000,000	\$4,000,000	\$8,000,000
Construction Hard Costs	\$16,422,000	\$32,146,000	\$89,912,000	\$59,985,000	\$89,956,000	\$60,044,000	\$36,268,000	\$39,930,000
Underground Parking	\$6,240,000	\$8,760,000	\$22,320,000	\$14,760,000	\$22,560,000	\$15,060,000	\$8,820,000	\$9,720,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$1,133,100	\$2,045,300	\$5,611,600	\$3,737,250	\$5,625,800	\$3,755,200	\$2,254,400	\$2,482,500
Soft Costs	\$7,138,530	\$12,885,390	\$35,353,080	\$23,544,675	\$35,442,540	\$23,657,760	\$14,202,720	\$15,639,750
<b>Total Development Costs, Including Land</b>	<b>\$34,933,630</b>	<b>\$63,836,690</b>	<b>\$161,196,680</b>	<b>\$110,026,925</b>	<b>\$161,584,340</b>	<b>\$110,516,960</b>	<b>\$65,545,120</b>	<b>\$75,772,250</b>
TDC Per Housing Unit	\$234,454	\$305,439	\$303,001	\$312,576	\$300,902	\$308,707	\$312,120	\$326,605
TDC per SF Living Area	\$413	\$537	\$532	\$549	\$528	\$541	\$548	\$573
TDC per Gross SF, Excluding Parking SF	\$351	\$457	\$448	\$459	\$449	\$460	\$452	\$474
TDC per Gross SF, Including Parking	\$257	\$334	\$329	\$337	\$329	\$337	\$334	\$350
<b>Total Development Costs, Excluding Land</b>	<b>\$30,933,630</b>	<b>\$55,836,690</b>	<b>\$153,196,680</b>	<b>\$102,026,925</b>	<b>\$153,584,340</b>	<b>\$102,516,960</b>	<b>\$61,545,120</b>	<b>\$67,772,250</b>
<b>High Scenario</b>								
Land Acquisition	\$6,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$12,000,000	\$6,000,000	\$12,000,000
Construction Hard Costs	\$18,911,000	\$34,941,000	\$97,105,000	\$64,784,000	\$97,152,000	\$64,848,000	\$39,170,000	\$43,125,000
Underground Parking	\$6,240,000	\$8,760,000	\$22,320,000	\$14,760,000	\$22,560,000	\$15,060,000	\$8,820,000	\$9,720,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$1,257,550	\$2,185,050	\$5,971,250	\$3,977,200	\$5,985,600	\$3,995,400	\$2,399,500	\$2,642,250
Soft Costs	\$7,922,565	\$13,765,815	\$37,618,875	\$25,056,360	\$37,709,280	\$25,171,020	\$15,116,850	\$16,646,175
<b>Total Development Costs, Including Land</b>	<b>\$40,331,115</b>	<b>\$71,651,865</b>	<b>\$175,015,125</b>	<b>\$120,577,560</b>	<b>\$175,406,880</b>	<b>\$121,074,420</b>	<b>\$71,506,350</b>	<b>\$84,133,425</b>
TDC Per Housing Unit	\$270,679	\$342,832	\$328,976	\$342,550	\$326,642	\$338,197	\$340,506	\$362,644
TDC per SF Living Area	\$477	\$603	\$577	\$601	\$574	\$593	\$597	\$637
TDC per Gross SF, Excluding Parking SF	\$405	\$513	\$487	\$503	\$487	\$504	\$493	\$527
TDC per Gross SF, Including Parking	\$297	\$375	\$357	\$370	\$357	\$369	\$364	\$389
<b>Total Development Costs, Excluding Land</b>	<b>\$34,331,115</b>	<b>\$59,651,865</b>	<b>\$163,015,125</b>	<b>\$108,577,560</b>	<b>\$163,406,880</b>	<b>\$109,074,420</b>	<b>\$65,506,350</b>	<b>\$72,133,425</b>

(1) Hard construction costs exclude parking; gross squ.

Sources: ECONorthwest; DRA

**Table 8**  
**Development Cost Assumptions and Budgets**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1	
Tenure	High-Rise Rental	High-Rise Rental	High-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	High-Rise Rental	
Construction Type	S/C	S/C	S/C	Podium	Podium	Light Gauge	
Total Residential Units	298	622	441	82	171	261	
Average Unit Size (Net SF)	570	570	570	569	570	570	
Residential Net SF	169,950	354,450	251,400	46,650	97,500	148,800	
Total Net SF	169,950	357,000	254,800	50,900	101,750	153,050	
Total Gross SF Building Area (Excluding Parking)	199,941	420,000	299,765	59,882	119,706	180,059	
Total Gross SF Building Area (Including Subt. Parking)	273,091	572,250	407,915	79,832	161,706	244,109	
Underground Parking Spaces	209	435	309	57	120	183	
Podium Parking Spaces	0	0	0	0	0	0	
Tuck-Under Parking Spaces	0	0	0	0	0	0	
Surface Parking Spaces	0	0	0	0	0	0	
Total Parking Spaces	209	435	309	57	120	183	
Total Parking SF	73,150	152,250	108,150	19,950	42,000	64,050	
Site Area (SF)	20,000	20,000	20,000	20,000	20,000	20,000	
Approximate Building Stories	13	35	19	3	6	9	
FAR (Based on Gross SF)	10.00	21.00	15.00	3.00	6.00	9.00	
<b>ASSUMPTIONS</b>							
<b>Hard Cost Assumptions</b>							
Land Price							
Low Scenario	Per Hsg. Unit	\$16,779	\$8,039	\$11,338	\$36,585	\$17,544	\$19,157
	Per Site SF	\$250	\$250	\$250	\$150	\$150	\$250
Middle Scenario	Per Hsg. Unit	\$26,846	\$12,862	\$18,141	\$48,780	\$23,392	\$30,651
	Per Site SF	\$400	\$400	\$400	\$200	\$200	\$400
High Scenario	Per Hsg. Unit	\$40,268	\$19,293	\$27,211	\$73,171	\$35,088	\$45,977
	Per Site SF	\$600	\$600	\$600	\$300	\$300	\$600
Hard Construction Cost							
Low Scenario	Per Gross SF (1)	\$220	\$220	\$220	\$145	\$145	\$200
Middle Scenario		\$250	\$250	\$250	\$165	\$165	\$230
High Scenario		\$270	\$270	\$270	\$190	\$190	\$250
Underground Parking	Cost Per Space	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Podium Parking	Cost Per Space	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Tuck-Under Parking	Cost Per Space	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
On-Grade Surface Parking	Cost Per Space	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Hard Cost Contingency	% of Hard Costs	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Soft Costs	% of Hard Costs + Cont.	30%	30%	30%	30%	30%	30%
Owner Housing Sales Costs	% of Gross Sales	5%	5%	5%	5%	5%	5%
Loan to Cost Ratio	% of TDC	65%	65%	65%	65%	65%	65%
Equity as a % of TDC		35%	35%	35%	35%	35%	35%
Loan to Value Ratio	% of Capitaliz. Value	75%	75%	75%	75%	75%	75%
Debt Coverage Ratio		1.5	1.5	1.5	1.5	1.5	1.5
Interest Rate		5.5%	5.5%	5.5%	5.5%	5.5%	5.5%
Amortization Term	Years	30.0	30.0	30.0	30.0	30.0	30.0
Capitalization Rate							
Low Rate Scenario		4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
High Rate Scenario		5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Target Return on Cost							
Low Rate Scenario	1.5% Above Cap (Rental)	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
High Rate Scenario	1.5% Above Cap (Rental)	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Target Return on Equity (ROE)		8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Construction and Sales/Stabilization Period (Months)		36 Months	36 Months	36 Months	24 Months	24 Months	36 Months
<b>DEVELOPMENT BUDGET</b>							
<b>Low Scenario</b>							
Land Acquisition		\$5,000,000	\$5,000,000	\$5,000,000	\$3,000,000	\$3,000,000	\$5,000,000
Construction Hard Costs		\$43,987,000	\$92,400,000	\$65,948,000	\$8,683,000	\$17,357,000	\$36,012,000
Underground Parking		\$12,540,000	\$26,100,000	\$18,540,000	\$3,420,000	\$7,200,000	\$10,980,000
Podium Parking		\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking		\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency		\$2,826,350	\$5,925,000	\$4,224,400	\$605,150	\$1,227,850	\$2,349,600
Soft Costs		\$17,806,005	\$37,327,500	\$26,613,720	\$3,812,445	\$7,735,455	\$14,802,480
<b>Total Development Costs, Including Land</b>		<b>\$82,159,355</b>	<b>\$166,752,500</b>	<b>\$120,326,120</b>	<b>\$19,520,595</b>	<b>\$36,520,305</b>	<b>\$69,144,080</b>
TDC Per Housing Unit		\$275,703	\$268,091	\$272,848	\$238,056	\$213,569	\$264,920
TDC per SF Living Area		\$483	\$470	\$479	\$418	\$375	\$465
TDC per Gross SF, Excluding Parking SF		\$411	\$397	\$401	\$326	\$305	\$384
TDC per Gross SF, Including Parking		\$301	\$291	\$295	\$245	\$226	\$283
<b>Total Development Costs, Excluding Land</b>		<b>\$77,159,355</b>	<b>\$161,752,500</b>	<b>\$115,326,120</b>	<b>\$16,520,595</b>	<b>\$33,520,305</b>	<b>\$64,144,080</b>

**Table 8**  
**Development Cost Assumptions and Budgets**  
**Portland Inclusionary Housing Analysis**  
**2016**

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Middle Scenario</b>						
Land Acquisition	\$8,000,000	\$8,000,000	\$8,000,000	\$4,000,000	\$4,000,000	\$8,000,000
Construction Hard Costs	\$49,985,000	\$105,000,000	\$74,941,000	\$9,881,000	\$19,751,000	\$41,414,000
Underground Parking	\$12,540,000	\$26,100,000	\$18,540,000	\$3,420,000	\$7,200,000	\$10,980,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$3,126,250	\$6,555,000	\$4,674,050	\$665,050	\$1,347,550	\$2,619,700
Soft Costs	\$19,695,375	\$41,296,500	\$29,446,515	\$4,189,815	\$8,489,565	\$16,504,110
<b>Total Development Costs, Including Land</b>	<b>\$93,346,625</b>	<b>\$186,951,500</b>	<b>\$135,601,565</b>	<b>\$22,155,865</b>	<b>\$40,788,115</b>	<b>\$79,517,810</b>
TDC Per Housing Unit	\$313,244	\$300,565	\$307,487	\$270,193	\$238,527	\$304,666
TDC per SF Living Area	\$549	\$527	\$539	\$475	\$418	\$534
TDC per Gross SF, Excluding Parking SF	\$467	\$445	\$452	\$370	\$341	\$442
TDC per Gross SF, Including Parking	\$342	\$327	\$332	\$278	\$252	\$326
<b>Total Development Costs, Excluding Land</b>	<b>\$85,346,625</b>	<b>\$178,951,500</b>	<b>\$127,601,565</b>	<b>\$18,155,865</b>	<b>\$36,788,115</b>	<b>\$71,517,810</b>
<b>High Scenario</b>						
Land Acquisition	\$12,000,000	\$12,000,000	\$12,000,000	\$6,000,000	\$6,000,000	\$12,000,000
Construction Hard Costs	\$53,984,000	\$113,400,000	\$80,936,000	\$11,378,000	\$22,744,000	\$45,015,000
Underground Parking	\$12,540,000	\$26,100,000	\$18,540,000	\$3,420,000	\$7,200,000	\$10,980,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$3,326,200	\$6,975,000	\$4,973,800	\$739,900	\$1,497,200	\$2,799,750
Soft Costs	\$20,955,060	\$43,942,500	\$31,334,940	\$4,661,370	\$9,432,360	\$17,638,425
<b>Total Development Costs, Including Land</b>	<b>\$102,805,260</b>	<b>\$202,417,500</b>	<b>\$147,784,740</b>	<b>\$26,199,270</b>	<b>\$46,873,560</b>	<b>\$88,433,175</b>
TDC Per Housing Unit	\$344,984	\$325,430	\$335,113	\$319,503	\$274,114	\$338,824
TDC per SF Living Area	\$605	\$571	\$588	\$562	\$481	\$594
TDC per Gross SF, Excluding Parking SF	\$514	\$482	\$493	\$438	\$392	\$491
TDC per Gross SF, Including Parking	\$376	\$354	\$362	\$328	\$290	\$362
<b>Total Development Costs, Excluding Land</b>	<b>\$90,805,260</b>	<b>\$190,417,500</b>	<b>\$135,784,740</b>	<b>\$20,199,270</b>	<b>\$40,873,560</b>	<b>\$76,433,175</b>

(1) Hard construction costs exclude parking; gross square feet.  
Sources: ECONorthwest; DRA

**Table 9**  
**Net Operating Income from Market-Rate Apartments**  
**100% Market Rate Units**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4
<b>Tenure</b>	Low-Rise Rental	Low-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	High-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	Mid-Rise Rental
<b>Net Rentable SF of Apartment Space</b>	11,400	36,600	60,600	44,600	81,388	64,000	68,000	81,388	85,000
<b>Parking Spaces</b>	7	21	35	26	47	78	83	100	104
<b>Net Rentable SF of Retail Space</b>	993	3,400	3,400	3,400	3,613	4,000	0	3,613	0
<b>Approximate Building Stories</b>	3	4	6	5	7	4	4	6	6
<b>Number of Apartment Units</b>									
Studio/Loft	8	26	42	31	57	45	48	57	60
One Bedroom	10	32	53	39	72	56	60	72	75
Two Bedroom	2	6	11	8	14	11	11	14	14
Three Bedroom	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>20</b>	<b>64</b>	<b>106</b>	<b>78</b>	<b>143</b>	<b>112</b>	<b>119</b>	<b>143</b>	<b>149</b>
<b>Unit Size (Square Feet)</b>									
Studio/Loft	450	450	450	450	450	450	450	450	450
One Bedroom	600	600	600	600	600	600	600	600	600
Two Bedroom	900	900	900	900	900	900	900	900	900
Three Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
<i>Average</i>	<i>564</i>	<i>570</i>	<i>570</i>	<i>570</i>	<i>570</i>	<i>570</i>	<i>570</i>	<i>570</i>	<i>570</i>
<b>Average Monthly Rent Per Square Foot</b>									
Low Scenario	\$2.25	\$2.25	\$2.50	\$2.50	\$2.75	\$2.50	\$2.50	\$2.50	\$2.50
Middle Scenario	\$2.50	\$2.50	\$2.75	\$2.75	\$3.00	\$2.75	\$2.75	\$2.75	\$2.75
High Scenario	\$2.75	\$2.75	\$3.00	\$3.00	\$3.25	\$3.00	\$3.00	\$3.00	\$3.00
<b>Parking Income (\$/Space/Month)</b>	\$85	\$85	\$150	\$150	\$200	\$150	\$150	\$150	\$150
<b>Parking Usage Rate</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Miscellaneous Income (\$/Unit/Year)</b>	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
<b>Stabilized Rental Vacancy Rate</b>	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
<b>Rental Operating Cost/Unit (2)</b>									
Low Scenario	\$6,000	\$6,000	\$6,500	\$6,500	\$7,000	\$6,500	\$6,500	\$6,500	\$6,500
Middle Scenario	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000	\$7,000
High Scenario	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000	\$8,000	\$8,000	\$8,000	\$8,000
<b>Retail Income (\$/NSF/Year)</b>									
Low Scenario	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Middle Scenario	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
High Scenario	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
<b>Retail Vacancy Rate (% Gross Retail Income)</b>	15%	15%	15%	15%	15%	15%	15%	15%	15%
<b>Retail Operating Cost (\$ Per NSF)</b>	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
<b>LOW SCENARIO</b>									
<b>Total Monthly Gross Rental Income</b>	<b>\$25,650</b>	<b>\$82,350</b>	<b>\$151,500</b>	<b>\$111,500</b>	<b>\$223,816</b>	<b>\$160,000</b>	<b>\$170,000</b>	<b>\$203,469</b>	<b>\$212,500</b>
<b>Annual Gross Income</b>	<b>\$307,800</b>	<b>\$988,200</b>	<b>\$1,818,000</b>	<b>\$1,338,000</b>	<b>\$2,685,788</b>	<b>\$1,920,000</b>	<b>\$2,040,000</b>	<b>\$2,441,625</b>	<b>\$2,550,000</b>
Less: Vacancy	(\$15,390)	(\$49,410)	(\$90,900)	(\$66,900)	(\$134,289)	(\$96,000)	(\$102,000)	(\$122,081)	(\$127,500)
Plus: Parking Income	\$6,732	\$21,542	\$62,964	\$46,332	\$113,256	\$141,120	\$149,940	\$180,180	\$187,740
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880
Plus: Retail Income	\$17,870	\$61,200	\$61,200	\$61,200	\$65,025	\$72,000	\$0	\$65,025	\$0
<b>Adjusted Annual Gross Income</b>	<b>\$319,412</b>	<b>\$1,029,212</b>	<b>\$1,863,984</b>	<b>\$1,387,992</b>	<b>\$2,746,939</b>	<b>\$2,050,560</b>	<b>\$2,102,220</b>	<b>\$2,581,909</b>	<b>\$2,628,120</b>
<b>Operating Costs</b>									
Apartment Operating Costs	(\$120,000)	(\$384,000)	(\$689,000)	(\$507,000)	(\$1,001,000)	(\$728,000)	(\$773,500)	(\$929,500)	(\$968,500)
Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0
<b>Net Operating Income</b>	<b>\$189,484</b>	<b>\$611,212</b>	<b>\$1,140,984</b>	<b>\$846,992</b>	<b>\$1,709,814</b>	<b>\$1,282,560</b>	<b>\$1,328,720</b>	<b>\$1,616,284</b>	<b>\$1,659,620</b>
<b>MIDDLE SCENARIO</b>									
<b>Total Monthly Gross Income</b>	<b>\$28,500</b>	<b>\$91,500</b>	<b>\$166,650</b>	<b>\$122,650</b>	<b>\$244,163</b>	<b>\$176,000</b>	<b>\$187,000</b>	<b>\$223,816</b>	<b>\$233,750</b>
<b>Annual Gross Income</b>	<b>\$342,000</b>	<b>\$1,098,000</b>	<b>\$1,999,800</b>	<b>\$1,471,800</b>	<b>\$2,929,950</b>	<b>\$2,112,000</b>	<b>\$2,244,000</b>	<b>\$2,685,788</b>	<b>\$2,805,000</b>
Less: Vacancy	(\$17,100)	(\$54,900)	(\$99,990)	(\$73,590)	(\$146,498)	(\$105,600)	(\$112,200)	(\$134,289)	(\$140,250)
Plus: Parking Income	\$6,732	\$21,542	\$62,964	\$46,332	\$113,256	\$141,120	\$149,940	\$180,180	\$187,740
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880
Plus: Retail Income	\$22,834	\$78,200	\$78,200	\$78,200	\$83,088	\$92,000	\$0	\$83,088	\$0
<b>Adjusted Annual Gross Income</b>	<b>\$356,866</b>	<b>\$1,150,522</b>	<b>\$2,053,694</b>	<b>\$1,532,102</b>	<b>\$2,996,956</b>	<b>\$2,252,960</b>	<b>\$2,296,020</b>	<b>\$2,831,926</b>	<b>\$2,870,370</b>
<b>Operating Costs</b>									
Apartment Operating Costs	(\$140,000)	(\$448,000)	(\$742,000)	(\$546,000)	(\$1,144,000)	(\$784,000)	(\$833,000)	(\$1,001,000)	(\$1,043,000)
Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0
<b>Net Operating Income</b>	<b>\$206,938</b>	<b>\$668,522</b>	<b>\$1,277,694</b>	<b>\$952,102</b>	<b>\$1,816,831</b>	<b>\$1,428,960</b>	<b>\$1,463,020</b>	<b>\$1,794,801</b>	<b>\$1,827,370</b>

**Table 9**  
**Net Operating Income from Market-Rate Apartments**  
**100% Market Rate Units**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4
<b>HIGH SCENARIO</b>									
<b>Total Monthly Gross Income</b>	<b>\$31,350</b>	<b>\$100,650</b>	<b>\$181,800</b>	<b>\$133,800</b>	<b>\$264,509</b>	<b>\$192,000</b>	<b>\$204,000</b>	<b>\$244,163</b>	<b>\$255,000</b>
<b>Annual Gross Income</b>	<b>\$376,200</b>	<b>\$1,207,800</b>	<b>\$2,181,600</b>	<b>\$1,605,600</b>	<b>\$3,174,113</b>	<b>\$2,304,000</b>	<b>\$2,448,000</b>	<b>\$2,929,950</b>	<b>\$3,060,000</b>
Less: Vacancy	(\$18,810)	(\$60,390)	(\$109,080)	(\$80,280)	(\$158,706)	(\$115,200)	(\$122,400)	(\$146,498)	(\$153,000)
Plus: Parking Income	\$6,732	\$21,542	\$62,964	\$46,332	\$113,256	\$141,120	\$149,940	\$180,180	\$187,740
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880
Plus: Retail Income	\$29,783	\$102,000	\$102,000	\$102,000	\$108,375	\$120,000	\$0	\$108,375	\$0
<b>Adjusted Annual Gross Income</b>	<b>\$396,305</b>	<b>\$1,278,632</b>	<b>\$2,250,204</b>	<b>\$1,683,012</b>	<b>\$3,254,198</b>	<b>\$2,463,360</b>	<b>\$2,489,820</b>	<b>\$3,089,168</b>	<b>\$3,112,620</b>
<b>Operating Costs</b>									
Apartment Operating Costs	(\$160,000)	(\$512,000)	(\$848,000)	(\$624,000)	(\$1,287,000)	(\$896,000)	(\$952,000)	(\$1,144,000)	(\$1,192,000)
Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0
<b>Net Operating Income</b>	<b>\$226,378</b>	<b>\$732,632</b>	<b>\$1,368,204</b>	<b>\$1,025,012</b>	<b>\$1,931,073</b>	<b>\$1,527,360</b>	<b>\$1,537,820</b>	<b>\$1,909,043</b>	<b>\$1,920,620</b>

Sources: ECONorthwest; DRA



**Table 9**  
**Net Operating Income from Market-Rate Apartments**  
**100% Market Rate Units**  
**Portland Inclusionary Housing Analysis**

	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A
	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental	High-Rise Rental
<b>Tenure</b>	119,000	303,450	200,600	306,000	204,000	119,638	132,388	170,000	354,450
<b>Net Rentable SF of Apartment Space</b>	146	372	246	376	251	147	162	209	435
<b>Parking Spaces</b>	0	2,550	3,400	0	0	3,613	3,613	0	2,550
<b>Net Rentable SF of Retail Space</b>	9	30	15	30	15	9	9	13	35
<b>Approximate Building Stories</b>									
<b>Number of Apartment Units</b>									
Studio/Loft	84	213	141	215	143	84	93	119	249
One Bedroom	105	266	176	269	179	105	116	149	311
Two Bedroom	20	53	35	53	36	21	23	30	62
Three Bedroom	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>209</b>	<b>532</b>	<b>352</b>	<b>537</b>	<b>358</b>	<b>210</b>	<b>232</b>	<b>298</b>	<b>622</b>
<b>Unit Size (Square Feet)</b>									
Studio/Loft	450	450	450	450	450	450	450	450	450
One Bedroom	600	600	600	600	600	600	600	600	600
Two Bedroom	900	900	900	900	900	900	900	900	900
Three Bedroom	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Average	570	570	570	570	570	570	570	570	570
<b>Average Monthly Rent Per Square Foot</b>									
Low Scenario	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75	\$2.75
Middle Scenario	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
High Scenario	\$3.25	\$3.25	\$3.25	\$3.25	\$3.25	\$3.25	\$3.25	\$3.25	\$3.25
<b>Parking Income (\$/Space/Month)</b>	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
<b>Parking Usage Rate</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Miscellaneous Income (\$/Unit/Year)</b>	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
<b>Stabilized Rental Vacancy Rate</b>	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
<b>Rental Operating Cost/Unit (2)</b>									
Low Scenario	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Middle Scenario	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
High Scenario	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
<b>Retail Income (\$/NSF/Year)</b>									
Low Scenario	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00
Middle Scenario	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
High Scenario	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
<b>Retail Vacancy Rate (% Gross Retail Income)</b>	15%	15%	15%	15%	15%	15%	15%	15%	15%
<b>Retail Operating Cost (\$ Per NSF)</b>	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
<b>LOW SCENARIO</b>									
<b>Total Monthly Gross Rental Income</b>	<b>\$327,250</b>	<b>\$834,488</b>	<b>\$551,650</b>	<b>\$841,500</b>	<b>\$561,000</b>	<b>\$329,003</b>	<b>\$364,066</b>	<b>\$467,500</b>	<b>\$974,738</b>
<b>Annual Gross Income</b>	<b>\$3,927,000</b>	<b>\$10,013,850</b>	<b>\$6,619,800</b>	<b>\$10,098,000</b>	<b>\$6,732,000</b>	<b>\$3,948,038</b>	<b>\$4,368,788</b>	<b>\$5,610,000</b>	<b>\$11,696,850</b>
Less: Vacancy	(\$196,350)	(\$500,693)	(\$330,990)	(\$504,900)	(\$336,600)	(\$197,402)	(\$218,439)	(\$280,500)	(\$584,843)
Plus: Parking Income	\$351,120	\$893,760	\$591,360	\$902,160	\$601,440	\$352,800	\$389,760	\$500,640	\$1,044,960
Plus: Misc. Income	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960	\$25,200	\$27,840	\$35,760	\$74,640
Plus: Retail Income	\$0	\$45,900	\$61,200	\$0	\$0	\$65,025	\$65,025	\$0	\$45,900
<b>Adjusted Annual Gross Income</b>	<b>\$4,106,850</b>	<b>\$10,516,658</b>	<b>\$6,983,610</b>	<b>\$10,559,700</b>	<b>\$7,039,800</b>	<b>\$4,193,661</b>	<b>\$4,632,973</b>	<b>\$5,865,900</b>	<b>\$12,277,508</b>
<b>Operating Costs</b>									
Apartment Operating Costs	(\$1,463,000)	(\$3,724,000)	(\$2,464,000)	(\$3,759,000)	(\$2,506,000)	(\$1,470,000)	(\$1,624,000)	(\$2,086,000)	(\$4,354,000)
Retail Operating Costs	\$0	(\$25,500)	(\$34,000)	\$0	\$0	(\$36,125)	(\$36,125)	\$0	(\$25,500)
<b>Net Operating Income</b>	<b>\$2,643,850</b>	<b>\$6,767,158</b>	<b>\$4,485,610</b>	<b>\$6,800,700</b>	<b>\$4,533,800</b>	<b>\$2,687,536</b>	<b>\$2,972,848</b>	<b>\$3,779,900</b>	<b>\$7,898,008</b>
<b>MIDDLE SCENARIO</b>									
<b>Total Monthly Gross Income</b>	<b>\$357,000</b>	<b>\$910,350</b>	<b>\$601,800</b>	<b>\$918,000</b>	<b>\$612,000</b>	<b>\$358,913</b>	<b>\$397,163</b>	<b>\$510,000</b>	<b>\$1,063,350</b>
<b>Annual Gross Income</b>	<b>\$4,284,000</b>	<b>\$10,924,200</b>	<b>\$7,221,600</b>	<b>\$11,016,000</b>	<b>\$7,344,000</b>	<b>\$4,306,950</b>	<b>\$4,765,950</b>	<b>\$6,120,000</b>	<b>\$12,760,200</b>
Less: Vacancy	(\$214,200)	(\$546,210)	(\$361,080)	(\$550,800)	(\$367,200)	(\$215,348)	(\$238,298)	(\$306,000)	(\$638,010)
Plus: Parking Income	\$351,120	\$893,760	\$591,360	\$902,160	\$601,440	\$352,800	\$389,760	\$500,640	\$1,044,960
Plus: Misc. Income	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960	\$25,200	\$27,840	\$35,760	\$74,640
Plus: Retail Income	\$0	\$58,650	\$78,200	\$0	\$0	\$83,088	\$83,088	\$0	\$58,650
<b>Adjusted Annual Gross Income</b>	<b>\$4,446,000</b>	<b>\$11,394,240</b>	<b>\$7,572,320</b>	<b>\$11,431,800</b>	<b>\$7,621,200</b>	<b>\$4,552,690</b>	<b>\$5,028,340</b>	<b>\$6,350,400</b>	<b>\$13,300,440</b>
<b>Operating Costs</b>									
Apartment Operating Costs	(\$1,672,000)	(\$4,256,000)	(\$2,816,000)	(\$4,296,000)	(\$2,864,000)	(\$1,680,000)	(\$1,856,000)	(\$2,384,000)	(\$4,976,000)
Retail Operating Costs	\$0	(\$25,500)	(\$34,000)	\$0	\$0	(\$36,125)	(\$36,125)	\$0	(\$25,500)
<b>Net Operating Income</b>	<b>\$2,774,000</b>	<b>\$7,112,740</b>	<b>\$4,722,320</b>	<b>\$7,135,800</b>	<b>\$4,757,200</b>	<b>\$2,836,565</b>	<b>\$3,136,215</b>	<b>\$3,966,400</b>	<b>\$8,298,940</b>

**Table 9**  
**Net Operating Income from Market-Rate Apartments**  
**100% Market Rate Units**  
**Portland Inclusionary Housing Analysis**

	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A
<b>HIGH SCENARIO</b>									
<b>Total Monthly Gross Income</b>	<b>\$386,750</b>	<b>\$986,213</b>	<b>\$651,950</b>	<b>\$994,500</b>	<b>\$663,000</b>	<b>\$388,822</b>	<b>\$430,259</b>	<b>\$552,500</b>	<b>\$1,151,963</b>
<b>Annual Gross Income</b>	<b>\$4,641,000</b>	<b>\$11,834,550</b>	<b>\$7,823,400</b>	<b>\$11,934,000</b>	<b>\$7,956,000</b>	<b>\$4,665,863</b>	<b>\$5,163,113</b>	<b>\$6,630,000</b>	<b>\$13,823,550</b>
Less: Vacancy	(\$232,050)	(\$591,728)	(\$391,170)	(\$596,700)	(\$397,800)	(\$233,293)	(\$258,156)	(\$331,500)	(\$691,178)
Plus: Parking Income	\$351,120	\$893,760	\$591,360	\$902,160	\$601,440	\$352,800	\$389,760	\$500,640	\$1,044,960
Plus: Misc. Income	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960	\$25,200	\$27,840	\$35,760	\$74,640
Plus: Retail Income	\$0	\$76,500	\$102,000	\$0	\$0	\$108,375	\$108,375	\$0	\$76,500
<b>Adjusted Annual Gross Income</b>	<b>\$4,785,150</b>	<b>\$12,276,923</b>	<b>\$8,167,830</b>	<b>\$12,303,900</b>	<b>\$8,202,600</b>	<b>\$4,918,944</b>	<b>\$5,430,932</b>	<b>\$6,834,900</b>	<b>\$14,328,473</b>
<b>Operating Costs</b>									
Apartment Operating Costs	(\$1,881,000)	(\$4,788,000)	(\$3,168,000)	(\$4,833,000)	(\$3,222,000)	(\$1,890,000)	(\$2,088,000)	(\$2,682,000)	(\$5,598,000)
Retail Operating Costs	\$0	(\$25,500)	(\$34,000)	\$0	\$0	(\$36,125)	(\$36,125)	\$0	(\$25,500)
<b>Net Operating Income</b>	<b>\$2,904,150</b>	<b>\$7,463,423</b>	<b>\$4,965,830</b>	<b>\$7,470,900</b>	<b>\$4,980,600</b>	<b>\$2,992,819</b>	<b>\$3,306,807</b>	<b>\$4,152,900</b>	<b>\$8,704,973</b>

Sources: ECONorthwest; DRA

**Table 9**  
**Net Operating Income from Market-Rate Apartments**  
**100% Market Rate Units**  
**Portland Inclusionary Housing Analysis**

	CC9A	CC 3:1	CC 6:1	CC 9:1
	High-Rise Rental	Mid-Rise Rental	Mid-Rise Rental	High-Rise Rental
<b>Tenure</b>				
Net Rentable SF of Apartment Space	251,600	46,750	97,750	148,750
Parking Spaces	309	57	120	183
Net Rentable SF of Retail Space	3,400	4,250	4,250	4,250
Approximate Building Stories	19	3	6	9
<b>Number of Apartment Units</b>				
Studio/Loft	176	33	68	104
One Bedroom	221	41	86	131
Two Bedroom	44	8	17	26
Three Bedroom	0	0	0	0
<b>Total</b>	<b>441</b>	<b>82</b>	<b>171</b>	<b>261</b>
<b>Unit Size (Square Feet)</b>				
Studio/Loft	450	450	450	450
One Bedroom	600	600	600	600
Two Bedroom	900	900	900	900
Three Bedroom	1,000	1,000	1,000	1,000
Average	570	570	570	570
<b>Average Monthly Rent Per Square Foot</b>				
Low Scenario	\$2.75	\$2.50	\$2.50	\$2.75
Middle Scenario	\$3.00	\$2.75	\$2.75	\$3.00
High Scenario	\$3.25	\$3.00	\$3.00	\$3.25
<b>Parking Income (\$/Space/Month)</b>	\$200	\$150	\$150	\$200
<b>Parking Usage Rate</b>	100%	100%	100%	100%
<b>Miscellaneous Income (\$/Unit/Year)</b>	\$120	\$120	\$120	\$120
<b>Stabilized Rental Vacancy Rate</b>	5.0%	5.0%	5.0%	5.0%
<b>Rental Operating Cost/Unit (2)</b>				
Low Scenario	\$7,000	\$6,500	\$6,500	\$7,000
Middle Scenario	\$8,000	\$7,000	\$7,000	\$8,000
High Scenario	\$9,000	\$8,000	\$8,000	\$9,000
<b>Retail Income (\$/NSF/Year)</b>				
Low Scenario	\$18.00	\$18.00	\$18.00	\$18.00
Middle Scenario	\$23.00	\$23.00	\$23.00	\$23.00
High Scenario	\$30.00	\$30.00	\$30.00	\$30.00
<b>Retail Vacancy Rate (% Gross Retail Income)</b>	15%	15%	15%	15%
<b>Retail Operating Cost (\$ Per NSF)</b>	\$10	\$10	\$10	\$10
<b>LOW SCENARIO</b>				
<b>Total Monthly Gross Rental Income</b>	<b>\$691,900</b>	<b>\$116,875</b>	<b>\$244,375</b>	<b>\$409,063</b>
<b>Annual Gross Income</b>	<b>\$8,302,800</b>	<b>\$1,402,500</b>	<b>\$2,932,500</b>	<b>\$4,908,750</b>
Less: Vacancy	(\$415,140)	(\$70,125)	(\$146,625)	(\$245,438)
Plus: Parking Income	\$740,880	\$103,320	\$215,460	\$438,480
Plus: Misc. Income	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$61,200	\$76,500	\$76,500	\$76,500
<b>Adjusted Annual Gross Income</b>	<b>\$8,742,660</b>	<b>\$1,522,035</b>	<b>\$3,098,355</b>	<b>\$5,209,613</b>
<b>Operating Costs</b>				
Apartment Operating Costs	(\$3,087,000)	(\$533,000)	(\$1,111,500)	(\$1,827,000)
Retail Operating Costs	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
<b>Net Operating Income</b>	<b>\$5,621,660</b>	<b>\$946,535</b>	<b>\$1,944,355</b>	<b>\$3,340,113</b>
<b>MIDDLE SCENARIO</b>				
<b>Total Monthly Gross Income</b>	<b>\$754,800</b>	<b>\$128,563</b>	<b>\$268,813</b>	<b>\$446,250</b>
<b>Annual Gross Income</b>	<b>\$9,057,600</b>	<b>\$1,542,750</b>	<b>\$3,225,750</b>	<b>\$5,355,000</b>
Less: Vacancy	(\$452,880)	(\$77,138)	(\$161,288)	(\$267,750)
Plus: Parking Income	\$740,880	\$103,320	\$215,460	\$438,480
Plus: Misc. Income	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$78,200	\$97,750	\$97,750	\$97,750
<b>Adjusted Annual Gross Income</b>	<b>\$9,476,720</b>	<b>\$1,676,523</b>	<b>\$3,398,193</b>	<b>\$5,654,800</b>
<b>Operating Costs</b>				
Apartment Operating Costs	(\$3,528,000)	(\$574,000)	(\$1,197,000)	(\$2,088,000)
Retail Operating Costs	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
<b>Net Operating Income</b>	<b>\$5,914,720</b>	<b>\$1,060,023</b>	<b>\$2,158,693</b>	<b>\$3,524,300</b>

**Table 9**  
**Net Operating Income from Market-Rate Apartments**  
**100% Market Rate Units**  
**Portland Inclusionary Housing Analysis**

	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>HIGH SCENARIO</b>				
<b>Total Monthly Gross Income</b>	<b>\$817,700</b>	<b>\$140,250</b>	<b>\$293,250</b>	<b>\$483,438</b>
<b>Annual Gross Income</b>	<b>\$9,812,400</b>	<b>\$1,683,000</b>	<b>\$3,519,000</b>	<b>\$5,801,250</b>
Less: Vacancy	(\$490,620)	(\$84,150)	(\$175,950)	(\$290,063)
Plus: Parking Income	\$740,880	\$103,320	\$215,460	\$438,480
Plus: Misc. Income	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$102,000	\$127,500	\$127,500	\$127,500
<b>Adjusted Annual Gross Income</b>	<b>\$10,217,580</b>	<b>\$1,839,510</b>	<b>\$3,706,530</b>	<b>\$6,108,488</b>
<b>Operating Costs</b>				
Apartment Operating Costs	(\$3,969,000)	(\$656,000)	(\$1,368,000)	(\$2,349,000)
Retail Operating Costs	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
<b>Net Operating Income</b>	<b>\$6,214,580</b>	<b>\$1,141,010</b>	<b>\$2,296,030</b>	<b>\$3,716,988</b>

Sources: ECONorthwest; DRA



**Table 10**  
**Unleveraged Return on Cost**  
**Residential Development Prototypes**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9
Alternative 1	\$4,500,797	\$14,113,853	\$26,856,621	\$19,939,995	\$37,573,043	\$30,407,859	\$30,509,964	\$38,534,759	\$38,249,067	\$55,664,435	\$143,524,105	\$95,276,822	\$143,613,381	\$95,743,770
Per NSF	\$395	\$389	\$443	\$448	\$461	\$477	\$452	\$473	\$452	\$469	\$473	\$475	\$470	\$469
Alternative 2	\$4,390,768	\$13,727,405	\$26,312,850	\$19,506,252	\$36,809,214	\$29,754,058	\$29,856,163	\$37,770,930	\$37,437,943	\$54,529,597	\$140,647,923	\$93,321,792	\$140,674,465	\$93,788,740
Per NSF	\$385	\$378	\$434	\$438	\$452	\$467	\$442	\$464	\$443	\$459	\$464	\$465	\$460	\$459
Alternative 3	\$4,235,750	\$13,420,804	\$24,672,099	\$18,298,895	\$34,102,417	\$28,106,501	\$27,800,980	\$35,205,448	\$34,761,612	\$50,192,576	\$129,226,701	\$86,456,024	\$129,215,641	\$86,452,345
Per NSF	\$372	\$370	\$407	\$411	\$419	\$441	\$412	\$432	\$411	\$422	\$426	\$431	\$422	\$423
Alternative 4	\$4,001,697	\$12,723,632	\$23,460,682	\$17,372,657	\$32,479,006	\$26,829,183	\$26,406,636	\$33,582,038	\$33,021,175	\$47,754,966	\$123,013,251	\$82,395,004	\$122,951,065	\$82,274,299
Per NSF	\$351	\$351	\$387	\$390	\$399	\$421	\$391	\$412	\$390	\$402	\$406	\$411	\$402	\$403
<b>Total Development Cost, Including Land</b>														
<b>Low Scenario</b>	\$2,748,810	\$8,137,530	\$18,919,995	\$14,949,210	\$29,561,810	\$26,150,400	\$26,497,110	\$30,997,515	\$31,217,280	\$55,113,245	\$143,468,330	\$97,201,655	\$143,849,165	\$97,682,135
Per NSF	\$222	\$205	\$296	\$312	\$348	\$386	\$393	\$364	\$369	\$464	\$469	\$477	\$470	\$478
<b>Middle Scenario</b>	\$3,564,125	\$10,153,090	\$22,103,995	\$17,585,845	\$35,293,175	\$29,461,345	\$29,801,230	\$34,728,880	\$34,933,630	\$63,836,690	\$161,196,680	\$110,026,925	\$161,584,340	\$110,516,960
Per NSF	\$288	\$256	\$345	\$367	\$415	\$435	\$441	\$408	\$413	\$537	\$527	\$539	\$528	\$541
<b>High Scenario</b>	\$4,589,650	\$12,847,055	\$28,633,995	\$23,430,615	\$42,708,405	\$34,352,415	\$34,680,015	\$40,144,110	\$40,331,115	\$71,651,865	\$175,015,125	\$120,577,560	\$175,406,880	\$121,074,420
Per NSF	\$370	\$324	\$447	\$489	\$502	\$507	\$514	\$472	\$477	\$603	\$573	\$591	\$574	\$593
<b>Unleveraged Return on Cost</b>														
<b>Low Scenario</b>														
100% Market Rate	6.89%	7.51%	6.03%	5.67%	5.78%	4.90%	5.01%	5.21%	5.32%	4.80%	4.72%	4.61%	4.73%	4.64%
Alternative 1	6.65%	7.36%	5.84%	5.49%	5.53%	4.85%	4.84%	5.19%	5.14%	4.45%	4.40%	4.31%	4.40%	4.32%
Alternative 2	6.46%	6.83%	5.58%	5.19%	5.32%	4.62%	4.72%	4.99%	5.02%	4.35%	4.29%	4.19%	4.30%	4.22%
Alternative 3	6.41%	6.84%	5.35%	4.98%	5.04%	4.45%	4.50%	4.74%	4.77%	4.10%	4.04%	3.97%	4.05%	3.98%
Alternative 4	6.01%	6.43%	5.05%	4.69%	4.78%	4.21%	4.25%	4.50%	4.51%	3.89%	3.83%	3.77%	3.84%	3.78%
<b>Middle Scenario</b>														
100% Market Rate	5.81%	6.58%	5.78%	5.41%	5.15%	4.85%	4.91%	5.17%	5.23%	4.35%	4.41%	4.29%	4.42%	4.30%
Alternative 1	7.18%	7.60%	6.35%	5.94%	5.73%	5.22%	5.27%	5.61%	5.60%	4.62%	4.57%	4.47%	4.57%	4.49%
Alternative 2	6.99%	7.38%	6.21%	5.80%	5.60%	5.10%	5.15%	5.49%	5.48%	4.53%	4.47%	4.37%	4.47%	4.39%
Alternative 3	6.83%	7.29%	5.90%	5.50%	5.25%	4.87%	4.85%	5.17%	5.15%	4.21%	4.16%	4.09%	4.16%	4.09%
Alternative 4	6.43%	6.89%	5.59%	5.21%	4.99%	4.64%	4.60%	4.92%	4.89%	4.00%	3.95%	3.89%	3.95%	3.89%
<b>High Scenario</b>														
100% Market Rate	4.93%	5.70%	4.78%	4.37%	4.52%	4.45%	4.43%	4.76%	4.76%	4.05%	4.26%	4.12%	4.26%	4.11%
Alternative 1	4.66%	5.22%	4.46%	4.04%	4.18%	4.20%	4.18%	4.56%	4.50%	3.69%	3.90%	3.75%	3.89%	3.76%
Alternative 2	4.54%	5.08%	4.36%	3.95%	4.09%	4.11%	4.09%	4.47%	4.41%	3.61%	3.82%	3.68%	3.81%	3.68%
Alternative 3	4.38%	4.96%	4.09%	3.71%	3.79%	3.89%	3.81%	4.17%	4.09%	3.33%	3.51%	3.41%	3.50%	3.39%
Alternative 4	4.14%	4.70%	3.89%	3.52%	3.61%	3.71%	3.62%	3.97%	3.89%	3.17%	3.34%	3.25%	3.33%	3.23%

Source: DRA.



**Table 11**  
**Unleveraged Return on Cost with PTE on Affordable Units**  
**Rental Housing Prototypes**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8	CC9
<b>Middle Scenario</b>														
100% Market Rate	5.81%	6.58%	5.78%	5.41%	5.15%	4.85%	4.91%	5.17%	5.23%	4.35%	4.41%	4.29%	4.42%	4.30%
Alternative 1	7.27%	7.70%	6.43%	6.01%	5.80%	5.29%	5.34%	5.68%	5.68%	4.69%	4.63%	4.53%	4.63%	4.55%
Alternative 2	7.08%	7.47%	6.29%	5.87%	5.68%	5.17%	5.22%	5.56%	5.55%	4.59%	4.53%	4.43%	4.53%	4.45%
Alternative 3	6.92%	7.39%	5.97%	5.58%	5.32%	4.93%	4.92%	5.24%	5.22%	4.27%	4.21%	4.15%	4.21%	4.15%
Alternative 4	6.51%	6.97%	5.66%	5.28%	5.05%	4.69%	4.66%	4.99%	4.95%	4.06%	4.00%	3.94%	4.00%	3.94%
<b>High Scenario</b>														
100% Market Rate	4.93%	5.70%	4.78%	4.37%	4.52%	4.45%	4.43%	4.76%	4.76%	4.05%	4.26%	4.12%	4.26%	4.11%
Alternative 1	4.72%	5.28%	4.51%	4.09%	4.23%	4.26%	4.23%	4.62%	4.57%	3.74%	3.95%	3.80%	3.94%	3.81%
Alternative 2	4.60%	5.14%	4.42%	4.00%	4.15%	4.17%	4.14%	4.53%	4.47%	3.66%	3.87%	3.73%	3.86%	3.73%
Alternative 3	4.44%	5.02%	4.15%	3.76%	3.84%	3.94%	3.86%	4.22%	4.15%	3.37%	3.55%	3.45%	3.55%	3.44%
Alternative 4	4.19%	4.76%	3.94%	3.57%	3.66%	3.76%	3.67%	4.02%	3.94%	3.21%	3.38%	3.29%	3.37%	3.27%

Source: DRA.





**Table 12**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4
Alternative 4 Per NSF	\$4,001,697 \$351	\$12,723,632 \$351	\$23,460,682 \$387	\$17,372,657 \$390	\$32,479,006 \$399	\$26,829,183 \$421	\$26,406,636 \$391	\$33,582,038 \$412	\$33,021,175 \$390
<b>Less: Total Development Cost, Excluding Land</b>									
<b>Low Scenario</b>	\$2,448,810	\$7,537,530	\$15,919,995	\$11,949,210	\$24,561,810	\$23,150,400	\$23,497,110	\$27,997,515	\$28,217,280
Per NSF	\$198	\$190	\$249	\$249	\$289	\$342	\$348	\$329	\$334
<b>Middle Scenario</b>	\$2,764,125	\$8,553,090	\$18,103,995	\$13,585,845	\$27,293,175	\$25,461,345	\$25,801,230	\$30,728,880	\$30,933,630
Per NSF	\$223	\$215	\$283	\$283	\$321	\$376	\$382	\$361	\$366
<b>High Scenario</b>	\$3,589,650	\$10,847,055	\$22,633,995	\$17,430,615	\$30,708,405	\$28,352,415	\$28,680,015	\$34,144,110	\$34,331,115
Per NSF	\$290	\$354	\$354	\$364	\$361	\$418	\$425	\$401	\$406
<b>Less: Assumed Return on Cost @:</b>	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Low Scenario</b>	\$153,051	\$471,096	\$995,000	\$746,826	\$1,535,113	\$1,446,900	\$1,468,569	\$1,749,845	\$1,763,580
<b>Middle Scenario</b>	\$172,758	\$534,568	\$1,131,500	\$849,115	\$1,705,823	\$1,591,334	\$1,612,577	\$1,920,555	\$1,933,352
<b>High Scenario</b>	\$224,353	\$677,941	\$1,414,625	\$1,089,413	\$1,919,275	\$1,772,026	\$1,792,501	\$2,134,007	\$2,145,695
<b>Residual Land Value</b>									
<b>Low Scenario</b>									
100% Market Rate	\$1,387,281	\$4,859,004	\$7,105,721	\$5,135,375	\$9,899,164	\$2,403,963	\$3,007,373	\$4,279,667	\$4,958,508
Per SF Site Area	\$138.73	\$242.95	\$355.29	\$256.77	\$494.96	\$120.20	\$150.37	\$213.98	\$247.93
Alternative 1	\$1,248,234	\$4,593,543	\$6,364,574	\$4,582,696	\$8,301,725	\$2,111,611	\$2,012,179	\$4,107,741	\$3,829,470
Per SF Site Area	\$124.82	\$229.68	\$318.23	\$229.13	\$415.09	\$105.58	\$100.61	\$205.39	\$191.47
Alternative 2	\$1,138,205	\$3,684,569	\$5,298,276	\$3,626,427	\$6,982,712	\$843,074	\$1,358,379	\$2,788,728	\$3,018,346
Per SF Site Area	\$113.82	\$184.23	\$264.91	\$181.32	\$349.14	\$42.15	\$67.92	\$139.44	\$150.92
Alternative 3	\$1,109,187	\$3,701,968	\$4,413,525	\$2,977,070	\$5,265,915	(\$120,483)	\$113,196	\$1,213,247	\$1,386,015
Per SF Site Area	\$110.92	\$185.10	\$220.68	\$148.85	\$263.30	(\$6.02)	\$5.66	\$60.66	\$69.30
Alternative 4	\$875,134	\$3,004,795	\$3,202,108	\$2,050,832	\$3,642,504	(\$1,397,801)	(\$1,281,149)	(\$410,164)	(\$354,422)
Per SF Site Area	\$87.51	\$150.24	\$160.11	\$102.54	\$182.13	(\$69.89)	(\$64.06)	(\$20.51)	(\$17.72)
<b>Middle Scenario</b>									
100% Market Rate	\$1,419,709	\$4,986,498	\$7,663,326	\$5,609,292	\$9,250,075	\$3,030,689	\$3,386,614	\$5,135,841	\$5,603,965
Per SF Site Area	\$141.97	\$249.32	\$383.17	\$280.46	\$462.50	\$151.53	\$169.33	\$256.79	\$280.20
Alternative 1	\$1,217,662	\$3,937,511	\$6,057,653	\$4,252,087	\$6,633,202	\$1,703,601	\$1,956,420	\$3,944,482	\$3,946,927
Per SF Site Area	\$121.77	\$196.88	\$302.88	\$212.60	\$331.66	\$85.18	\$97.82	\$197.22	\$197.35
Alternative 2	\$1,107,634	\$3,551,063	\$5,513,881	\$3,818,344	\$5,869,373	\$1,049,800	\$1,302,620	\$3,180,653	\$3,135,803
Per SF Site Area	\$110.76	\$177.55	\$275.69	\$190.92	\$293.47	\$52.49	\$65.13	\$159.03	\$156.79
Alternative 3	\$1,015,615	\$3,406,461	\$4,251,130	\$2,889,987	\$3,657,576	(\$255,757)	(\$347,564)	\$1,110,171	\$981,472
Per SF Site Area	\$101.56	\$170.32	\$212.56	\$144.50	\$182.88	(\$12.79)	(\$17.38)	\$55.51	\$49.07
Alternative 4	\$781,562	\$2,709,289	\$3,039,714	\$1,963,749	\$2,034,166	(\$1,533,075)	(\$1,741,908)	(\$513,239)	(\$758,965)
Per SF Site Area	\$78.16	\$135.46	\$151.99	\$98.19	\$101.71	(\$76.65)	(\$87.10)	(\$25.66)	(\$37.95)
<b>High Scenario</b>									
100% Market Rate	\$951,841	\$3,898,844	\$4,755,675	\$3,059,172	\$8,026,485	\$2,030,506	\$1,902,642	\$3,912,252	\$3,957,296
Per SF Site Area	\$95.18	\$194.94	\$237.78	\$152.96	\$401.32	\$101.53	\$95.13	\$195.61	\$197.86
Alternative 1	\$686,794	\$2,588,857	\$2,808,002	\$1,419,967	\$4,945,363	\$283,418	\$37,448	\$2,256,642	\$1,772,257
Per SF Site Area	\$68.68	\$129.44	\$140.40	\$71.00	\$247.27	\$14.17	\$1.87	\$112.83	\$88.61
Alternative 2	\$576,765	\$2,202,409	\$2,264,230	\$986,223	\$4,181,534	(\$370,383)	(\$616,353)	\$1,492,813	\$961,133
Per SF Site Area	\$57.68	\$110.12	\$113.21	\$49.31	\$209.08	(\$18.52)	(\$30.82)	\$74.64	\$48.06
Alternative 3	\$421,746	\$1,895,808	\$623,479	(\$221,133)	\$1,474,737	(\$2,017,940)	(\$2,671,536)	(\$1,072,668)	(\$1,715,198)
Per SF Site Area	\$42.17	\$94.79	\$31.17	(\$11.06)	\$73.74	(\$100.90)	(\$133.58)	(\$53.63)	(\$85.76)
Alternative 4	\$187,693	\$1,198,636	(\$587,938)	(\$1,147,372)	(\$148,674)	(\$3,295,258)	(\$4,065,880)	(\$2,696,079)	(\$3,455,635)
Per SF Site Area	\$18.77	\$59.93	(\$29.40)	(\$57.37)	(\$7.43)	(\$164.76)	(\$203.29)	(\$134.80)	(\$172.78)

Source: DRA.

**Table 12**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	CC5A
<i>Tenure</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>
<i>Residential Units</i>	209	532	352	537	358	210	232	298
<i>Site Area (SF)</i>	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<i>Residential Net SF</i>	118,800	303,150	200,550	305,850	204,150	119,700	132,150	169,950
<i>Total Net SF</i>	118,800	305,700	203,950	305,850	204,150	123,313	135,763	169,950
<i>Approximate Building Stories</i>	9	30	15	30	15	9	9	13
<b>Cap Rate, Residential</b>	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
<b>Target Return on Cost</b>	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Assumed Land Price</b>								
<i>Low Scenario</i>								
Per Unit	\$23,923	\$9,398	\$14,205	\$9,311	\$13,966	\$14,286	\$21,552	\$16,779
Per SF	\$250	\$250	\$250	\$250	\$250	\$150	\$250	\$250
<i>Middle Scenario</i>								
Per Unit	\$38,278	\$15,038	\$22,727	\$14,898	\$22,346	\$19,048	\$34,483	\$26,846
Per SF	\$400	\$400	\$400	\$400	\$400	\$200	\$400	\$400
<i>High Scenario</i>								
Per Unit	\$57,416	\$22,556	\$34,091	\$22,346	\$33,520	\$28,571	\$51,724	\$40,268
Per SF	\$600	\$600	\$600	\$600	\$600	\$300	\$600	\$600
<b>Total Annual Net Operating Income, Apartments</b>								
<i>Low Scenario</i>								
100% Market Rate	\$2,643,850	\$6,767,158	\$4,485,610	\$6,800,700	\$4,533,800	\$2,687,536	\$2,972,848	\$3,779,900
NOI Per NSF	\$22.25	\$22.32	\$22.37	\$22.24	\$22.21	\$22.45	\$22.50	\$22.24
Alternative 1	\$2,453,301	\$6,313,310	\$4,188,524	\$6,326,711	\$4,218,164	\$2,531,587	\$2,791,125	\$3,515,924
NOI Per NSF	\$20.65	\$20.83	\$20.89	\$20.69	\$20.66	\$21.15	\$21.12	\$20.69
Alternative 2	\$2,399,396	\$6,158,076	\$4,070,840	\$6,187,112	\$4,125,300	\$2,451,311	\$2,705,622	\$3,438,437
NOI Per NSF	\$20.20	\$20.31	\$20.30	\$20.23	\$20.21	\$20.48	\$20.47	\$20.23
Alternative 3	\$2,260,932	\$5,791,698	\$3,854,156	\$5,819,803	\$3,892,246	\$2,312,847	\$2,540,965	\$3,236,716
NOI Per NSF	\$19.03	\$19.11	\$19.22	\$19.03	\$19.07	\$19.32	\$19.23	\$19.05
Alternative 4	\$2,145,146	\$5,496,559	\$3,661,258	\$5,522,236	\$3,693,789	\$2,197,061	\$2,411,168	\$3,071,374
NOI Per NSF	\$18.06	\$18.13	\$18.26	\$18.06	\$18.09	\$18.35	\$18.25	\$18.07
<i>Middle Scenario</i>								
100% Market Rate	\$2,774,000	\$7,112,740	\$4,722,320	\$7,135,800	\$4,757,200	\$2,836,565	\$3,136,215	\$3,966,400
NOI Per NSF	\$23.35	\$23.46	\$23.55	\$23.33	\$23.30	\$23.70	\$23.73	\$23.34
Alternative 1	\$2,548,681	\$6,553,495	\$4,341,277	\$6,574,173	\$4,382,997	\$2,620,223	\$2,890,251	\$3,653,547
NOI Per NSF	\$21.45	\$21.62	\$21.65	\$21.49	\$21.47	\$21.89	\$21.87	\$21.50
Alternative 2	\$2,494,776	\$6,416,876	\$4,248,413	\$6,434,575	\$4,290,133	\$2,566,318	\$2,831,120	\$3,576,059
NOI Per NSF	\$21.00	\$21.17	\$21.18	\$21.04	\$21.01	\$21.44	\$21.42	\$21.04
Alternative 3	\$2,322,540	\$5,962,433	\$3,977,009	\$5,978,773	\$3,999,366	\$2,394,082	\$2,627,133	\$3,325,603
NOI Per NSF	\$19.55	\$19.67	\$19.83	\$19.55	\$19.59	\$20.00	\$19.88	\$19.57
Alternative 4	\$2,206,753	\$5,667,294	\$3,784,110	\$5,681,206	\$3,800,909	\$2,278,296	\$2,497,335	\$3,160,262
NOI Per NSF	\$18.58	\$18.69	\$18.87	\$18.58	\$18.62	\$19.03	\$18.90	\$18.60
<i>High Scenario</i>								
100% Market Rate	\$2,904,150	\$7,463,423	\$4,965,830	\$7,470,900	\$4,980,600	\$2,992,819	\$3,306,807	\$4,152,900
NOI Per NSF	\$24.45	\$24.62	\$24.76	\$24.43	\$24.40	\$25.00	\$25.02	\$24.44
Alternative 1	\$2,644,061	\$6,817,395	\$4,525,649	\$6,821,636	\$4,547,829	\$2,742,456	\$3,022,973	\$3,791,169
NOI Per NSF	\$22.26	\$22.49	\$22.57	\$22.30	\$22.28	\$22.91	\$22.88	\$22.31
Alternative 2	\$2,590,156	\$6,680,776	\$4,432,785	\$6,682,037	\$4,454,965	\$2,688,551	\$2,963,842	\$3,713,682
NOI Per NSF	\$21.80	\$22.04	\$22.10	\$21.85	\$21.82	\$22.46	\$22.43	\$21.85
Alternative 3	\$2,384,147	\$6,138,268	\$4,106,661	\$6,137,743	\$4,106,486	\$2,482,542	\$2,720,525	\$3,414,491
NOI Per NSF	\$20.07	\$20.25	\$20.48	\$20.07	\$20.12	\$20.74	\$20.59	\$20.09
Alternative 4	\$2,268,361	\$5,843,129	\$3,913,763	\$5,840,176	\$3,908,029	\$2,366,756	\$2,590,728	\$3,249,149
NOI Per NSF	\$19.09	\$19.27	\$19.52	\$19.09	\$19.14	\$19.77	\$19.60	\$19.12
<b>Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)</b>								
<i>Low Scenario</i>								
100% Market Rate	\$55,660,000	\$142,466,474	\$94,433,895	\$143,172,632	\$95,448,421	\$56,579,697	\$62,586,276	\$79,576,842
Per NSF	\$469	\$470	\$471	\$468	\$468	\$473	\$474	\$468
Alternative 1	\$51,648,435	\$132,911,789	\$88,179,454	\$133,193,908	\$88,803,454	\$53,296,567	\$58,760,520	\$74,019,454
Per NSF	\$435	\$438	\$440	\$435	\$435	\$445	\$445	\$436
Alternative 2	\$50,513,597	\$129,643,712	\$85,701,898	\$130,254,992	\$86,848,424	\$51,606,544	\$56,960,468	\$72,388,139
Per NSF	\$425	\$428	\$427	\$426	\$425	\$431	\$431	\$426
Alternative 3	\$47,598,576	\$121,930,491	\$81,140,129	\$122,522,168	\$81,942,029	\$48,691,523	\$53,494,004	\$68,141,381
Per NSF	\$401	\$402	\$405	\$401	\$401	\$407	\$405	\$401
Alternative 4	\$45,160,966	\$115,717,040	\$77,079,109	\$116,257,592	\$77,763,983	\$46,253,914	\$50,761,427	\$64,660,507
Per NSF	\$380	\$382	\$384	\$380	\$381	\$386	\$384	\$380
<i>Middle Scenario</i>								
100% Market Rate	\$58,400,000	\$149,741,895	\$99,417,263	\$150,227,368	\$100,151,579	\$59,717,158	\$66,025,579	\$83,503,158
Per NSF	\$492	\$494	\$496	\$491	\$491	\$499	\$500	\$491
Alternative 1	\$53,656,435	\$137,968,316	\$91,395,296	\$138,403,645	\$92,273,612	\$55,162,593	\$60,847,388	\$76,916,770
Per NSF	\$452	\$455	\$456	\$453	\$452	\$461	\$460	\$453
Alternative 2	\$52,521,597	\$135,092,133	\$89,440,266	\$135,464,728	\$90,318,582	\$54,027,755	\$59,602,521	\$75,285,454
Per NSF	\$442	\$446	\$446	\$443	\$442	\$451	\$451	\$443
Alternative 3	\$48,895,576	\$125,524,912	\$83,726,498	\$125,868,904	\$84,197,187	\$50,401,733	\$55,308,057	\$70,012,697
Per NSF	\$412	\$414	\$417	\$412	\$412	\$419	\$419	\$412
Alternative 4	\$46,457,966	\$119,311,461	\$79,665,478	\$119,604,328	\$80,019,141	\$47,964,124	\$52,575,480	\$66,531,823
Per NSF	\$391	\$394	\$397	\$391	\$392	\$401	\$398	\$391
<i>High Scenario</i>								
100% Market Rate	\$61,140,000	\$157,124,684	\$104,543,789	\$157,282,105	\$104,854,737	\$63,006,724	\$69,616,987	\$87,429,474
Per NSF	\$515	\$518	\$521	\$514	\$514	\$526	\$527	\$514
Alternative 1	\$55,664,435	\$143,524,105	\$95,276,822	\$143,613,381	\$95,743,770	\$57,735,909	\$63,641,546	\$79,814,085
Per NSF	\$469	\$473	\$475	\$470	\$469	\$482	\$482	\$470
Alternative 2	\$54,529,597	\$140,647,923	\$93,321,792	\$140,674,465	\$93,788,740	\$56,601,070	\$62,396,679	\$78,182,770
Per NSF	\$459	\$464	\$465	\$463	\$463	\$473	\$472	\$460
Alternative 3	\$50,192,576	\$129,226,701	\$86,456,024	\$129,215,641	\$86,452,345	\$52,264,049	\$57,274,215	\$71,884,013
Per NSF	\$422	\$426	\$431	\$422	\$423	\$437	\$433	\$423

**Table 12**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	CC5A
Alternative 4 Per NSF	\$47,754,966 \$402	\$123,013,251 \$406	\$82,395,004 \$411	\$122,951,065 \$402	\$82,274,299 \$403	\$49,826,440 \$416	\$54,541,638 \$413	\$68,403,139 \$402
<b>Less: Total Development Cost, Excluding Land</b>								
<b>Low Scenario</b>	\$50,113,245	\$138,468,330	\$92,201,655	\$138,849,165	\$92,682,135	\$55,604,640	\$61,232,535	\$77,159,355
Per NSF	\$422	\$453	\$452	\$454	\$454	\$451	\$451	\$454
<b>Middle Scenario</b>	\$55,836,690	\$153,196,680	\$102,026,925	\$153,584,340	\$102,516,960	\$61,545,120	\$67,772,250	\$85,346,625
Per NSF	\$470	\$501	\$500	\$502	\$502	\$499	\$499	\$502
<b>High Scenario</b>	\$59,651,865	\$163,015,125	\$108,577,560	\$163,406,880	\$109,074,420	\$65,506,350	\$72,133,425	\$90,805,260
Per NSF	\$502	\$533	\$532	\$534	\$534	\$531	\$531	\$534
<b>Less: Assumed Return on Cost @:</b>	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Low Scenario</b>	\$3,132,078	\$8,654,271	\$5,762,603	\$8,678,073	\$5,792,633	\$3,475,290	\$3,827,033	\$4,822,460
<b>Middle Scenario</b>	\$3,489,793	\$9,574,793	\$6,376,683	\$9,599,021	\$6,407,310	\$3,846,570	\$4,235,766	\$5,334,164
<b>High Scenario</b>	\$3,728,242	\$10,188,445	\$6,786,098	\$10,212,930	\$6,817,151	\$4,094,147	\$4,508,339	\$5,675,329
<b>Residual Land Value</b>								
<b>Low Scenario</b>								
100% Market Rate	\$2,414,677	(\$4,656,127)	(\$3,530,364)	(\$4,354,606)	(\$3,026,347)	(\$2,500,233)	(\$2,473,292)	(\$2,404,973)
Per SF Site Area	\$120.73	(\$232.81)	(\$176.52)	(\$217.73)	(\$151.32)	(\$125.01)	(\$123.66)	(\$120.25)
Alternative 1	(\$1,596,887)	(\$14,210,811)	(\$9,784,805)	(\$14,333,330)	(\$9,671,315)	(\$5,783,363)	(\$6,299,049)	(\$7,962,361)
Per SF Site Area	(\$79.84)	(\$710.54)	(\$489.24)	(\$716.67)	(\$483.57)	(\$289.17)	(\$314.95)	(\$398.12)
Alternative 2	(\$2,731,726)	(\$17,478,889)	(\$12,262,361)	(\$17,272,246)	(\$11,626,344)	(\$7,473,386)	(\$8,099,100)	(\$9,593,676)
Per SF Site Area	(\$136.59)	(\$873.94)	(\$613.12)	(\$863.61)	(\$581.32)	(\$373.67)	(\$404.96)	(\$479.68)
Alternative 3	(\$5,646,747)	(\$25,192,110)	(\$16,824,129)	(\$25,005,070)	(\$16,532,739)	(\$10,388,407)	(\$11,565,564)	(\$13,840,433)
Per SF Site Area	(\$282.34)	(\$1,259.61)	(\$841.21)	(\$1,250.25)	(\$826.64)	(\$519.42)	(\$578.28)	(\$692.02)
Alternative 4	(\$8,084,356)	(\$31,405,561)	(\$20,885,149)	(\$31,269,646)	(\$20,710,785)	(\$12,826,016)	(\$14,298,141)	(\$17,321,307)
Per SF Site Area	(\$404.22)	(\$1,570.28)	(\$1,044.26)	(\$1,563.48)	(\$1,035.54)	(\$641.30)	(\$714.91)	(\$866.07)
<b>Middle Scenario</b>								
100% Market Rate	(\$926,483)	(\$13,029,578)	(\$8,986,345)	(\$12,955,993)	(\$8,772,691)	(\$5,674,532)	(\$5,982,437)	(\$7,177,631)
Per SF Site Area	(\$46.32)	(\$651.48)	(\$449.32)	(\$647.80)	(\$438.63)	(\$283.73)	(\$299.12)	(\$358.88)
Alternative 1	(\$5,670,048)	(\$24,803,157)	(\$17,008,312)	(\$24,779,717)	(\$16,650,658)	(\$10,229,097)	(\$11,160,627)	(\$13,764,019)
Per SF Site Area	(\$283.50)	(\$1,240.16)	(\$850.42)	(\$1,238.99)	(\$832.53)	(\$511.45)	(\$558.03)	(\$688.20)
Alternative 2	(\$6,804,886)	(\$27,679,339)	(\$18,963,342)	(\$27,718,633)	(\$18,605,688)	(\$11,363,935)	(\$12,405,495)	(\$15,395,335)
Per SF Site Area	(\$340.24)	(\$1,383.97)	(\$948.17)	(\$1,385.93)	(\$930.28)	(\$568.20)	(\$620.27)	(\$769.77)
Alternative 3	(\$10,430,908)	(\$37,246,561)	(\$24,677,110)	(\$37,314,457)	(\$24,727,083)	(\$14,989,957)	(\$16,699,959)	(\$20,668,092)
Per SF Site Area	(\$521.55)	(\$1,862.33)	(\$1,233.86)	(\$1,865.72)	(\$1,236.35)	(\$749.50)	(\$835.00)	(\$1,033.40)
Alternative 4	(\$12,868,517)	(\$43,460,011)	(\$28,738,130)	(\$43,579,033)	(\$28,905,129)	(\$17,427,566)	(\$19,432,536)	(\$24,148,966)
Per SF Site Area	(\$643.43)	(\$2,173.00)	(\$1,436.91)	(\$2,178.95)	(\$1,445.26)	(\$871.38)	(\$971.63)	(\$1,207.45)
<b>High Scenario</b>								
100% Market Rate	(\$2,240,107)	(\$16,078,886)	(\$10,819,868)	(\$16,337,705)	(\$11,036,834)	(\$6,593,773)	(\$7,024,777)	(\$9,051,115)
Per SF Site Area	(\$112.01)	(\$803.94)	(\$540.99)	(\$816.89)	(\$551.84)	(\$329.69)	(\$351.24)	(\$452.56)
Alternative 1	(\$7,715,671)	(\$29,679,465)	(\$20,086,835)	(\$30,006,429)	(\$20,147,802)	(\$11,864,588)	(\$13,000,218)	(\$16,666,503)
Per SF Site Area	(\$385.78)	(\$1,483.97)	(\$1,004.34)	(\$1,500.32)	(\$1,007.39)	(\$593.23)	(\$650.01)	(\$833.33)
Alternative 2	(\$8,850,510)	(\$32,555,648)	(\$22,041,865)	(\$32,945,345)	(\$22,102,831)	(\$12,999,427)	(\$14,245,085)	(\$18,297,819)
Per SF Site Area	(\$442.53)	(\$1,627.78)	(\$1,102.09)	(\$1,647.27)	(\$1,105.14)	(\$649.97)	(\$712.25)	(\$914.89)
Alternative 3	(\$13,187,531)	(\$43,976,869)	(\$28,907,634)	(\$44,404,169)	(\$29,439,226)	(\$17,336,448)	(\$19,367,549)	(\$24,596,576)
Per SF Site Area	(\$659.38)	(\$2,198.84)	(\$1,445.38)	(\$2,220.21)	(\$1,471.96)	(\$866.82)	(\$968.38)	(\$1,229.83)
Alternative 4	(\$15,625,140)	(\$50,190,320)	(\$32,968,653)	(\$50,668,745)	(\$33,617,272)	(\$19,774,057)	(\$22,100,126)	(\$28,077,450)
Per SF Site Area	(\$781.26)	(\$2,509.52)	(\$1,648.43)	(\$2,533.44)	(\$1,680.86)	(\$988.70)	(\$1,105.01)	(\$1,403.87)

Source: DRA.

**Table 12**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<i>Tenure</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>
<i>Residential Units</i>	622	441	82	171	261
<i>Site Area (SF)</i>	20,000	20,000	20,000	20,000	20,000
<i>Residential Net SF</i>	354,450	251,400	46,650	97,500	148,800
<i>Total Net SF</i>	357,000	254,800	50,900	101,750	153,050
<i>Approximate Building Stories</i>	35	19	3	6	9
Cap Rate, Residential	4.75%	4.75%	4.75%	4.75%	4.75%
Target Return on Cost	6.25%	6.25%	6.25%	6.25%	6.25%
Assumed Land Price					
<i>Low Scenario</i>					
Per Unit	\$8,039	\$11,338	\$36,585	\$17,544	\$19,157
Per SF	\$250	\$250	\$150	\$150	\$250
<i>Middle Scenario</i>					
Per Unit	\$12,862	\$18,141	\$48,780	\$23,392	\$30,651
Per SF	\$400	\$400	\$200	\$200	\$400
<i>High Scenario</i>					
Per Unit	\$19,293	\$27,211	\$73,171	\$35,088	\$45,977
Per SF	\$600	\$600	\$300	\$300	\$600
<b>Total Annual Net Operating Income, Apartments</b>					
<i>Low Scenario</i>					
100% Market Rate	\$7,898,008	\$5,621,660	\$946,535	\$1,944,355	\$3,340,113
NOI Per NSF	\$22.28	\$22.36	\$20.29	\$19.94	\$22.45
Alternative 1	\$7,375,436	\$5,259,193	\$950,503	\$1,909,403	\$3,140,636
NOI Per NSF	\$20.81	\$20.92	\$20.38	\$19.58	\$21.11
Alternative 2	\$7,196,620	\$5,120,603	\$898,875	\$1,831,946	\$3,042,576
NOI Per NSF	\$20.30	\$20.37	\$19.27	\$18.79	\$20.45
Alternative 3	\$6,786,834	\$4,820,534	\$851,084	\$1,761,422	\$2,876,763
NOI Per NSF	\$19.15	\$19.17	\$18.24	\$18.07	\$19.33
Alternative 4	\$6,445,034	\$4,578,081	\$803,957	\$1,667,634	\$2,733,420
NOI Per NSF	\$18.18	\$18.21	\$17.23	\$17.10	\$18.37
<i>Middle Scenario</i>					
100% Market Rate	\$8,298,940	\$5,914,720	\$1,060,023	\$2,158,693	\$3,524,300
NOI Per NSF	\$23.41	\$23.53	\$22.72	\$22.14	\$23.68
Alternative 1	\$7,657,291	\$5,455,898	\$1,019,428	\$2,062,506	\$3,251,191
NOI Per NSF	\$21.60	\$21.70	\$21.85	\$21.15	\$21.85
Alternative 2	\$7,497,090	\$5,342,128	\$998,825	\$2,016,074	\$3,184,156
NOI Per NSF	\$21.15	\$21.25	\$21.41	\$20.68	\$21.40
Alternative 3	\$6,986,842	\$4,969,812	\$936,499	\$1,920,327	\$2,976,875
NOI Per NSF	\$19.71	\$19.77	\$20.07	\$19.70	\$20.01
Alternative 4	\$6,645,041	\$4,727,358	\$889,372	\$1,826,539	\$2,833,532
NOI Per NSF	\$18.75	\$18.80	\$19.06	\$18.73	\$19.04
<i>High Scenario</i>					
100% Market Rate	\$8,704,973	\$6,214,580	\$1,141,010	\$2,296,030	\$3,716,988
NOI Per NSF	\$24.56	\$24.72	\$24.46	\$23.55	\$24.98
Alternative 1	\$7,962,861	\$5,684,223	\$1,086,878	\$2,169,633	\$3,401,271
NOI Per NSF	\$22.47	\$22.61	\$23.30	\$22.25	\$22.86
Alternative 2	\$7,802,660	\$5,570,453	\$1,066,275	\$2,123,201	\$3,334,236
NOI Per NSF	\$22.01	\$22.16	\$22.86	\$21.78	\$22.41
Alternative 3	\$7,191,949	\$5,125,889	\$989,414	\$2,002,232	\$3,085,488
NOI Per NSF	\$20.29	\$20.39	\$21.21	\$20.54	\$20.74
Alternative 4	\$6,850,149	\$4,883,436	\$942,287	\$1,908,444	\$2,942,145
NOI Per NSF	\$19.33	\$19.42	\$20.20	\$19.57	\$19.77
<b>Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)</b>					
<i>Low Scenario</i>					
100% Market Rate	\$166,273,842	\$118,350,737	\$19,927,053	\$40,933,789	\$70,318,158
Per NSF	\$469	\$471	\$427	\$420	\$473
Alternative 1	\$155,272,334	\$110,719,844	\$20,010,584	\$40,197,964	\$66,118,653
Per NSF	\$438	\$440	\$429	\$412	\$444
Alternative 2	\$151,507,780	\$107,802,173	\$18,923,683	\$38,567,291	\$64,054,237
Per NSF	\$427	\$429	\$406	\$396	\$430
Alternative 3	\$142,880,721	\$101,484,935	\$17,917,550	\$37,082,570	\$60,563,429
Per NSF	\$403	\$404	\$384	\$380	\$407
Alternative 4	\$135,684,920	\$96,380,651	\$16,925,411	\$35,108,080	\$57,545,674
Per NSF	\$383	\$383	\$363	\$360	\$387
<i>Middle Scenario</i>					
100% Market Rate	\$174,714,526	\$124,520,421	\$22,316,263	\$45,446,158	\$74,195,789
Per NSF	\$493	\$495	\$478	\$466	\$499
Alternative 1	\$161,206,124	\$114,861,002	\$21,461,637	\$43,421,174	\$68,446,127
Per NSF	\$455	\$457	\$460	\$445	\$460
Alternative 2	\$157,833,464	\$112,465,858	\$21,027,894	\$42,443,659	\$67,034,869
Per NSF	\$445	\$447	\$451	\$435	\$451
Alternative 3	\$147,091,405	\$104,627,619	\$19,715,761	\$40,427,939	\$62,671,060
Per NSF	\$415	\$416	\$423	\$415	\$421
Alternative 4	\$139,895,604	\$99,523,335	\$18,723,621	\$38,453,448	\$59,653,305
Per NSF	\$395	\$396	\$401	\$394	\$401
<i>High Scenario</i>					
100% Market Rate	\$183,262,579	\$130,833,263	\$24,021,263	\$48,337,474	\$78,252,368
Per NSF	\$517	\$520	\$515	\$496	\$526
Alternative 1	\$167,639,176	\$119,667,844	\$22,881,637	\$45,676,490	\$71,605,706
Per NSF	\$473	\$476	\$490	\$468	\$481
Alternative 2	\$164,266,517	\$117,272,700	\$22,447,894	\$44,698,975	\$70,194,448
Per NSF	\$463	\$466	\$481	\$458	\$472
Alternative 3	\$151,409,458	\$107,913,461	\$20,829,761	\$42,152,254	\$64,957,639
Per NSF	\$427	\$429	\$447	\$432	\$437

**Table 12**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Alternative 4 Per NSF	\$144,213,657 \$407	\$102,809,177 \$409	\$19,837,621 \$425	\$40,177,764 \$412	\$61,939,884 \$416
<b>Less: Total Development Cost, Excluding Land</b>					
<b>Low Scenario</b>	\$161,752,500	\$115,326,120	\$16,520,595	\$33,520,305	\$64,144,080
Per NSF	\$453	\$453	\$325	\$329	\$419
<b>Middle Scenario</b>	\$178,951,500	\$127,601,565	\$18,155,865	\$36,788,115	\$71,517,810
Per NSF	\$501	\$501	\$357	\$362	\$467
<b>High Scenario</b>	\$190,417,500	\$135,784,740	\$20,199,270	\$40,873,560	\$76,433,175
Per NSF	\$533	\$533	\$397	\$402	\$499
<b>Less: Assumed Return on Cost @:</b>	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Low Scenario</b>	\$10,109,531	\$7,207,883	\$1,032,537	\$2,095,019	\$4,009,005
<b>Middle Scenario</b>	\$11,184,469	\$7,975,098	\$1,134,742	\$2,299,257	\$4,469,863
<b>High Scenario</b>	\$11,901,094	\$8,486,546	\$1,262,454	\$2,554,598	\$4,777,073
<b>Residual Land Value</b>					
<b>Low Scenario</b>					
100% Market Rate	(\$5,588,189)	(\$4,183,266)	\$2,373,920	\$5,318,465	\$2,165,073
Per SF Site Area	(\$279.41)	(\$209.16)	\$118.70	\$265.92	\$108.25
Alternative 1	(\$16,589,697)	(\$11,814,158)	\$2,457,452	\$4,582,640	(\$2,034,432)
Per SF Site Area	(\$829.48)	(\$590.71)	\$122.87	\$229.13	(\$101.72)
Alternative 2	(\$20,354,251)	(\$14,731,829)	\$1,370,551	\$2,951,967	(\$4,098,848)
Per SF Site Area	(\$1,017.71)	(\$736.59)	\$68.53	\$147.60	(\$204.94)
Alternative 3	(\$28,981,310)	(\$21,049,067)	\$364,418	\$1,467,246	(\$7,589,656)
Per SF Site Area	(\$1,449.07)	(\$1,052.45)	\$18.22	\$73.36	(\$379.48)
Alternative 4	(\$36,177,111)	(\$26,153,352)	(\$627,722)	(\$507,244)	(\$10,607,411)
Per SF Site Area	(\$1,808.86)	(\$1,307.67)	(\$31.39)	(\$25.36)	(\$530.37)
<b>Middle Scenario</b>					
100% Market Rate	(\$15,421,442)	(\$11,056,242)	\$3,025,657	\$6,358,786	(\$1,791,884)
Per SF Site Area	(\$771.07)	(\$552.81)	\$151.28	\$317.94	(\$89.59)
Alternative 1	(\$28,929,845)	(\$20,715,661)	\$2,171,030	\$4,333,802	(\$7,541,546)
Per SF Site Area	(\$1,446.49)	(\$1,035.78)	\$108.55	\$216.69	(\$377.08)
Alternative 2	(\$32,302,504)	(\$23,110,805)	\$1,737,287	\$3,356,287	(\$8,952,804)
Per SF Site Area	(\$1,615.13)	(\$1,155.54)	\$86.86	\$167.81	(\$447.64)
Alternative 3	(\$43,044,563)	(\$30,949,043)	\$425,154	\$1,340,566	(\$13,316,613)
Per SF Site Area	(\$2,152.23)	(\$1,547.45)	\$21.26	\$67.03	(\$665.83)
Alternative 4	(\$50,240,365)	(\$36,053,328)	(\$566,986)	(\$633,924)	(\$16,334,368)
Per SF Site Area	(\$2,512.02)	(\$1,802.67)	(\$28.35)	(\$31.70)	(\$816.72)
<b>High Scenario</b>					
100% Market Rate	(\$19,056,015)	(\$13,438,023)	\$2,559,539	\$4,909,316	(\$2,957,880)
Per SF Site Area	(\$952.80)	(\$671.90)	\$127.98	\$245.47	(\$147.89)
Alternative 1	(\$34,679,417)	(\$24,603,442)	\$1,419,913	\$2,248,333	(\$9,604,542)
Per SF Site Area	(\$1,733.97)	(\$1,230.17)	\$71.00	\$112.42	(\$480.23)
Alternative 2	(\$38,052,077)	(\$26,998,586)	\$986,170	\$1,270,818	(\$11,015,800)
Per SF Site Area	(\$1,902.60)	(\$1,349.93)	\$49.31	\$63.54	(\$550.79)
Alternative 3	(\$50,909,136)	(\$36,357,825)	(\$631,964)	(\$1,275,903)	(\$16,252,609)
Per SF Site Area	(\$2,545.46)	(\$1,817.89)	(\$31.60)	(\$63.80)	(\$812.63)
Alternative 4	(\$58,104,937)	(\$41,462,109)	(\$1,624,103)	(\$3,250,393)	(\$19,270,364)
Per SF Site Area	(\$2,905.25)	(\$2,073.11)	(\$81.21)	(\$162.52)	(\$963.52)

Source: DRA.



**Table 13**  
**Land Residual Analysis with PTE on Affordable Units**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6
<b>Less: Assumed Return on Cost @:</b>	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Low Scenario</b>	\$153,051	\$471,096	\$995,000	\$746,826	\$1,535,113	\$1,446,900	\$1,468,569	\$1,749,845	\$1,763,580	\$3,132,078	\$8,654,271
<b>Middle Scenario</b>	\$172,758	\$534,568	\$1,131,500	\$849,115	\$1,705,823	\$1,591,334	\$1,612,577	\$1,920,555	\$1,933,352	\$3,489,793	\$9,574,793
<b>High Scenario</b>	\$224,353	\$677,941	\$1,414,625	\$1,089,413	\$1,919,275	\$1,772,026	\$1,792,501	\$2,134,007	\$2,145,695	\$3,728,242	\$10,188,445
<b>Residual Land Value</b>											
<b>Low Scenario</b>											
100% Market Rate	\$1,387,281	\$4,859,004	\$7,105,721	\$5,135,375	\$9,899,164	\$2,403,963	\$3,007,373	\$4,279,667	\$4,958,508	\$2,414,677	(\$4,656,127)
Per SF Site Area	\$138.73	\$242.95	\$355.29	\$256.77	\$494.96	\$120.20	\$150.37	\$213.98	\$247.93	\$120.73	(\$232.81)
Per Dwelling Unit	\$69,364	\$75,922	\$67,035	\$65,838	\$69,225	\$21,464	\$25,272	\$29,928	\$33,279	\$11,553	(\$8,752)
Alternative 1	\$1,298,802	\$4,751,292	\$6,663,229	\$4,800,465	\$8,744,353	\$2,446,324	\$2,366,886	\$4,538,350	\$4,274,655	(\$907,735)	(\$12,446,773)
Per SF Site Area	\$129.88	\$237.56	\$333.16	\$240.02	\$437.22	\$122.32	\$118.34	\$226.92	\$213.73	(\$45.39)	(\$622.34)
Per Dwelling Unit	\$64,940	\$74,239	\$62,861	\$61,544	\$61,149	\$21,842	\$19,890	\$31,737	\$28,689	(\$4,343)	(\$23,396)
Alternative 2	\$1,187,189	\$3,836,754	\$5,589,102	\$3,837,950	\$7,414,342	\$1,167,670	\$1,702,969	\$3,207,517	\$3,450,980	(\$2,060,134)	(\$15,759,355)
Per SF Site Area	\$118.72	\$191.84	\$279.46	\$191.90	\$370.72	\$58.38	\$85.15	\$160.38	\$172.55	(\$103.01)	(\$787.97)
Per Dwelling Unit	\$59,359	\$59,949	\$52,727	\$49,204	\$51,849	\$10,426	\$14,311	\$22,430	\$23,161	(\$9,857)	(\$29,623)
Alternative 3	\$1,158,062	\$3,855,021	\$4,694,340	\$3,181,426	\$5,677,191	\$197,022	\$447,900	\$1,617,821	\$1,804,336	(\$5,003,843)	(\$23,550,492)
Per SF Site Area	\$115.81	\$192.75	\$234.72	\$159.07	\$283.86	\$9.85	\$22.39	\$80.89	\$90.22	(\$250.19)	(\$1,177.52)
Per Dwelling Unit	\$57,903	\$60,235	\$44,286	\$40,788	\$39,701	\$1,759	\$3,764	\$11,313	\$12,110	(\$2,942)	(\$44,268)
Alternative 4	\$920,639	\$3,147,811	\$3,465,481	\$2,241,852	\$4,030,407	(\$1,100,061)	(\$968,020)	(\$30,709)	\$36,968	(\$7,479,171)	(\$29,860,088)
Per SF Site Area	\$92.06	\$157.39	\$173.27	\$112.09	\$201.52	(\$55.00)	(\$48.40)	(\$1.54)	\$1.85	(\$373.96)	(\$1,493.00)
Per Dwelling Unit	\$46,032	\$49,185	\$32,693	\$28,742	\$28,185	(\$9,822)	(\$8,135)	(\$215)	\$248	(\$35,786)	(\$56,128)
<b>Middle Scenario</b>											
100% Market Rate	\$1,419,709	\$4,986,498	\$7,663,326	\$5,609,292	\$9,250,075	\$3,030,689	\$3,386,614	\$5,135,841	\$5,603,965	(\$926,483)	(\$13,029,578)
Per SF Site Area	\$141.97	\$249.32	\$383.17	\$280.46	\$462.50	\$151.53	\$169.33	\$256.79	\$280.20	(\$46.32)	(\$651.48)
Per Dwelling Unit	\$70,985	\$77,914	\$72,296	\$71,914	\$64,686	\$27,060	\$28,459	\$35,915	\$37,611	(\$4,433)	(\$24,492)
Alternative 1	\$1,271,109	\$4,103,720	\$6,387,670	\$4,492,503	\$7,096,110	\$2,072,991	\$2,348,146	\$4,420,177	\$4,438,589	(\$4,949,824)	(\$22,958,964)
Per SF Site Area	\$127.11	\$205.19	\$319.38	\$224.63	\$354.81	\$103.65	\$117.41	\$221.01	\$221.93	(\$247.49)	(\$1,147.95)
Per Dwelling Unit	\$63,555	\$64,121	\$60,261	\$57,596	\$49,623	\$18,509	\$19,732	\$30,910	\$29,789	(\$23,683)	(\$43,156)
Alternative 2	\$1,159,496	\$3,711,708	\$5,836,069	\$4,052,515	\$6,321,283	\$1,409,074	\$1,684,229	\$3,644,528	\$3,614,913	(\$6,102,223)	(\$25,879,652)
Per SF Site Area	\$115.95	\$185.59	\$291.80	\$202.63	\$316.06	\$70.45	\$84.21	\$182.23	\$180.75	(\$305.11)	(\$1,293.98)
Per Dwelling Unit	\$57,975	\$57,995	\$55,057	\$51,955	\$44,205	\$12,581	\$14,153	\$25,486	\$24,261	(\$29,197)	(\$48,646)
Alternative 3	\$1,066,462	\$3,565,643	\$4,557,865	\$3,112,974	\$4,082,005	\$91,133	\$17,893	\$1,552,173	\$1,438,193	(\$9,767,934)	(\$35,553,477)
Per SF Site Area	\$106.65	\$178.28	\$227.89	\$155.65	\$204.10	\$4.56	\$0.89	\$77.61	\$71.91	(\$488.40)	(\$1,777.67)
Per Dwelling Unit	\$53,323	\$55,713	\$42,999	\$39,910	\$28,545	\$814	\$150	\$10,854	\$9,652	(\$46,737)	(\$66,830)
Alternative 4	\$829,039	\$2,858,433	\$3,329,006	\$2,173,400	\$2,435,220	(\$1,205,950)	(\$1,398,027)	(\$96,358)	(\$39,176)	(\$12,243,262)	(\$41,863,073)
Per SF Site Area	\$82.90	\$142.92	\$166.45	\$108.67	\$121.76	(\$60.30)	(\$69.90)	(\$4.82)	(\$16.46)	(\$612.16)	(\$2,093.15)
Per Dwelling Unit	\$41,452	\$44,663	\$31,406	\$27,864	\$17,030	(\$10,767)	(\$11,748)	(\$674)	(\$2,209)	(\$58,580)	(\$78,690)
<b>High Scenario</b>											
100% Market Rate	\$951,841	\$3,898,844	\$4,755,675	\$3,059,172	\$8,026,485	\$2,030,506	\$1,902,642	\$3,912,252	\$3,957,296	(\$2,240,107)	(\$16,078,886)
Per SF Site Area	\$95.18	\$194.94	\$237.78	\$152.96	\$401.32	\$101.53	\$95.13	\$195.61	\$197.86	(\$112.01)	(\$803.94)
Per Dwelling Unit	\$47,592	\$60,919	\$44,865	\$39,220	\$56,129	\$18,130	\$15,989	\$27,358	\$26,559	(\$10,718)	(\$30,223)
Alternative 1	\$743,119	\$2,763,528	\$3,153,316	\$1,671,208	\$5,428,549	\$669,243	\$446,809	\$2,754,131	\$2,286,126	(\$6,964,376)	(\$27,755,118)
Per SF Site Area	\$74.31	\$138.18	\$157.67	\$83.56	\$271.43	\$33.46	\$22.34	\$137.71	\$114.31	(\$348.22)	(\$1,387.76)
Per Dwelling Unit	\$37,156	\$43,180	\$29,748	\$21,426	\$37,962	\$5,975	\$3,755	\$19,260	\$15,343	(\$33,322)	(\$52,171)
Alternative 2	\$631,506	\$2,371,516	\$2,601,715	\$1,231,220	\$4,653,722	\$5,326	(\$217,108)	\$1,978,483	\$1,462,451	(\$8,116,775)	(\$30,675,806)
Per SF Site Area	\$63.15	\$118.58	\$130.09	\$61.56	\$232.69	\$0.27	(\$10.86)	\$98.92	\$73.12	(\$405.84)	(\$1,533.79)
Per Dwelling Unit	\$31,575	\$37,055	\$24,544	\$15,785	\$32,544	\$48	(\$1,824)	\$13,836	\$9,815	(\$38,836)	(\$57,661)
Alternative 3	\$474,565	\$2,061,118	\$940,068	\$8,662	\$1,912,318	(\$1,659,907)	(\$2,294,710)	(\$616,532)	(\$1,244,347)	(\$12,504,488)	(\$42,232,320)
Per SF Site Area	\$47.46	\$103.06	\$47.00	\$0.43	\$95.62	(\$83.00)	(\$114.74)	(\$30.83)	(\$62.22)	(\$625.22)	(\$2,111.62)
Per Dwelling Unit	\$23,728	\$32,205	\$8,869	\$111	\$13,373	(\$14,821)	(\$19,283)	(\$4,311)	(\$8,351)	(\$59,830)	(\$79,384)
Alternative 4	\$237,142	\$1,353,908	(\$288,791)	(\$930,912)	\$265,533	(\$2,956,990)	(\$3,710,630)	(\$2,265,063)	(\$3,011,716)	(\$14,979,816)	(\$48,541,916)
Per SF Site Area	\$23.71	\$67.70	(\$14.44)	(\$46.55)	\$13.28	(\$147.85)	(\$185.53)	(\$113.25)	(\$150.59)	(\$748.99)	(\$2,427.10)
Per Dwelling Unit	\$11,857	\$21,155	(\$2,724)	(\$11,935)	\$1,857	(\$26,402)	(\$31,182)	(\$15,840)	(\$20,213)	(\$71,674)	(\$91,244)

Source: DRA.





**Table 13**  
**Land Residual Analysis with PTE on Affordable**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<b>Less: Assumed Return on Cost @:</b>	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Low Scenario</b>	\$5,762,603	\$8,678,073	\$5,792,633	\$3,475,290	\$3,827,033	\$4,822,460	\$10,109,531	\$7,207,883	\$1,032,537	\$2,095,019	\$4,009,005
<b>Middle Scenario</b>	\$6,376,683	\$9,599,021	\$6,407,310	\$3,846,570	\$4,235,766	\$5,334,164	\$11,184,469	\$7,975,098	\$1,134,742	\$2,299,257	\$4,469,863
<b>High Scenario</b>	\$6,786,098	\$10,212,930	\$6,817,151	\$4,094,147	\$4,508,339	\$5,675,329	\$11,901,094	\$8,486,546	\$1,262,454	\$2,554,598	\$4,777,073
<b>Residual Land Value</b>											
<b>Low Scenario</b>											
100% Market Rate	(\$3,530,364)	(\$4,354,606)	(\$3,026,347)	(\$2,500,233)	(\$2,473,292)	(\$2,404,973)	(\$5,588,189)	(\$4,183,266)	\$2,373,920	\$5,318,465	\$2,165,073
Per SF Site Area	(\$176.52)	(\$217.73)	(\$151.32)	(\$125.01)	(\$123.66)	(\$120.25)	(\$279.41)	(\$209.16)	\$118.70	\$265.92	\$108.25
Per Dwelling Unit	(\$10,029)	(\$8,109)	(\$8,453)	(\$11,906)	(\$10,661)	(\$8,070)	(\$8,984)	(\$9,486)	\$28,950	\$31,102	\$8,295
Alternative 1	(\$8,621,796)	(\$12,554,366)	(\$8,485,223)	(\$5,087,300)	(\$5,529,774)	(\$6,973,759)	(\$14,526,958)	(\$10,349,862)	\$2,702,517	\$5,094,146	(\$1,169,918)
Per SF Site Area	(\$431.09)	(\$627.72)	(\$424.26)	(\$254.36)	(\$276.49)	(\$348.69)	(\$726.35)	(\$517.49)	\$135.13	\$254.71	(\$58.50)
Per Dwelling Unit	(\$24,494)	(\$23,379)	(\$23,702)	(\$24,225)	(\$23,835)	(\$23,402)	(\$23,355)	(\$23,469)	\$32,958	\$29,790	(\$4,482)
Alternative 2	(\$11,129,604)	(\$15,338,759)	(\$10,470,504)	(\$6,794,883)	(\$7,349,088)	(\$8,630,317)	(\$18,343,699)	(\$13,304,594)	\$1,608,904	\$3,448,347	(\$3,256,171)
Per SF Site Area	(\$556.48)	(\$776.94)	(\$523.53)	(\$339.74)	(\$367.45)	(\$431.52)	(\$917.18)	(\$665.23)	\$80.45	\$172.42	(\$162.81)
Per Dwelling Unit	(\$31,618)	(\$28,936)	(\$29,247)	(\$32,357)	(\$31,677)	(\$28,961)	(\$29,491)	(\$30,169)	\$19,621	\$20,166	(\$12,476)
Alternative 3	(\$15,736,160)	(\$23,349,801)	(\$15,425,455)	(\$9,738,592)	(\$10,851,209)	(\$12,919,333)	(\$27,057,341)	(\$19,685,965)	\$594,239	\$1,953,162	(\$6,781,450)
Per SF Site Area	(\$786.81)	(\$1,167.49)	(\$771.27)	(\$486.93)	(\$542.56)	(\$645.97)	(\$1,352.87)	(\$984.30)	\$29.71	\$97.66	(\$339.07)
Per Dwelling Unit	(\$44,705)	(\$43,482)	(\$43,088)	(\$46,374)	(\$46,772)	(\$43,353)	(\$43,501)	(\$44,639)	\$7,247	\$11,422	(\$25,983)
Alternative 4	(\$19,860,019)	(\$29,711,314)	(\$19,668,151)	(\$12,213,920)	(\$13,626,070)	(\$16,454,069)	(\$34,364,489)	(\$24,869,232)	(\$413,253)	(\$51,881)	(\$9,845,901)
Per SF Site Area	(\$993.00)	(\$1,485.57)	(\$983.41)	(\$610.70)	(\$681.30)	(\$822.70)	(\$1,718.22)	(\$1,243.46)	(\$20.66)	(\$52.59)	(\$492.30)
Per Dwelling Unit	(\$56,421)	(\$55,328)	(\$54,939)	(\$58,162)	(\$58,733)	(\$55,215)	(\$55,248)	(\$56,393)	(\$5,040)	(\$303)	(\$37,724)
<b>Middle Scenario</b>											
100% Market Rate	(\$8,986,345)	(\$12,955,993)	(\$8,772,691)	(\$5,674,532)	(\$5,982,437)	(\$7,177,631)	(\$15,421,442)	(\$11,056,242)	\$3,025,657	\$6,358,786	(\$1,791,884)
Per SF Site Area	(\$449.32)	(\$647.80)	(\$438.63)	(\$283.73)	(\$299.12)	(\$358.88)	(\$771.07)	(\$552.81)	\$151.28	\$317.94	(\$89.59)
Per Dwelling Unit	(\$25,529)	(\$24,127)	(\$24,505)	(\$27,022)	(\$25,786)	(\$24,086)	(\$24,793)	(\$25,071)	\$36,898	\$37,186	(\$6,865)
Alternative 1	(\$15,792,995)	(\$22,920,139)	(\$15,410,870)	(\$9,501,452)	(\$10,356,354)	(\$12,730,586)	(\$26,773,377)	(\$19,184,737)	\$2,441,732	\$4,898,368	(\$6,637,833)
Per SF Site Area	(\$789.65)	(\$1,146.01)	(\$770.54)	(\$475.07)	(\$517.82)	(\$636.53)	(\$1,338.67)	(\$959.24)	\$122.09	\$244.92	(\$331.89)
Per Dwelling Unit	(\$4,866)	(\$42,682)	(\$43,047)	(\$45,245)	(\$44,639)	(\$42,720)	(\$43,044)	(\$43,503)	\$29,777	\$28,645	(\$25,432)
Alternative 2	(\$17,778,276)	(\$25,904,531)	(\$17,396,151)	(\$10,653,851)	(\$11,620,485)	(\$14,387,144)	(\$30,198,224)	(\$21,616,944)	\$2,001,278	\$3,905,727	(\$8,070,929)
Per SF Site Area	(\$888.91)	(\$1,295.23)	(\$869.81)	(\$532.69)	(\$581.02)	(\$719.36)	(\$1,509.91)	(\$1,080.85)	\$100.06	\$195.29	(\$403.55)
Per Dwelling Unit	(\$50,506)	(\$48,239)	(\$48,593)	(\$50,733)	(\$50,088)	(\$48,279)	(\$48,550)	(\$49,018)	\$24,406	\$22,841	(\$30,923)
Alternative 3	(\$23,554,658)	(\$35,607,401)	(\$23,584,903)	(\$14,319,562)	(\$15,963,418)	(\$19,718,035)	(\$41,059,593)	(\$29,542,850)	\$675,877	\$1,871,325	(\$12,482,716)
Per SF Site Area	(\$1,177.73)	(\$1,780.37)	(\$1,179.25)	(\$715.98)	(\$798.17)	(\$985.90)	(\$2,052.98)	(\$1,477.14)	\$33.79	\$93.57	(\$624.14)
Per Dwelling Unit	(\$66,917)	(\$66,308)	(\$65,880)	(\$68,188)	(\$68,808)	(\$66,168)	(\$66,012)	(\$66,991)	\$8,242	\$10,943	(\$47,826)
Alternative 4	(\$27,678,517)	(\$41,968,914)	(\$27,827,599)	(\$16,794,890)	(\$18,738,278)	(\$23,252,771)	(\$48,366,740)	(\$34,726,117)	(\$331,614)	(\$133,718)	(\$15,547,167)
Per SF Site Area	(\$1,383.93)	(\$2,098.45)	(\$1,391.38)	(\$839.74)	(\$936.91)	(\$1,162.64)	(\$2,418.34)	(\$1,736.31)	(\$16.58)	(\$66.69)	(\$777.36)
Per Dwelling Unit	(\$78,632)	(\$78,154)	(\$77,731)	(\$79,976)	(\$80,768)	(\$78,029)	(\$77,760)	(\$78,744)	(\$4,044)	(\$782)	(\$59,568)
<b>High Scenario</b>											
100% Market Rate	(\$10,819,868)	(\$16,337,705)	(\$11,036,834)	(\$6,593,773)	(\$7,024,777)	(\$9,051,115)	(\$19,056,015)	(\$13,438,023)	\$2,559,539	\$4,909,316	(\$2,957,880)
Per SF Site Area	(\$540.99)	(\$816.89)	(\$551.84)	(\$329.69)	(\$351.24)	(\$452.56)	(\$952.80)	(\$671.90)	\$127.98	\$245.47	(\$147.89)
Per Dwelling Unit	(\$30,738)	(\$30,424)	(\$30,829)	(\$31,399)	(\$30,279)	(\$30,373)	(\$30,637)	(\$30,472)	\$31,214	\$28,709	(\$11,333)
Alternative 1	(\$18,819,210)	(\$28,066,237)	(\$18,854,317)	(\$11,105,362)	(\$12,160,947)	(\$15,588,237)	(\$32,429,221)	(\$23,005,892)	\$1,702,896	\$2,838,105	(\$8,661,630)
Per SF Site Area	(\$940.96)	(\$1,403.31)	(\$942.72)	(\$555.27)	(\$608.05)	(\$779.41)	(\$1,621.46)	(\$1,150.29)	\$85.14	\$141.91	(\$433.08)
Per Dwelling Unit	(\$53,464)	(\$52,265)	(\$52,666)	(\$52,883)	(\$52,418)	(\$52,310)	(\$52,137)	(\$52,168)	\$20,767	\$16,597	(\$33,186)
Alternative 2	(\$20,804,491)	(\$31,050,629)	(\$20,839,598)	(\$12,257,761)	(\$13,425,077)	(\$17,244,795)	(\$35,854,068)	(\$25,438,098)	\$1,262,441	\$1,845,464	(\$10,094,726)
Per SF Site Area	(\$1,040.22)	(\$1,552.53)	(\$1,041.98)	(\$612.89)	(\$671.25)	(\$862.24)	(\$1,792.70)	(\$1,271.90)	\$63.12	\$92.27	(\$504.74)
Per Dwelling Unit	(\$59,104)	(\$57,822)	(\$58,211)	(\$58,370)	(\$57,867)	(\$57,868)	(\$57,643)	(\$57,683)	\$15,396	\$10,792	(\$38,677)
Alternative 3	(\$27,750,698)	(\$42,645,327)	(\$28,262,150)	(\$16,645,474)	(\$18,608,822)	(\$23,617,563)	(\$48,863,164)	(\$34,908,540)	(\$373,694)	(\$728,155)	(\$15,393,022)
Per SF Site Area	(\$1,387.53)	(\$2,132.27)	(\$1,413.11)	(\$832.27)	(\$930.44)	(\$1,180.88)	(\$2,443.16)	(\$1,745.43)	(\$18.68)	(\$36.41)	(\$769.65)
Per Dwelling Unit	(\$78,837)	(\$79,414)	(\$78,945)	(\$79,264)	(\$80,210)	(\$79,254)	(\$78,558)	(\$79,158)	(\$4,557)	(\$4,258)	(\$58,977)
Alternative 4	(\$31,874,557)	(\$49,006,839)	(\$32,504,847)	(\$19,120,802)	(\$21,383,682)	(\$27,152,299)	(\$56,170,311)	(\$40,091,807)	(\$1,381,186)	(\$2,733,197)	(\$18,457,473)
Per SF Site Area	(\$1,593.73)	(\$2,450.34)	(\$1,625.24)	(\$956.04)	(\$1,069.18)	(\$1,357.61)	(\$2,808.52)	(\$2,004.59)	(\$69.06)	(\$136.66)	(\$922.87)
Per Dwelling Unit	(\$90,553)	(\$91,260)	(\$90,796)	(\$91,051)	(\$92,171)	(\$91,115)	(\$90,306)	(\$90,911)	(\$16,844)	(\$15,984)	(\$70,718)

Source: DRA.



**Table 14**  
**Land Residual Analysis with PTE on All Units**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6
<i>Middle Scenario</i>	\$172,758	\$534,568	\$1,131,500	\$849,115	\$1,705,823	\$1,591,334	\$1,612,577	\$1,920,555	\$1,933,352	\$3,489,793	\$9,574,793
<i>High Scenario</i>	\$224,353	\$677,941	\$1,414,625	\$1,089,413	\$1,919,275	\$1,772,026	\$1,792,501	\$2,134,007	\$2,145,695	\$3,728,242	\$10,188,445
<b>Residual Land Value</b>											
<i>Low Scenario</i>											
100% Market Rate	\$1,387,281	\$4,859,004	\$7,105,721	\$5,135,375	\$9,899,164	\$2,403,963	\$3,007,373	\$4,279,667	\$4,958,508	\$2,414,677	(\$4,656,127)
Per SF Site Area	\$138.73	\$242.95	\$355.29	\$256.77	\$494.96	\$120.20	\$150.37	\$213.98	\$247.93	\$120.73	(\$232.81)
Per Dwelling Unit	\$69,364	\$75,922	\$67,035	\$65,838	\$69,225	\$21,464	\$25,272	\$29,928	\$32,279	\$11,553	(\$8,752)
Alternative 1	\$1,753,912	\$6,171,033	\$9,351,123	\$6,760,381	\$12,728,004	\$5,458,741	\$5,559,246	\$8,413,829	\$8,281,319	\$5,294,635	\$3,429,575
Per SF Site Area	\$175.39	\$308.55	\$467.56	\$338.02	\$636.40	\$272.94	\$277.96	\$420.69	\$414.07	\$264.73	\$171.48
Per Dwelling Unit	\$87,696	\$96,422	\$88,218	\$86,672	\$89,007	\$48,739	\$46,716	\$58,838	\$55,579	\$25,333	\$6,447
Alternative 2	\$1,628,041	\$5,206,417	\$8,206,532	\$5,741,661	\$11,299,014	\$4,089,036	\$4,804,278	\$6,976,623	\$7,344,684	\$3,984,194	(\$283,556)
Per SF Site Area	\$162.80	\$260.32	\$410.33	\$287.08	\$564.95	\$204.45	\$240.21	\$348.83	\$367.23	\$199.21	(\$14.18)
Per Dwelling Unit	\$81,402	\$81,350	\$77,420	\$73,611	\$79,014	\$36,509	\$40,372	\$48,788	\$49,293	\$19,063	(\$533)
Alternative 3	\$1,597,936	\$5,232,505	\$7,221,674	\$5,020,634	\$9,378,679	\$3,054,564	\$3,460,238	\$5,258,993	\$5,569,226	\$782,295	(\$8,775,931)
Per SF Site Area	\$159.79	\$261.63	\$361.08	\$251.03	\$468.93	\$152.73	\$173.01	\$262.95	\$278.46	\$39.11	(\$438.80)
Per Dwelling Unit	\$79,897	\$81,758	\$68,129	\$64,367	\$65,585	\$27,273	\$29,078	\$36,776	\$37,377	\$3,743	(\$16,496)
Alternative 4	\$1,330,184	\$4,434,953	\$5,835,837	\$3,961,035	\$7,521,528	\$1,579,597	\$1,850,130	\$3,384,380	\$3,559,479	(\$2,032,504)	(\$15,950,836)
Per SF Site Area	\$133.02	\$221.75	\$291.79	\$198.05	\$376.08	\$78.98	\$92.51	\$169.22	\$177.97	(\$101.63)	(\$797.54)
Per Dwelling Unit	\$66,509	\$69,296	\$55,055	\$50,782	\$52,598	\$14,104	\$15,547	\$23,667	\$23,889	(\$9,725)	(\$29,983)
<i>Middle Scenario</i>											
100% Market Rate	\$1,419,709	\$4,986,498	\$7,663,326	\$5,609,292	\$9,250,075	\$3,030,689	\$3,386,614	\$5,135,841	\$5,603,965	(\$926,483)	(\$13,029,578)
Per SF Site Area	\$141.97	\$249.32	\$383.17	\$280.46	\$462.50	\$151.53	\$169.33	\$256.79	\$280.20	(\$46.32)	(\$651.48)
Per Dwelling Unit	\$70,985	\$77,914	\$72,296	\$71,914	\$64,686	\$27,060	\$28,459	\$35,915	\$37,611	(\$4,433)	(\$24,492)
Alternative 1	\$1,752,129	\$5,599,608	\$9,357,824	\$6,656,247	\$11,262,275	\$5,397,505	\$5,873,676	\$8,701,434	\$8,863,543	\$1,532,188	(\$6,361,231)
Per SF Site Area	\$175.21	\$279.98	\$467.89	\$332.81	\$563.11	\$269.88	\$293.68	\$435.07	\$443.18	\$76.61	(\$318.06)
Per Dwelling Unit	\$87,606	\$87,494	\$88,281	\$85,337	\$78,757	\$48,192	\$49,359	\$60,849	\$59,487	\$7,331	(\$11,957)
Alternative 2	\$1,626,258	\$5,157,519	\$8,735,759	\$6,160,053	\$10,388,469	\$4,642,537	\$5,118,708	\$7,819,412	\$7,926,907	\$221,747	(\$9,682,467)
Per SF Site Area	\$162.63	\$257.88	\$436.79	\$308.00	\$519.42	\$232.13	\$255.94	\$390.97	\$396.35	\$11.09	(\$484.12)
Per Dwelling Unit	\$81,313	\$80,586	\$82,413	\$78,975	\$72,647	\$41,451	\$43,014	\$54,681	\$53,201	\$1,061	(\$18,200)
Alternative 3	\$1,524,082	\$4,998,281	\$7,318,476	\$5,119,855	\$7,901,864	\$3,213,145	\$3,307,000	\$5,530,187	\$5,548,677	(\$3,801,171)	(\$20,315,725)
Per SF Site Area	\$152.41	\$249.91	\$365.92	\$255.99	\$395.09	\$160.66	\$165.35	\$276.51	\$277.43	(\$190.06)	(\$1,015.79)
Per Dwelling Unit	\$76,204	\$78,098	\$69,042	\$65,639	\$55,258	\$28,689	\$27,790	\$38,673	\$37,239	(\$18,187)	(\$38,187)
Alternative 4	\$1,256,330	\$4,200,730	\$5,932,638	\$4,060,256	\$6,044,713	\$1,738,178	\$1,696,898	\$3,655,574	\$3,538,929	(\$6,615,970)	(\$27,490,630)
Per SF Site Area	\$125.63	\$210.04	\$296.63	\$203.01	\$302.24	\$86.91	\$84.84	\$182.78	\$176.95	(\$330.80)	(\$1,374.53)
Per Dwelling Unit	\$62,816	\$65,636	\$55,968	\$52,055	\$42,271	\$15,519	\$14,260	\$25,563	\$23,751	(\$31,655)	(\$51,674)
<i>High Scenario</i>											
100% Market Rate	\$951,841	\$3,898,844	\$4,755,675	\$3,059,172	\$8,026,485	\$2,030,506	\$1,902,642	\$3,912,252	\$3,957,296	(\$2,240,107)	(\$16,078,886)
Per SF Site Area	\$95.18	\$194.94	\$237.78	\$152.96	\$401.32	\$101.53	\$95.13	\$195.61	\$197.86	(\$112.01)	(\$803.94)
Per Dwelling Unit	\$47,592	\$60,919	\$44,865	\$39,220	\$56,129	\$18,130	\$15,989	\$27,358	\$26,559	(\$10,718)	(\$30,223)
Alternative 1	\$1,250,049	\$4,335,562	\$6,261,141	\$3,932,385	\$9,777,229	\$4,141,670	\$4,131,064	\$7,231,538	\$6,910,946	(\$202,723)	(\$10,435,999)
Per SF Site Area	\$125.00	\$216.78	\$313.06	\$196.62	\$488.86	\$207.08	\$206.55	\$361.58	\$345.55	(\$10.14)	(\$521.80)
Per Dwelling Unit	\$62,502	\$67,743	\$59,067	\$50,415	\$68,372	\$36,979	\$34,715	\$50,570	\$46,382	(\$970)	(\$19,617)
Alternative 2	\$1,124,178	\$3,893,473	\$5,639,076	\$3,436,191	\$8,903,423	\$3,386,702	\$3,376,096	\$6,349,516	\$5,974,310	(\$1,513,164)	(\$13,757,235)
Per SF Site Area	\$112.42	\$194.67	\$281.95	\$171.81	\$445.17	\$169.34	\$168.80	\$317.48	\$298.72	(\$75.66)	(\$687.86)
Per Dwelling Unit	\$56,209	\$60,836	\$53,199	\$44,054	\$62,262	\$30,238	\$28,371	\$44,402	\$40,096	(\$7,240)	(\$25,859)
Alternative 3	\$949,931	\$3,548,911	\$3,789,368	\$2,076,822	\$5,850,547	\$1,562,389	\$1,096,719	\$3,488,696	\$2,993,307	(\$6,357,100)	(\$26,531,376)
Per SF Site Area	\$94.99	\$177.45	\$189.47	\$103.84	\$292.53	\$78.12	\$54.84	\$174.43	\$149.67	(\$317.86)	(\$1,326.57)
Per Dwelling Unit	\$47,497	\$55,452	\$35,749	\$26,626	\$40,913	\$13,950	\$9,216	\$24,396	\$20,089	(\$30,417)	(\$49,871)
Alternative 4	\$682,179	\$2,751,359	\$2,403,531	\$1,017,223	\$3,993,396	\$87,422	(\$513,383)	\$1,614,083	\$983,559	(\$9,171,899)	(\$33,706,281)
Per SF Site Area	\$68.22	\$137.57	\$120.18	\$50.86	\$199.67	\$4.37	(\$25.67)	\$80.70	\$49.18	(\$458.59)	(\$1,685.31)
Per Dwelling Unit	\$34,109	\$42,990	\$22,675	\$13,041	\$27,926	\$781	(\$4,314)	\$11,287	\$6,601	(\$43,885)	(\$63,358)

Source: DRA.



**Table 14**  
**Land Residual Analysis with PTE on All Units**  
**Rental Housing Prototypes**  
**Low Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<i>Middle Scenario</i>	\$6,376,683	\$9,599,021	\$6,407,310	\$3,846,570	\$4,235,766	\$5,334,164	\$11,184,469	\$7,975,098	\$1,134,742	\$2,299,257	\$4,469,863
<i>High Scenario</i>	\$6,786,098	\$10,212,930	\$6,817,151	\$4,094,147	\$4,508,339	\$5,675,329	\$11,901,094	\$8,486,546	\$1,262,454	\$2,554,598	\$4,777,073
<b>Residual Land Value</b>											
<i>Low Scenario</i>											
100% Market Rate	(\$3,530,364)	(\$4,354,606)	(\$3,026,347)	(\$2,500,233)	(\$2,473,292)	(\$2,404,973)	(\$5,588,189)	(\$4,183,266)	\$2,373,920	\$5,318,465	\$2,165,073
Per SF Site Area	(\$176.52)	(\$217.73)	(\$151.32)	(\$125.01)	(\$123.66)	(\$120.25)	(\$279.41)	(\$209.16)	\$118.70	\$265.92	\$108.25
Per Dwelling Unit	(\$10,029)	(\$8,109)	(\$8,453)	(\$11,906)	(\$10,661)	(\$8,070)	(\$8,984)	(\$9,486)	\$28,950	\$31,102	\$8,295
Alternative 1	\$1,845,280	\$3,456,306	\$2,189,606	\$1,177,270	\$1,393,697	\$1,923,653	\$4,037,696	\$2,828,807	\$4,908,096	\$9,697,702	\$6,610,708
Per SF Site Area	\$92.26	\$172.82	\$109.48	\$58.86	\$69.68	\$96.18	\$201.88	\$141.44	\$245.40	\$484.89	\$330.54
Per Dwelling Unit	\$5,242	\$6,436	\$6,116	\$5,606	\$6,007	\$6,455	\$6,491	\$6,415	\$59,855	\$56,712	\$25,328
Alternative 2	(\$934,793)	\$62,629	(\$67,941)	(\$688,355)	(\$598,982)	\$39,912	(\$248,735)	(\$459,482)	\$3,754,079	\$7,915,771	\$4,327,917
Per SF Site Area	(\$46.74)	\$3.13	(\$3.40)	(\$34.42)	(\$29.95)	\$2.00	(\$12.44)	(\$22.97)	\$187.70	\$395.79	\$216.40
Per Dwelling Unit	(\$2,656)	\$117	(\$190)	(\$3,278)	(\$2,582)	\$134	(\$400)	(\$1,042)	\$45,781	\$46,291	\$16,582
Alternative 3	(\$5,944,433)	(\$8,452,382)	(\$5,459,897)	(\$3,890,255)	(\$4,422,017)	(\$4,629,428)	(\$9,741,625)	(\$7,418,046)	\$2,662,624	\$6,326,402	\$4,920,407
Per SF Site Area	(\$297.22)	(\$422.62)	(\$272.99)	(\$194.51)	(\$221.10)	(\$231.47)	(\$487.08)	(\$370.90)	\$133.13	\$316.32	\$24.62
Per Dwelling Unit	(\$16,888)	(\$15,740)	(\$15,251)	(\$18,525)	(\$19,060)	(\$15,535)	(\$15,662)	(\$16,821)	\$32,471	\$36,997	\$1,887
Alternative 4	(\$10,633,845)	(\$15,686,323)	(\$10,284,444)	(\$6,705,053)	(\$7,577,426)	(\$8,648,924)	(\$18,050,886)	(\$13,312,155)	\$1,516,963	\$4,046,384	(\$2,992,308)
Per SF Site Area	(\$531.69)	(\$784.32)	(\$514.22)	(\$335.25)	(\$378.87)	(\$432.45)	(\$902.54)	(\$665.61)	\$75.85	\$202.32	(\$149.62)
Per Dwelling Unit	(\$30,210)	(\$29,211)	(\$28,727)	(\$31,929)	(\$32,661)	(\$29,023)	(\$29,021)	(\$30,186)	\$18,500	\$23,663	(\$11,465)
<i>Middle Scenario</i>											
100% Market Rate	(\$8,986,345)	(\$12,955,993)	(\$8,772,691)	(\$5,674,532)	(\$5,982,437)	(\$7,177,631)	(\$15,421,442)	(\$11,056,242)	\$3,025,657	\$6,358,786	(\$1,791,884)
Per SF Site Area	(\$449.32)	(\$647.80)	(\$438.63)	(\$283.73)	(\$299.12)	(\$358.88)	(\$771.07)	(\$552.81)	\$151.28	\$317.94	(\$89.59)
Per Dwelling Unit	(\$25,529)	(\$24,127)	(\$24,505)	(\$27,022)	(\$25,786)	(\$24,086)	(\$24,793)	(\$25,071)	\$36,898	\$37,186	(\$6,865)
Alternative 1	(\$4,855,141)	(\$6,183,939)	(\$4,252,774)	(\$2,952,653)	(\$3,117,898)	(\$3,429,682)	(\$7,365,166)	(\$5,406,428)	\$4,878,050	\$9,979,460	\$1,495,584
Per SF Site Area	(\$242.76)	(\$309.20)	(\$212.64)	(\$147.63)	(\$155.89)	(\$171.48)	(\$368.26)	(\$270.32)	\$243.90	\$498.97	\$74.78
Per Dwelling Unit	(\$13,793)	(\$11,516)	(\$11,879)	(\$14,060)	(\$13,439)	(\$11,509)	(\$11,841)	(\$12,259)	\$59,488	\$58,359	\$5,730
Alternative 2	(\$7,112,687)	(\$9,577,615)	(\$6,510,321)	(\$4,263,093)	(\$4,555,393)	(\$5,313,423)	(\$11,259,703)	(\$8,172,191)	\$4,377,191	\$8,850,687	(\$134,049)
Per SF Site Area	(\$355.63)	(\$478.88)	(\$325.52)	(\$213.15)	(\$227.77)	(\$265.67)	(\$562.99)	(\$408.61)	\$218.86	\$442.53	(\$6.70)
Per Dwelling Unit	(\$20,206)	(\$17,835)	(\$18,185)	(\$20,300)	(\$19,635)	(\$17,830)	(\$18,102)	(\$18,531)	\$53,380	\$51,758	(\$514)
Alternative 3	(\$13,452,586)	(\$20,243,903)	(\$13,305,283)	(\$8,286,011)	(\$9,334,550)	(\$11,167,524)	(\$23,194,862)	(\$16,887,111)	\$2,932,386	\$6,648,151	(\$4,977,644)
Per SF Site Area	(\$672.63)	(\$1,012.20)	(\$665.26)	(\$414.30)	(\$466.73)	(\$558.38)	(\$1,159.74)	(\$844.36)	\$146.62	\$332.41	(\$248.88)
Per Dwelling Unit	(\$38,218)	(\$37,698)	(\$37,166)	(\$39,457)	(\$40,235)	(\$37,475)	(\$37,291)	(\$38,293)	\$35,761	\$38,878	(\$19,071)
Alternative 4	(\$18,141,998)	(\$27,477,844)	(\$18,129,830)	(\$11,100,810)	(\$12,489,959)	(\$15,187,020)	(\$31,504,124)	(\$22,781,220)	\$1,786,725	\$4,368,133	(\$8,462,359)
Per SF Site Area	(\$907.10)	(\$1,373.89)	(\$906.49)	(\$555.04)	(\$624.50)	(\$759.35)	(\$1,575.21)	(\$1,139.06)	\$89.34	\$218.41	(\$423.12)
Per Dwelling Unit	(\$51,540)	(\$51,169)	(\$50,642)	(\$52,861)	(\$53,836)	(\$50,963)	(\$50,650)	(\$51,658)	\$21,789	\$25,545	(\$32,423)
<i>High Scenario</i>											
100% Market Rate	(\$10,819,868)	(\$16,337,705)	(\$11,036,834)	(\$6,593,773)	(\$7,024,777)	(\$9,051,115)	(\$19,056,015)	(\$13,438,023)	\$2,559,539	\$4,909,316	(\$2,957,880)
Per SF Site Area	(\$540.99)	(\$816.89)	(\$551.84)	(\$329.69)	(\$351.24)	(\$452.56)	(\$952.80)	(\$671.90)	\$127.98	\$245.47	(\$147.89)
Per Dwelling Unit	(\$30,738)	(\$30,424)	(\$30,829)	(\$31,399)	(\$30,279)	(\$30,373)	(\$30,637)	(\$30,472)	\$31,214	\$28,709	(\$11,333)
Alternative 1	(\$7,410,578)	(\$10,604,509)	(\$7,212,954)	(\$4,272,333)	(\$4,607,505)	(\$5,883,843)	(\$12,177,453)	(\$8,627,942)	\$4,249,745	\$8,146,058	(\$175,421)
Per SF Site Area	(\$370.53)	(\$530.23)	(\$360.65)	(\$213.62)	(\$230.38)	(\$294.19)	(\$608.87)	(\$431.40)	\$212.49	\$407.30	(\$8.77)
Per Dwelling Unit	(\$21,053)	(\$19,748)	(\$20,148)	(\$20,344)	(\$19,860)	(\$19,744)	(\$19,578)	(\$19,564)	\$51,826	\$47,638	(\$672)
Alternative 2	(\$9,668,125)	(\$13,998,186)	(\$9,470,500)	(\$5,582,773)	(\$6,045,000)	(\$7,767,584)	(\$16,071,989)	(\$11,393,705)	\$3,748,885	\$7,017,284	(\$1,805,054)
Per SF Site Area	(\$483.41)	(\$699.91)	(\$473.53)	(\$279.14)	(\$302.25)	(\$388.38)	(\$803.60)	(\$569.69)	\$187.44	\$350.86	(\$90.25)
Per Dwelling Unit	(\$27,466)	(\$26,067)	(\$26,454)	(\$26,585)	(\$26,056)	(\$26,066)	(\$25,839)	(\$25,836)	\$45,718	\$41,037	(\$6,916)
Alternative 3	(\$17,338,281)	(\$26,815,749)	(\$17,668,469)	(\$10,426,710)	(\$11,780,280)	(\$14,806,445)	(\$30,449,419)	(\$21,864,981)	\$1,950,731	\$4,201,583	(\$7,656,736)
Per SF Site Area	(\$866.91)	(\$1,340.79)	(\$883.42)	(\$521.34)	(\$589.01)	(\$740.32)	(\$1,522.47)	(\$1,093.25)	\$97.54	\$210.08	(\$382.84)
Per Dwelling Unit	(\$49,256)	(\$49,936)	(\$49,353)	(\$49,651)	(\$50,777)	(\$49,686)	(\$48,954)	(\$49,580)	\$23,789	\$24,571	(\$29,336)
Alternative 4	(\$22,027,693)	(\$34,049,690)	(\$22,493,016)	(\$13,241,509)	(\$14,935,689)	(\$18,825,941)	(\$38,758,680)	(\$27,759,090)	\$805,070	\$1,921,566	(\$11,141,451)
Per SF Site Area	(\$1,101.38)	(\$1,702.48)	(\$1,124.65)	(\$662.08)	(\$746.78)	(\$941.30)	(\$1,937.93)	(\$1,387.95)	\$40.25	\$96.08	(\$557.07)
Per Dwelling Unit	(\$62,579)	(\$63,407)	(\$62,830)	(\$63,055)	(\$64,378)	(\$63,174)	(\$62,313)	(\$62,946)	\$9,818	\$11,237	(\$42,688)

Source: DRA.

**Table 15**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**High Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
<i>Tenure</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>
<i>Residential Units</i>	20	64	106	78	143	112	119	143	149	209	532	352	537
<i>Site Area (SF)</i>	10,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<i>Residential Net SF</i>	11,400	36,300	60,600	44,550	81,450	63,750	67,500	81,450	84,600	118,800	303,150	200,550	305,850
<i>Total Net SF</i>	12,393	39,700	64,000	47,950	85,063	67,750	67,500	85,063	84,600	118,800	305,700	203,950	305,850
<i>Approximate Building Stories</i>	3	4	6	5	7	4	4	6	6	9	30	15	30
Cap Rate, Residential	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Target Return on Cost	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Assumed Land Price													
<i>Low Scenario</i>													
Per Unit	\$15,000	\$9,375	\$28,302	\$38,462	\$34,965	\$26,786	\$25,210	\$20,979	\$20,134	\$23,923	\$9,398	\$14,205	\$9,311
Per SF	\$30	\$30	\$150	\$150	\$250	\$150	\$150	\$150	\$150	\$250	\$250	\$250	\$250
<i>Middle Scenario</i>													
Per Unit	\$40,000	\$25,000	\$37,736	\$51,282	\$55,944	\$35,714	\$33,613	\$27,972	\$26,846	\$38,278	\$15,038	\$22,727	\$14,898
Per SF	\$80	\$80	\$200	\$200	\$400	\$200	\$200	\$200	\$200	\$400	\$400	\$400	\$400
<i>High Scenario</i>													
Per Unit	\$50,000	\$31,250	\$56,604	\$76,923	\$83,916	\$53,571	\$50,420	\$41,958	\$40,268	\$57,416	\$22,556	\$34,091	\$22,346
Per SF	\$100	\$100	\$300	\$300	\$600	\$300	\$300	\$300	\$300	\$600	\$600	\$600	\$600
<b>Total Annual Net Operating Income, Apartments</b>													
<i>Low Scenario</i>													
100% Market Rate	\$189,484	\$611,212	\$1,140,984	\$846,992	\$1,709,814	\$1,282,560	\$1,328,720	\$1,616,284	\$1,659,620	\$2,643,850	\$6,767,158	\$4,485,610	\$6,800,700
NOI Per NSF	\$16.62	\$16.84	\$18.83	\$19.01	\$20.99	\$20.12	\$19.68	\$19.84	\$19.62	\$22.25	\$22.32	\$22.37	\$22.24
Alternative 1	\$182,879	\$598,603	\$1,105,780	\$820,740	\$1,633,936	\$1,268,673	\$1,281,448	\$1,608,117	\$1,605,991	\$2,453,301	\$6,313,310	\$4,188,524	\$6,326,711
NOI Per NSF	\$16.04	\$16.49	\$18.25	\$18.42	\$20.06	\$19.90	\$18.98	\$19.74	\$18.98	\$20.65	\$20.83	\$20.83	\$20.69
Alternative 2	\$177,653	\$555,427	\$1,055,130	\$775,317	\$1,571,283	\$1,208,418	\$1,250,393	\$1,545,464	\$1,567,462	\$2,399,396	\$6,158,076	\$4,070,840	\$6,187,112
NOI Per NSF	\$15.58	\$15.30	\$17.41	\$17.40	\$19.29	\$18.96	\$18.52	\$18.97	\$18.53	\$20.20	\$20.31	\$20.30	\$20.23
Alternative 3	\$176,275	\$556,253	\$1,013,105	\$744,473	\$1,489,735	\$1,162,649	\$1,191,247	\$1,470,629	\$1,489,927	\$2,260,932	\$5,791,698	\$3,854,156	\$5,819,803
NOI Per NSF	\$15.46	\$15.32	\$16.72	\$16.71	\$18.29	\$18.24	\$17.65	\$18.06	\$17.61	\$19.03	\$19.11	\$19.22	\$19.03
Alternative 4	\$165,157	\$523,138	\$955,562	\$700,476	\$1,412,623	\$1,101,976	\$1,125,015	\$1,393,517	\$1,407,256	\$2,145,146	\$5,496,559	\$3,661,258	\$5,522,236
NOI Per NSF	\$14.49	\$14.41	\$15.77	\$15.72	\$17.34	\$17.29	\$16.67	\$17.11	\$16.63	\$18.06	\$18.13	\$18.26	\$18.06
<i>Middle Scenario</i>													
100% Market Rate	\$206,938	\$668,522	\$1,277,694	\$952,102	\$1,816,831	\$1,428,960	\$1,463,020	\$1,794,801	\$1,827,370	\$2,774,000	\$7,112,740	\$4,722,320	\$7,135,800
NOI Per NSF	\$18.15	\$18.42	\$21.08	\$21.37	\$22.31	\$22.42	\$21.67	\$22.04	\$21.60	\$23.35	\$23.46	\$23.55	\$23.33
Alternative 1	\$197,341	\$618,696	\$1,201,425	\$887,635	\$1,692,530	\$1,365,923	\$1,395,086	\$1,738,211	\$1,748,661	\$2,548,681	\$6,553,495	\$4,341,277	\$6,574,173
NOI Per NSF	\$17.31	\$17.04	\$19.83	\$19.92	\$20.78	\$21.43	\$20.67	\$21.34	\$20.67	\$21.45	\$21.62	\$21.65	\$21.49
Alternative 2	\$192,115	\$600,339	\$1,175,595	\$867,032	\$1,656,248	\$1,334,868	\$1,364,030	\$1,701,929	\$1,710,132	\$2,494,776	\$6,416,876	\$4,248,413	\$6,434,575
NOI Per NSF	\$16.85	\$16.54	\$19.40	\$19.46	\$20.33	\$20.94	\$20.21	\$20.90	\$20.21	\$21.00	\$21.17	\$21.18	\$21.04
Alternative 3	\$187,744	\$593,471	\$1,115,615	\$822,935	\$1,551,187	\$1,272,854	\$1,285,647	\$1,603,581	\$1,607,802	\$2,322,540	\$5,962,433	\$3,977,009	\$5,978,773
NOI Per NSF	\$16.47	\$16.35	\$18.41	\$18.47	\$19.04	\$19.97	\$19.05	\$19.69	\$19.00	\$19.55	\$19.67	\$19.83	\$19.55
Alternative 4	\$176,626	\$560,355	\$1,058,072	\$778,939	\$1,474,075	\$1,212,181	\$1,219,415	\$1,526,469	\$1,525,131	\$2,206,753	\$5,667,294	\$3,784,110	\$5,681,206
NOI Per NSF	\$15.49	\$15.44	\$17.46	\$17.48	\$18.10	\$19.01	\$18.07	\$18.74	\$18.03	\$18.58	\$18.69	\$18.87	\$18.58
<i>High Scenario</i>													
100% Market Rate	\$226,378	\$732,632	\$1,368,204	\$1,025,012	\$1,931,073	\$1,527,360	\$1,537,820	\$1,909,043	\$1,920,620	\$2,904,150	\$7,463,423	\$4,965,830	\$7,470,900
NOI Per NSF	\$19.86	\$20.18	\$22.58	\$23.01	\$23.71	\$23.96	\$22.78	\$23.44	\$23.70	\$24.45	\$24.62	\$24.76	\$24.43
Alternative 1	\$213,788	\$670,408	\$1,275,690	\$947,150	\$1,784,720	\$1,444,373	\$1,449,223	\$1,830,401	\$1,816,831	\$2,644,061	\$6,817,395	\$4,525,649	\$6,821,636
NOI Per NSF	\$18.75	\$18.47	\$21.05	\$21.26	\$21.91	\$22.66	\$21.47	\$22.40	\$21.48	\$22.46	\$22.49	\$22.49	\$22.30
Alternative 2	\$208,561	\$652,052	\$1,249,860	\$926,547	\$1,748,438	\$1,413,318	\$1,418,168	\$1,794,119	\$1,778,302	\$2,590,156	\$6,680,776	\$4,432,785	\$6,682,037
NOI Per NSF	\$18.29	\$17.96	\$20.62	\$20.80	\$21.47	\$22.17	\$21.01	\$22.03	\$21.02	\$21.80	\$22.04	\$22.10	\$21.85
Alternative 3	\$201,198	\$637,488	\$1,171,925	\$869,198	\$1,619,865	\$1,335,059	\$1,320,547	\$1,672,259	\$1,651,177	\$2,384,147	\$6,138,268	\$4,106,661	\$6,137,743
NOI Per NSF	\$17.65	\$17.56	\$19.34	\$19.51	\$19.89	\$20.94	\$19.56	\$20.53	\$19.52	\$20.07	\$20.25	\$20.48	\$20.07
Alternative 4	\$190,081	\$604,373	\$1,114,382	\$825,201	\$1,542,753	\$1,274,386	\$1,254,315	\$1,595,147	\$1,568,506	\$2,268,361	\$5,843,129	\$3,913,763	\$5,840,176
NOI Per NSF	\$16.67	\$16.65	\$18.39	\$18.52	\$18.94	\$19.99	\$18.58	\$19.58	\$18.54	\$19.09	\$19.27	\$19.52	\$19.09
<b>Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)</b>													
<i>Low Scenario</i>													
100% Market Rate	\$3,609,223	\$11,642,141	\$21,733,029	\$16,133,181	\$32,567,888	\$24,429,714	\$25,308,952	\$30,786,357	\$31,611,810	\$50,359,048	\$128,898,238	\$85,440,190	\$129,537,143
Per NSF	\$317	\$321	\$359	\$362	\$400	\$383	\$375	\$378	\$374	\$424	\$425	\$426	\$424
Alternative 1	\$3,483,419	\$11,401,962	\$21,062,467	\$15,633,138	\$31,122,586	\$24,165,205	\$24,408,539	\$30,630,806	\$30,590,299	\$46,729,537	\$120,253,524	\$79,781,411	\$120,508,774
Per NSF	\$306	\$314	\$348	\$351	\$382	\$379	\$362	\$376	\$362	\$393	\$397	\$398	\$394





**Table 15**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**High Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3	CC4	CC5	CC6	CC7	CC8
Per SF Site Area	\$106.15	\$191.07	\$260.96	\$189.43	\$289.24	\$16.56	\$31.05	\$86.85	\$107.06	(\$384.44)	(\$1,529.22)	(\$1,032.41)	(\$1,528.27)
Per Dwelling Unit	\$53,073	\$59,710	\$49,238	\$48,572	\$40,453	\$2,956	\$5,218	\$12,147	\$14,370	(\$36,789)	(\$57,490)	(\$58,660)	(\$56,919)
Alternative 1	\$878,656	\$2,872,357	\$3,766,458	\$2,560,676	\$3,417,065	(\$869,594)	(\$673,036)	\$659,084	\$641,909	(\$11,980,673)	(\$41,236,725)	(\$27,906,205)	(\$41,263,079)
Per SF Site Area	\$87.87	\$143.62	\$188.32	\$128.03	\$170.85	(\$43.48)	(\$33.65)	\$32.95	\$32.10	(\$599.03)	(\$2,061.84)	(\$1,395.31)	(\$2,063.15)
Per Dwelling Unit	\$43,933	\$44,881	\$35,533	\$32,829	\$23,896	(\$7,764)	(\$5,656)	\$4,609	\$4,308	(\$57,324)	(\$77,513)	(\$79,279)	(\$76,840)
Alternative 2	\$779,106	\$2,522,713	\$3,274,474	\$2,168,242	\$2,725,982	(\$1,461,128)	(\$1,264,570)	(\$31,999)	(\$91,965)	(\$13,007,432)	(\$43,838,986)	(\$29,675,041)	(\$43,922,099)
Per SF Site Area	\$77.91	\$126.14	\$163.72	\$108.41	\$136.30	(\$73.06)	(\$63.23)	(\$1.60)	(\$4.60)	(\$650.37)	(\$2,191.95)	(\$1,483.75)	(\$2,196.10)
Per Dwelling Unit	\$38,955	\$39,417	\$30,891	\$27,798	\$19,063	(\$13,046)	(\$10,627)	(\$224)	(\$617)	(\$62,237)	(\$82,404)	(\$84,304)	(\$81,792)
Alternative 3	\$695,851	\$2,391,884	\$2,131,985	\$1,328,300	\$724,832	(\$2,642,346)	(\$2,757,593)	(\$1,905,292)	(\$2,041,122)	(\$16,288,118)	(\$52,495,043)	(\$34,844,641)	(\$52,604,035)
Per SF Site Area	\$69.59	\$119.59	\$106.60	\$66.42	\$36.24	(\$132.12)	(\$137.88)	(\$95.26)	(\$102.06)	(\$814.41)	(\$2,624.75)	(\$1,742.23)	(\$2,630.20)
Per Dwelling Unit	\$34,793	\$37,373	\$20,113	\$17,029	\$5,069	(\$23,592)	(\$23,173)	(\$13,324)	(\$13,699)	(\$77,934)	(\$98,675)	(\$98,990)	(\$97,959)
Alternative 4	\$740,364	\$2,599,537	\$2,108,513	\$1,371,466	\$564,175	(\$2,613,157)	(\$3,354,381)	(\$2,065,949)	(\$2,789,612)	(\$17,320,098)	(\$54,767,498)	(\$36,049,326)	(\$55,243,985)
Per SF Site Area	\$74.04	\$129.98	\$105.43	\$68.57	\$28.21	(\$130.66)	(\$167.72)	(\$103.30)	(\$139.48)	(\$866.00)	(\$2,738.37)	(\$1,802.47)	(\$2,762.20)
Per Dwelling Unit	\$37,018	\$40,618	\$19,892	\$17,583	\$3,945	(\$23,332)	(\$28,188)	(\$14,447)	(\$18,722)	(\$82,871)	(\$102,946)	(\$102,413)	(\$102,875)
<b>High Scenario</b>													
100% Market Rate	\$571,539	\$2,652,272	\$2,159,530	\$1,117,309	\$4,354,265	(\$847,579)	(\$994,286)	\$306,534	\$329,581	(\$9,345,479)	(\$34,547,967)	(\$23,110,837)	(\$34,830,201)
Per SF Site Area	\$57.15	\$132.61	\$107.98	\$55.87	\$217.71	(\$84.76)	(\$99.43)	\$30.65	\$32.96	(\$9,345.48)	(\$34,547.97)	(\$23,110.84)	(\$34,830.21)
Per Dwelling Unit	\$28,577	\$41,442	\$20,373	\$14,324	\$30,449	(\$7,568)	(\$8,355)	\$2,144	\$2,212	(\$44,715)	(\$64,940)	(\$65,656)	(\$64,861)
Alternative 1	\$331,734	\$1,467,045	\$397,349	(\$365,782)	\$1,566,582	(\$2,428,278)	(\$2,681,843)	(\$1,191,398)	(\$1,647,359)	(\$14,299,561)	(\$46,853,253)	(\$31,495,236)	(\$47,197,141)
Per SF Site Area	\$33.17	\$73.35	\$19.87	(\$36.58)	\$78.33	(\$242.83)	(\$268.18)	(\$119.14)	(\$164.74)	(\$14,299.56)	(\$46,853.25)	(\$31,495.24)	(\$47,197.14)
Per Dwelling Unit	\$16,587	\$22,923	\$3,749	(\$4,690)	\$10,955	(\$21,681)	(\$22,536)	(\$8,331)	(\$11,056)	(\$68,419)	(\$88,070)	(\$89,475)	(\$87,890)
Alternative 2	\$232,184	\$1,117,402	(\$94,635)	(\$758,216)	\$875,499	(\$3,019,812)	(\$3,273,377)	(\$1,882,482)	(\$2,381,233)	(\$15,326,320)	(\$49,455,513)	(\$33,264,072)	(\$49,856,161)
Per SF Site Area	\$23.22	\$55.87	(\$9.46)	(\$75.82)	\$43.77	(\$301.98)	(\$327.34)	(\$188.24)	(\$238.12)	(\$15,326.32)	(\$49,455.51)	(\$33,264.07)	(\$49,856.16)
Per Dwelling Unit	\$11,609	\$17,459	(\$893)	(\$9,721)	\$6,122	(\$26,963)	(\$27,507)	(\$13,164)	(\$15,981)	(\$73,332)	(\$92,961)	(\$94,500)	(\$92,842)
Alternative 3	\$91,930	\$840,001	(\$1,579,124)	(\$1,850,586)	(\$1,573,508)	(\$4,510,459)	(\$5,132,828)	(\$4,203,632)	(\$4,802,675)	(\$19,250,291)	(\$59,788,999)	(\$39,475,958)	(\$60,223,668)
Per SF Site Area	\$9.19	\$42.00	(\$15.79)	(\$18.51)	(\$15.73)	(\$45.10)	(\$51.33)	(\$42.03)	(\$48.03)	(\$19,250.29)	(\$59,788.99)	(\$39,475.96)	(\$60,223.67)
Per Dwelling Unit	\$4,596	\$13,125	(\$14,897)	(\$23,725)	(\$11,004)	(\$40,272)	(\$43,133)	(\$29,396)	(\$32,233)	(\$92,107)	(\$112,385)	(\$112,148)	(\$112,148)
Alternative 4	(\$119,833)	\$209,226	(\$2,675,167)	(\$2,688,611)	(\$3,042,308)	(\$5,666,127)	(\$6,394,378)	(\$5,672,432)	(\$6,377,356)	(\$21,455,747)	(\$65,410,693)	(\$43,150,214)	(\$65,891,618)
Per SF Site Area	(\$11.98)	\$10.46	(\$26.75)	(\$26.88)	(\$30.42)	(\$56.66)	(\$63.94)	(\$56.72)	(\$63.77)	(\$21,455.75)	(\$65,410.69)	(\$43,150.21)	(\$65,891.62)
Per Dwelling Unit	(\$5,992)	\$3,269	(\$25,237)	(\$34,469)	(\$21,275)	(\$50,590)	(\$53,734)	(\$39,667)	(\$42,801)	(\$102,659)	(\$122,952)	(\$122,586)	(\$122,703)
<b>Equity Investment</b> Percent of TDC													
<b>Low Scenario</b>	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
<b>Middle Scenario</b>	\$857,084	\$2,638,136	\$5,571,998	\$4,182,224	\$8,596,634	\$8,102,640	\$8,223,989	\$9,799,130	\$9,876,048	\$17,539,636	\$48,463,916	\$32,270,579	\$48,597,208
<b>High Scenario</b>	\$967,444	\$2,993,582	\$6,336,398	\$4,755,046	\$9,552,611	\$8,911,471	\$9,030,431	\$10,755,108	\$10,826,771	\$19,542,842	\$53,618,838	\$35,709,424	\$53,754,519
<b>Assumed Investment Period (Months)</b>	\$1,256,378	\$3,796,469	\$7,921,898	\$6,100,715	\$10,747,942	\$9,923,345	\$10,038,005	\$11,950,439	\$12,015,890	\$20,878,153	\$57,055,294	\$38,002,146	\$57,192,408
	18 Months	18 Months	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months	36 Months	36 Months	36 Months	36 Months

(1) Return on equity measured as net project value divided by the number of years equity investment divided by total equity investment.  
(2) Annual net cash flow (NOI less debt service) divided by total equity investment.

Source: DRA.

**Table 15**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**High Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC9	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
<i>Tenure</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>	<i>Rental</i>
<i>Residential Units</i>	358	210	232	298	298	441	82	171	261
<i>Site Area (SF)</i>	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
<i>Residential Net SF</i>	204,150	119,700	132,150	169,950	354,450	251,400	46,650	97,500	148,800
<i>Total Net SF</i>	204,150	123,313	135,763	169,950	357,000	254,800	50,900	101,750	153,050
<i>Approximate Building Stories</i>	15	9	9	13	35	19	3	6	9
Cap Rate, Residential	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%	5.25%
Target Return on Cost	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%	6.75%
Assumed Land Price									
<i>Low Scenario</i>									
Per Unit	\$13,966	\$14,286	\$21,552	\$16,779	\$8,039	\$11,338	\$36,585	\$17,544	\$19,157
Per SF	\$250	\$150	\$250	\$250	\$250	\$250	\$150	\$150	\$250
<i>Middle Scenario</i>									
Per Unit	\$22,346	\$19,048	\$34,483	\$26,846	\$12,862	\$18,141	\$48,780	\$23,392	\$30,651
Per SF	\$400	\$200	\$400	\$400	\$400	\$400	\$200	\$200	\$400
<i>High Scenario</i>									
Per Unit	\$33,520	\$28,571	\$51,724	\$40,268	\$19,293	\$27,211	\$73,171	\$35,088	\$45,977
Per SF	\$600	\$300	\$600	\$600	\$600	\$600	\$300	\$300	\$600
<b>Total Annual Net Operating Income, Apartments</b>									
<i>Low Scenario</i>									
100% Market Rate	\$4,533,800	\$2,687,536	\$2,972,848	\$3,779,900	\$7,898,008	\$5,621,660	\$946,535	\$1,944,355	\$3,340,113
NOI Per NSF	\$22.21	\$22.45	\$22.50	\$22.24	\$22.28	\$22.36	\$20.29	\$19.94	\$22.45
Alternative 1	\$4,218,164	\$2,531,587	\$2,791,125	\$3,515,924	\$7,375,436	\$5,259,193	\$950,503	\$1,909,403	\$3,140,636
NOI Per NSF	\$20.66	\$21.15	\$21.12	\$20.69	\$20.81	\$20.92	\$20.38	\$19.58	\$21.11
Alternative 2	\$4,125,300	\$2,451,311	\$2,705,622	\$3,438,437	\$7,196,620	\$5,120,603	\$898,875	\$1,831,946	\$3,042,576
NOI Per NSF	\$20.21	\$20.48	\$20.47	\$20.23	\$20.30	\$20.37	\$19.27	\$18.79	\$20.45
Alternative 3	\$3,892,246	\$2,312,847	\$2,540,965	\$3,236,716	\$6,786,834	\$4,820,534	\$851,084	\$1,761,422	\$2,876,763
NOI Per NSF	\$19.07	\$19.32	\$19.23	\$19.05	\$19.15	\$19.17	\$18.24	\$18.07	\$19.33
Alternative 4	\$3,693,789	\$2,197,061	\$2,411,168	\$3,071,374	\$6,445,034	\$4,578,081	\$803,957	\$1,667,634	\$2,733,420
NOI Per NSF	\$18.09	\$18.35	\$18.25	\$18.07	\$18.18	\$18.21	\$17.23	\$17.10	\$18.37
<i>Middle Scenario</i>									
100% Market Rate	\$4,757,200	\$2,836,565	\$3,136,215	\$3,966,400	\$8,298,940	\$5,914,720	\$1,060,023	\$2,158,693	\$3,524,300
NOI Per NSF	\$23.30	\$23.70	\$23.73	\$23.34	\$23.41	\$23.53	\$22.72	\$22.14	\$23.68
Alternative 1	\$4,382,997	\$2,620,223	\$2,890,251	\$3,653,547	\$7,657,291	\$5,455,898	\$1,019,428	\$2,062,506	\$3,251,191
NOI Per NSF	\$21.47	\$21.89	\$21.87	\$21.50	\$21.60	\$21.70	\$21.85	\$21.15	\$21.85
Alternative 2	\$4,290,133	\$2,566,318	\$2,831,120	\$3,576,059	\$7,497,090	\$5,342,128	\$998,825	\$2,016,074	\$3,184,156
NOI Per NSF	\$21.01	\$21.44	\$21.42	\$21.04	\$21.15	\$21.25	\$21.41	\$20.68	\$21.40
Alternative 3	\$3,999,366	\$2,394,082	\$2,627,133	\$3,325,603	\$6,986,842	\$4,969,812	\$936,499	\$1,920,327	\$2,976,875
NOI Per NSF	\$19.59	\$20.00	\$19.88	\$19.57	\$19.71	\$19.77	\$20.07	\$19.70	\$20.01
Alternative 4	\$3,800,909	\$2,278,296	\$2,497,335	\$3,160,262	\$6,645,041	\$4,727,358	\$889,372	\$1,826,539	\$2,833,532
NOI Per NSF	\$18.62	\$19.03	\$18.90	\$18.60	\$18.75	\$18.80	\$19.06	\$18.73	\$19.04
<i>High Scenario</i>									
100% Market Rate	\$4,980,600	\$2,992,819	\$3,306,807	\$4,152,900	\$8,704,973	\$6,214,580	\$1,141,010	\$2,296,030	\$3,716,988
NOI Per NSF	\$24.40	\$25.00	\$25.02	\$24.44	\$24.56	\$24.72	\$24.46	\$23.55	\$24.98
Alternative 1	\$4,547,829	\$2,742,456	\$3,022,973	\$3,791,169	\$7,962,861	\$5,684,223	\$1,086,878	\$2,169,633	\$3,401,271
NOI Per NSF	\$22.28	\$22.91	\$22.88	\$22.31	\$22.47	\$22.61	\$23.30	\$22.25	\$22.86
Alternative 2	\$4,454,965	\$2,688,551	\$2,963,842	\$3,713,682	\$7,802,660	\$5,570,453	\$1,066,275	\$2,123,201	\$3,334,236
NOI Per NSF	\$21.82	\$22.46	\$22.43	\$21.85	\$22.01	\$22.16	\$22.86	\$21.78	\$22.41
Alternative 3	\$4,106,486	\$2,482,542	\$2,720,525	\$3,414,491	\$7,191,949	\$5,125,889	\$989,414	\$2,002,232	\$3,085,488
NOI Per NSF	\$20.12	\$20.74	\$20.59	\$20.09	\$20.29	\$20.39	\$21.21	\$20.54	\$20.74
Alternative 4	\$3,908,029	\$2,366,756	\$2,590,728	\$3,249,149	\$6,850,149	\$4,883,436	\$942,287	\$1,908,444	\$2,942,145
NOI Per NSF	\$19.14	\$19.77	\$19.60	\$19.12	\$19.33	\$19.42	\$20.20	\$19.57	\$19.77
<b>Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)</b>									
<i>Low Scenario</i>									
100% Market Rate	\$86,358,095	\$51,191,155	\$56,625,679	\$71,998,095	\$150,438,238	\$107,079,238	\$18,029,238	\$37,035,333	\$63,621,190
Per NSF	\$423	\$428	\$428	\$424	\$424	\$426	\$386	\$380	\$428
Alternative 1	\$80,345,982	\$48,220,703	\$53,164,280	\$66,969,982	\$140,484,493	\$100,175,097	\$18,104,814	\$36,369,586	\$59,821,639
Per NSF	\$394	\$403	\$402	\$394	\$396	\$398	\$388	\$373	\$402

**Table 15**  
**Land Residual Analysis**  
**Rental Housing Prototypes**  
**High Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC9	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Alternative 2	\$78,577,146	\$46,691,635	\$51,535,662	\$65,494,030	\$137,078,468	\$97,535,300	\$17,121,428	\$34,894,216	\$57,953,834
Per NSF	\$385	\$390	\$390	\$385	\$387	\$388	\$367	\$358	\$389
Alternative 3	\$74,138,027	\$44,054,235	\$48,399,337	\$61,651,726	\$129,273,034	\$91,819,703	\$16,211,117	\$33,550,897	\$54,795,483
Per NSF	\$363	\$368	\$366	\$363	\$365	\$365	\$348	\$344	\$368
Alternative 4	\$70,357,890	\$41,848,779	\$45,927,006	\$58,502,364	\$122,762,547	\$87,201,541	\$15,313,467	\$31,764,453	\$52,065,133
Per NSF	\$345	\$350	\$348	\$344	\$346	\$347	\$328	\$326	\$350
<b>Middle Scenario</b>									
100% Market Rate	\$90,613,333	\$54,029,810	\$59,737,429	\$75,550,476	\$158,075,048	\$112,661,333	\$20,190,905	\$41,117,952	\$67,129,524
Per NSF	\$444	\$451	\$452	\$445	\$446	\$448	\$433	\$422	\$451
Alternative 1	\$83,485,649	\$49,909,013	\$55,052,399	\$69,591,363	\$145,853,160	\$103,921,859	\$19,417,672	\$39,285,824	\$61,927,448
Per NSF	\$409	\$417	\$417	\$409	\$411	\$413	\$416	\$403	\$416
Alternative 2	\$81,716,812	\$48,882,254	\$53,926,090	\$68,115,411	\$142,801,706	\$101,754,824	\$19,025,237	\$38,401,406	\$60,650,596
Per NSF	\$400	\$408	\$408	\$401	\$403	\$405	\$408	\$394	\$408
Alternative 3	\$76,178,408	\$45,601,568	\$50,040,623	\$63,344,821	\$133,082,700	\$94,663,084	\$17,838,069	\$36,577,659	\$56,702,388
Per NSF	\$373	\$381	\$379	\$373	\$375	\$377	\$382	\$375	\$381
Alternative 4	\$72,398,270	\$43,396,112	\$47,568,291	\$60,195,459	\$126,572,213	\$90,044,922	\$16,940,419	\$34,791,215	\$53,972,038
Per NSF	\$355	\$363	\$360	\$354	\$357	\$358	\$363	\$357	\$363
<b>High Scenario</b>									
100% Market Rate	\$94,868,571	\$57,006,083	\$62,986,798	\$79,102,857	\$165,809,000	\$118,372,952	\$21,733,524	\$43,733,905	\$70,799,762
Per NSF	\$465	\$476	\$477	\$465	\$468	\$471	\$466	\$449	\$476
Alternative 1	\$86,625,315	\$52,237,251	\$57,580,446	\$72,212,744	\$151,673,541	\$108,270,907	\$20,702,434	\$41,326,348	\$64,786,115
Per NSF	\$424	\$436	\$436	\$425	\$428	\$431	\$444	\$424	\$435
Alternative 2	\$84,856,479	\$51,210,492	\$56,454,138	\$70,736,792	\$148,622,087	\$106,103,871	\$20,309,999	\$40,441,930	\$63,509,262
Per NSF	\$416	\$428	\$427	\$416	\$419	\$422	\$435	\$415	\$427
Alternative 3	\$78,218,789	\$47,286,521	\$51,819,528	\$65,037,917	\$136,989,510	\$97,635,989	\$18,845,974	\$38,137,754	\$58,771,197
Per NSF	\$383	\$395	\$392	\$383	\$386	\$388	\$404	\$391	\$395
Alternative 4	\$74,438,651	\$45,081,065	\$49,347,196	\$61,888,554	\$130,479,023	\$93,017,827	\$17,948,324	\$36,351,310	\$56,040,848
Per NSF	\$365	\$377	\$373	\$364	\$368	\$370	\$385	\$373	\$377
<b>Less: Assumed Return on Cost @:</b>	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%	6.25%
<b>Low Scenario</b>	\$92,682,135	\$55,604,640	\$61,232,535	\$77,159,355	\$161,752,500	\$115,326,120	\$16,520,595	\$33,520,305	\$64,144,080
Per NSF	\$454	\$451	\$451	\$454	\$453	\$453	\$325	\$329	\$419
<b>Middle Scenario</b>	\$102,516,960	\$61,545,120	\$67,772,250	\$85,346,625	\$178,951,500	\$127,601,565	\$18,155,865	\$36,788,115	\$71,517,810
Per NSF	\$502	\$499	\$499	\$502	\$501	\$501	\$357	\$362	\$467
<b>High Scenario</b>	\$109,074,420	\$65,506,350	\$72,133,425	\$90,805,260	\$190,417,500	\$135,784,740	\$20,199,270	\$40,873,560	\$76,433,175
Per NSF	\$534	\$531	\$531	\$534	\$533	\$533	\$397	\$402	\$499
<b>Less: Assumed Return on Equity (See Below)</b>									
<b>Low Scenario</b>	\$7,785,299	\$3,113,860	\$5,143,533	\$6,481,386	\$13,587,210	\$9,687,394	\$925,153	\$1,877,137	\$5,388,103
<b>Middle Scenario</b>	\$8,611,425	\$3,446,527	\$5,692,869	\$7,169,117	\$15,031,926	\$10,718,531	\$1,016,728	\$2,060,134	\$6,007,496
<b>High Scenario</b>	\$9,162,251	\$3,668,356	\$6,059,208	\$7,627,642	\$15,995,070	\$11,405,918	\$1,131,159	\$2,288,919	\$6,420,387
<b>Residual Land Value</b>									
<b>Low Scenario</b>									
100% Market Rate	(\$14,109,339)	(\$7,527,345)	(\$9,750,389)	(\$11,642,646)	(\$24,901,472)	(\$17,934,276)	\$583,490	\$1,637,891	(\$5,910,992)
Per SF Site Area	(\$705.47)	(\$376.37)	(\$487.52)	(\$582.13)	(\$1,245.07)	(\$896.71)	\$29.17	\$81.89	(\$295.55)
Per Dwelling Unit	(\$39,412)	(\$35,845)	(\$42,028)	(\$39,069)	(\$40,035)	(\$40,667)	\$7,116	\$9,578	(\$22,647)
Alternative 1	(\$20,121,452)	(\$10,497,796)	(\$13,211,788)	(\$16,670,759)	(\$34,855,217)	(\$24,838,417)	\$659,066	\$972,144	(\$9,710,544)
Per SF Site Area	(\$1,006.07)	(\$524.89)	(\$660.59)	(\$833.54)	(\$1,742.76)	(\$1,241.92)	\$32.95	\$48.61	(\$485.53)
Per Dwelling Unit	(\$56,205)	(\$49,990)	(\$56,947)	(\$55,942)	(\$56,037)	(\$56,323)	\$8,037	\$5,685	(\$37,205)
Alternative 2	(\$21,890,289)	(\$12,026,865)	(\$14,840,406)	(\$18,146,711)	(\$38,261,242)	(\$27,478,214)	(\$324,321)	(\$503,226)	(\$11,578,349)
Per SF Site Area	(\$1,094.51)	(\$601.34)	(\$742.02)	(\$907.34)	(\$1,913.06)	(\$1,373.91)	(\$16.22)	(\$25.16)	(\$578.92)
Per Dwelling Unit	(\$61,146)	(\$57,271)	(\$63,967)	(\$60,895)	(\$61,513)	(\$62,309)	(\$3,955)	(\$2,943)	(\$44,361)
Alternative 3	(\$26,329,408)	(\$14,664,265)	(\$17,976,731)	(\$21,989,015)	(\$46,066,676)	(\$33,193,811)	(\$1,234,631)	(\$1,846,545)	(\$14,736,700)
Per SF Site Area	(\$1,316.47)	(\$733.21)	(\$898.84)	(\$1,099.45)	(\$2,303.33)	(\$1,659.69)	(\$61.73)	(\$92.33)	(\$736.83)
Per Dwelling Unit	(\$73,546)	(\$69,830)	(\$77,486)	(\$73,789)	(\$74,062)	(\$75,269)	(\$15,056)	(\$10,799)	(\$56,462)
Alternative 4	(\$30,109,545)	(\$16,869,721)	(\$20,449,062)	(\$25,138,377)	(\$52,577,163)	(\$37,811,973)	(\$2,132,282)	(\$3,632,989)	(\$17,467,049)
Per SF Site Area	(\$1,505.48)	(\$843.49)	(\$1,022.45)	(\$1,256.92)	(\$2,628.86)	(\$1,890.60)	(\$106.61)	(\$181.65)	(\$873.35)
Per Dwelling Unit	(\$84,105)	(\$80,332)	(\$88,143)	(\$84,357)	(\$84,529)	(\$85,741)	(\$26,003)	(\$21,246)	(\$66,924)
<b>Middle Scenario</b>									
100% Market Rate	(\$20,515,051)	(\$10,961,837)	(\$13,727,690)	(\$16,965,265)	(\$35,908,378)	(\$25,658,763)	\$1,018,311	\$2,269,703	(\$10,395,782)

**Table 15**  
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**Rental Housing Prototypes**  
**High Cap Rate Assumption**  
**Portland Inclusionary Housing Analysis**

	CC9	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Per SF Site Area	(\$1,025.75)	(\$548.09)	(\$686.38)	(\$848.26)	(\$1,795.42)	(\$1,282.94)	\$50.92	\$113.49	(\$519.79)
Per Dwelling Unit	(\$57,305)	(\$52,199)	(\$59,171)	(\$56,930)	(\$57,731)	(\$58,183)	\$12,418	\$13,273	(\$39,831)
Alternative 1	(\$27,642,736)	(\$15,082,634)	(\$18,412,720)	(\$22,924,378)	(\$48,130,266)	(\$34,398,237)	\$245,078	\$437,575	(\$15,597,858)
Per SF Site Area	(\$1,382.14)	(\$754.13)	(\$920.64)	(\$1,146.22)	(\$2,406.51)	(\$1,719.91)	\$12.25	\$21.88	(\$779.89)
Per Dwelling Unit	(\$77,214)	(\$71,822)	(\$79,365)	(\$76,927)	(\$77,380)	(\$78,001)	\$2,989	\$2,559	(\$59,762)
Alternative 2	(\$29,411,572)	(\$16,109,393)	(\$19,539,029)	(\$24,400,330)	(\$51,181,720)	(\$36,565,273)	(\$147,356)	(\$446,843)	(\$16,874,710)
Per SF Site Area	(\$1,470.58)	(\$805.47)	(\$976.95)	(\$1,220.02)	(\$2,559.09)	(\$1,828.26)	(\$7.37)	(\$22.34)	(\$843.74)
Per Dwelling Unit	(\$82,155)	(\$76,711)	(\$84,220)	(\$81,880)	(\$82,286)	(\$82,914)	(\$1,797)	(\$2,613)	(\$64,654)
Alternative 3	(\$34,949,977)	(\$19,390,078)	(\$23,424,496)	(\$29,170,920)	(\$60,900,726)	(\$43,657,012)	(\$1,334,524)	(\$2,270,591)	(\$20,822,918)
Per SF Site Area	(\$1,747.50)	(\$969.50)	(\$1,171.22)	(\$1,458.55)	(\$3,045.04)	(\$2,182.85)	(\$66.73)	(\$113.53)	(\$1,041.15)
Per Dwelling Unit	(\$97,626)	(\$92,334)	(\$100,968)	(\$97,889)	(\$97,911)	(\$98,995)	(\$16,275)	(\$13,278)	(\$79,781)
Alternative 4	(\$36,689,733)	(\$19,910,582)	(\$24,117,923)	(\$30,627,187)	(\$63,504,403)	(\$45,302,270)	(\$1,224,270)	(\$2,496,939)	(\$21,484,458)
Per SF Site Area	(\$1,834.49)	(\$995.53)	(\$1,205.90)	(\$1,531.36)	(\$3,175.22)	(\$2,265.11)	(\$61.21)	(\$124.85)	(\$1,074.22)
Per Dwelling Unit	(\$102,485)	(\$94,812)	(\$103,957)	(\$102,776)	(\$102,097)	(\$102,726)	(\$14,930)	(\$14,602)	(\$82,316)
<b>High Scenario</b>									
100% Market Rate	(\$23,368,100)	(\$12,168,622)	(\$15,205,835)	(\$19,330,045)	(\$40,603,570)	(\$28,817,706)	\$403,095	\$571,425	(\$12,053,800)
Per SF Site Area	(\$1,168.40)	(\$608.43)	(\$760.29)	(\$966.50)	(\$2,030.18)	(\$1,440.89)	\$20.15	\$28.57	(\$602.69)
Per Dwelling Unit	(\$65,274)	(\$57,946)	(\$65,542)	(\$64,866)	(\$65,279)	(\$65,346)	\$4,916	\$3,342	(\$46,183)
Alternative 1	(\$31,611,356)	(\$16,937,455)	(\$20,612,186)	(\$26,220,158)	(\$54,739,029)	(\$38,919,751)	(\$627,996)	(\$1,836,131)	(\$18,067,447)
Per SF Site Area	(\$1,580.57)	(\$846.87)	(\$1,030.61)	(\$1,311.01)	(\$2,736.95)	(\$1,945.99)	(\$31.40)	(\$91.81)	(\$903.37)
Per Dwelling Unit	(\$88,300)	(\$80,655)	(\$88,846)	(\$87,987)	(\$88,005)	(\$88,253)	(\$7,658)	(\$10,738)	(\$69,224)
Alternative 2	(\$33,380,192)	(\$17,964,213)	(\$21,738,495)	(\$27,696,110)	(\$57,790,483)	(\$41,086,787)	(\$1,020,430)	(\$2,720,549)	(\$19,344,299)
Per SF Site Area	(\$1,669.01)	(\$898.21)	(\$1,086.92)	(\$1,384.81)	(\$2,889.52)	(\$2,054.34)	(\$51.02)	(\$136.03)	(\$967.21)
Per Dwelling Unit	(\$93,241)	(\$85,544)	(\$93,700)	(\$92,940)	(\$92,911)	(\$93,167)	(\$12,444)	(\$15,910)	(\$74,116)
Alternative 3	(\$40,017,883)	(\$21,888,185)	(\$26,373,105)	(\$33,394,985)	(\$69,423,060)	(\$49,554,669)	(\$2,484,455)	(\$5,024,725)	(\$24,082,364)
Per SF Site Area	(\$2,000.89)	(\$1,094.41)	(\$1,318.66)	(\$1,669.75)	(\$3,471.15)	(\$2,477.73)	(\$124.22)	(\$251.24)	(\$1,204.12)
Per Dwelling Unit	(\$111,782)	(\$104,229)	(\$113,677)	(\$112,064)	(\$111,613)	(\$112,369)	(\$30,298)	(\$29,384)	(\$92,270)
Alternative 4	(\$43,798,020)	(\$24,093,641)	(\$28,845,437)	(\$36,544,348)	(\$75,933,547)	(\$54,172,831)	(\$3,382,105)	(\$6,811,169)	(\$26,812,714)
Per SF Site Area	(\$2,189.90)	(\$1,204.68)	(\$1,442.27)	(\$1,827.22)	(\$3,796.68)	(\$2,708.64)	(\$169.11)	(\$340.56)	(\$1,340.64)
Per Dwelling Unit	(\$122,341)	(\$114,732)	(\$124,334)	(\$122,632)	(\$122,080)	(\$122,841)	(\$41,245)	(\$39,831)	(\$102,731)
<b>Equity Investment</b> Percent of TDC	35%	35%	35%	35%	35%	35%	35%	35%	35%
<b>Low Scenario</b>	\$32,438,747	\$19,461,624	\$21,431,387	\$27,005,774	\$56,613,375	\$40,364,142	\$5,782,208	\$11,732,107	\$22,450,428
<b>Middle Scenario</b>	\$35,880,936	\$21,540,792	\$23,720,288	\$29,871,319	\$62,633,025	\$44,660,548	\$6,354,553	\$12,875,840	\$25,031,234
<b>High Scenario</b>	\$38,176,047	\$22,927,223	\$25,246,699	\$31,781,841	\$66,646,125	\$47,524,659	\$7,069,745	\$14,305,746	\$26,751,611
<b>Assumed Investment Period (Months)</b>	36 Months	24 Months	36 Months	36 Months	36 Months	36 Months	24 Months	24 Months	36 Months

(1) Return on equity measured as net project value divi  
(2) Annual net cash flow (NOI less debt service) divide

Source: DRA.

**Table 16**  
**Affordable Rent Calculations By Income Level**  
**City of Portland Inclusionary Housing Study**  
**Portland Inclusionary Housing Analysis**

**Assumptions**

HUD Median Family Income, Portland-Vancouver-Hillsboro, 2016 \$73,300  
 Affordable Housing Expense As a % of Income (1) 30%

No. of Bedrooms	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Household Size	1.0 Persons	1.5 Persons	3.0 Persons	4.5 Persons	6.0 Persons
Household Size Income Adjust. Factor	70%	75%	90%	104%	116%
Renter Utility Allowance (2)	\$143	\$149	\$188	\$211	\$275

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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**Per Unit Supportable Mortgage By Income Level**

60% of Median

Annual Income Limit	\$30,786	\$32,985	\$39,582	\$45,739	\$51,017
Affordable Monthly Housing Expense	\$770	\$825	\$990	\$1,143	\$1,275
Less: Monthly Utility Allowance	(\$143)	(\$149)	(\$188)	(\$211)	(\$275)
Affordable Monthly Rent	\$627	\$676	\$802	\$932	\$1,000

80% of Median

Annual Income Limit	\$41,048	\$43,980	\$52,776	\$60,986	\$68,022
Affordable Monthly Housing Expense	\$1,026	\$1,100	\$1,319	\$1,525	\$1,701
Less: Monthly Utility Allowance	(\$143)	(\$149)	(\$188)	(\$211)	(\$275)
Affordable Monthly Rent	\$883	\$951	\$1,131	\$1,314	\$1,426

100% of Median

Annual Income Limit	\$51,310	\$54,975	\$65,970	\$76,232	\$85,028
Affordable Monthly Housing Expense	\$1,283	\$1,374	\$1,649	\$1,906	\$2,126
Less: Monthly Utility Allowance	(\$143)	(\$149)	(\$188)	(\$211)	(\$275)
Affordable Monthly Rent	\$1,140	\$1,225	\$1,461	\$1,695	\$1,851

120% of AMI

Annual Income Limit	\$61,572	\$65,970	\$79,164	\$91,478	\$102,034
Affordable Monthly Housing Expense	\$1,539	\$1,649	\$1,979	\$2,287	\$2,551
Less: Monthly Utility Allowance	(\$143)	(\$149)	(\$188)	(\$211)	(\$275)
Affordable Monthly Rent	\$1,396	\$1,500	\$1,791	\$2,076	\$2,276

<b>Summary of Affordable Rents</b>	<b>Studio</b>	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>
60% of Median	\$627	\$676	\$802	\$932	\$1,000
80% of Median	\$883	\$951	\$1,131	\$1,314	\$1,426
100% of Median	\$1,140	\$1,225	\$1,461	\$1,695	\$1,851
120% of Median	\$1,396	\$1,500	\$1,791	\$2,076	\$2,276

(1) Includes 30% for rent plus utilities.

(2) Source: City of Portland, effective May 1, 2015.

Source: DRA