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Portland Inclusionary Housing Study

Rental Housing Economic Feasibility Results

9/8/16

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Table 1
Residual Land Value Under Inclusionary Housing Alternatives with Incentives
Rental Housing Prototypes
Low Cap Rate Assumption
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	
CM1																										
<i>Without PTE</i>		MU1	18	1.5	\$30	\$80	\$100	\$37	\$46	\$93	2014	\$70	\$66	\$15	\$61	\$53	-\$4	\$51	\$42	-\$14	\$53	\$39	-\$22	\$32	\$18	-\$43
<i>With PTE on Afford. Units</i>		MU1	18	1.5	\$30	\$80	\$100	\$37	\$46	\$93	2014	\$70	\$66	\$15	\$67	\$58	\$2	\$56	\$48	-\$8	\$63	\$50	-\$11	\$41	\$28	-\$33
<i>With PTE on All Units</i>		MU1	18	1.5	\$30	\$80	\$100	\$37	\$46	\$93	2014	\$70	\$66	\$15	\$114	\$109	\$55	\$102	\$96	\$43	\$104	\$93	\$33	\$80	\$68	\$8
CM2																										
<i>Without PTE</i>		MU2	18	2.5	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$74	\$69	\$5	\$75	\$39	-\$35	\$35	\$20	-\$54	\$43	\$21	-\$60	\$11	-\$11	-\$92
Density Bonus		MU3	24	4	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$108	\$112	-\$42	\$85	\$54	-\$113	\$37	\$27	-\$140	\$14	-\$11	-\$193	-\$42	-\$67	-\$249
<i>With PTE on Afford. Units</i>		MU2	18	2.5	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$74	\$69	\$5	\$83	\$48	-\$26	\$43	\$29	-\$45	\$59	\$38	-\$42	\$26	\$5	-\$75
Density Bonus		MU3	24	4	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$108	\$112	-\$42	\$101	\$72	-\$95	\$53	\$44	-\$122	\$44	\$22	-\$159	-\$14	-\$14	-\$218
<i>With PTE on All Units</i>		MU2	18	2.5	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$74	\$69	\$5	\$158	\$126	\$56	\$115	\$104	\$34	\$124	\$105	\$27	\$86	\$67	-\$11
Density Bonus		MU3	24	4	\$30	\$80	\$100	\$50	\$93	\$109	2014	\$108	\$112	-\$42	\$244	\$229	\$70	\$192	\$198	\$38	\$165	\$153	-\$25	\$98	\$86	-\$91
CM3																										
<i>Without MULTE</i>		MU4	24	3	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$58	\$62	-\$72	\$42	\$14	-\$131	\$0	-\$7	-\$152	-\$17	-\$35	-\$191	-\$60	-\$78	-\$234
Density Bonus		MU5	24	5	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$205	\$157	\$79	\$149	\$59	-\$37	\$90	\$22	-\$74	\$37	-\$50	-\$166	-\$38	-\$125	-\$242
<i>With PTE on Afford. Units</i>		MU4	24	3	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$58	\$62	-\$72	\$54	\$27	-\$117	\$11	\$5	-\$139	\$5	-\$11	-\$167	-\$40	-\$56	-\$211
Density Bonus		MU5	24	5	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$205	\$157	\$79	\$173	\$84	-\$11	\$113	\$46	-\$49	\$81	-\$4	-\$119	\$3	-\$82	-\$197
<i>With PTE on All Units</i>		MU4	24	3	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$58	\$62	-\$72	\$159	\$142	\$2	\$112	\$117	-\$23	\$93	\$84	-\$69	\$42	\$33	-\$120
Density Bonus		MU5	24	5	\$150	\$200	\$300	\$21	\$57	\$118	2014	\$205	\$157	\$79	\$388	\$308	\$222	\$322	\$265	\$178	\$260	\$179	\$69	\$170	\$90	-\$20
CX																										
<i>Without PTE</i>		CC1	24	4.25	\$150	\$200	\$300	\$148			2014	\$61	\$77	\$24	\$32	\$6	-\$63	-\$25	-\$26	-\$95	-\$42	-\$56	-\$139	-\$100	-\$115	-\$197
No Retail		CC2	24	4.25	\$150	\$200	\$300	\$148			2014	\$89	\$96	\$27	\$35	\$26	-\$59	\$3	-\$6	-\$91	-\$21	-\$46	-\$148	-\$85	-\$110	-\$212
Density Bonus		CC1A	24	7.25	\$150	\$200	\$300	\$148			2014	-\$198	-\$344	-\$395	-\$309	-\$506	-\$586	-\$387	-\$562	-\$643	-\$465	-\$669	-\$777	-\$577	-\$781	-\$889
Density Bonus and Parking		CC1AP	24	7.25	\$150	\$200	\$300	\$148			2014	-\$29	-\$202	-\$278	-\$176	-\$412	-\$524	-\$260	-\$469	-\$581	-\$381	-\$625	-\$773	-\$503	-\$747	-\$894
<i>With MULTE on Afford. Units</i>		CC1	24	4.25	\$150	\$200	\$300	\$148			2014	\$61	\$77	\$24	\$50	\$26	-\$42	-\$7	-\$7	-\$74	-\$7	-\$18	-\$100	-\$68	-\$79	-\$161
No Retail		CC2	24	4.25	\$150	\$200	\$300	\$148			2014	\$89	\$96	\$27	\$54	\$47	-\$37	\$22	\$15	-\$70	\$16	-\$6	-\$107	-\$51	-\$73	-\$173
Density Bonus		CC1A	24	7.25	\$150	\$200	\$300	\$148			2014	-\$198	-\$344	-\$395	-\$270	-\$466	-\$544	-\$349	-\$523	-\$602	-\$392	-\$594	-\$701	-\$509	-\$711	-\$817
Density Bonus and Parking		CC1AP	24	7.25	\$150	\$200	\$300	\$148			2014	-\$29	-\$202	-\$278	-\$141	-\$376	-\$486	-\$226	-\$433	-\$544	-\$348	-\$591	-\$738	-\$472	-\$715	-\$862
<i>With PTE on All Units</i>		CC1	24	4.25	\$150	\$200	\$300	\$148			2014	\$61	\$77	\$24	\$215	\$207	\$146	\$153	\$169	\$108	\$133	\$133	\$56	\$62	\$62	-\$15
No Retail		CC2	24	4.25	\$150	\$200	\$300	\$148			2014	\$89	\$96	\$27	\$230	\$239	\$163	\$192	\$201	\$125	\$163	\$153	\$57	\$86	\$76	-\$19
Density Bonus		CC1A	24	7.25	\$150	\$200	\$300	\$148			2014	-\$198	-\$344	-\$395	\$79	-\$103	-\$167	-\$10	-\$170	-\$234	-\$103	-\$296	-\$395	-\$237	-\$431	-\$529
Density Bonus and Parking		CC1AP	24	7.25	\$150	\$200	\$300	\$148			2014	-\$29	-\$202	-\$278	\$172	-\$48	-\$145	\$79	-\$114	-\$210	-\$56	-\$290	-\$427	-\$197	-\$430	-\$568
EX																										
<i>Without PTE</i>		CC3	24	5.00	\$150	\$200	\$300	\$203			2012 (3)	\$143	\$168	\$106	\$104	\$87	\$6	\$45	\$50	-\$31	\$10	-\$4	-\$105	-\$65	-\$79	-\$180
No Retail		CC4	24	5.00	\$150	\$200	\$300	\$203			2012 (3)	\$169	\$186	\$109	\$103	\$99	\$3	\$63	\$60	-\$37	\$27	\$3	-\$115	-\$54	-\$78	-\$196
Density Bonus		CC3A	36	8.00	\$150	\$200	\$300	\$220			2013	-\$215	-\$377	-\$435	-\$336	-\$552	-\$642	-\$420	-\$614	-\$703	-\$517	-\$744	-\$866	-\$643	-\$869	-\$992
Density Bonus and Parking		CC3AP	36	8.00	\$150	\$200	\$300	\$220			2013	-\$153	-\$384	-\$506	-\$327	-\$625	-\$787	-\$417	-\$688	-\$849	-\$567	-\$880	-\$1,083	-\$704	-\$1,016	-\$1,219
<i>With PTE on Afford. Units</i>		CC3	24	5.00	\$150	\$200	\$300	\$203			2012 (3)	\$143	\$168	\$106	\$128	\$113	\$33	\$67	\$75	-\$4	\$55	\$44	-\$55	-\$23	-\$34	-\$133
No Retail		CC4	24	5.00	\$150	\$200	\$300	\$203			2012 (3)	\$169	\$186	\$109	\$127	\$126	\$30	\$87	\$86	-\$10	\$73	\$52	-\$64	-\$11	-\$31	-\$148
Density Bonus		CC3A	36	8.00	\$150	\$200	\$300	\$220			2013	-\$215	-\$377	-\$435	-\$294	-\$508	-\$595	-\$378	-\$570	-\$658	-\$437	-\$662	-\$782	-\$568	-\$793	-\$913
Density Bonus and Parking		CC3AP	36	8.00	\$150	\$200	\$300	\$220			2013	-\$153	-\$384	-\$506	-\$288	-\$585	-\$745	-\$379	-\$648	-\$808	-\$531	-\$843	-\$1,045	-\$704	-\$982	-\$1,184
<i>With PTE on All Units</i>		CC3	24	5.00	\$150	\$200	\$300	\$203			2012 (3)	\$143	\$168	\$106	\$340	\$346	\$276	\$274	\$302	\$232	\$233	\$237	\$143	\$143	\$147	\$53
No Retail		CC4	24	5.00	\$150	\$200	\$300	\$203			2012 (3)	\$169	\$186	\$109	\$348	\$367	\$281	\$300	\$320	\$234	\$257	\$252	\$141	\$160	\$155	\$45
Density Bonus		CC3A	36	8.00	\$150	\$200	\$300	\$220			2013	-\$215	-\$377	-\$435	\$92	-\$106	-\$178	-\$3	-\$179	-\$252	-\$119	-\$334	-\$446	-\$270	-\$486	-\$597
Density Bonus and Parking		CC3AP	36	8.00	\$150	\$200	\$300	\$220			2013	-\$153	-\$384	-\$506	\$58	-\$223	-\$368	-\$42	-\$295	-\$439	-\$210	-\$511	-\$703	-\$368	-\$669	-\$861
RX #1 (80% Lot Coverage)																										
<i>Without PTE</i>		CC5	36	7.00	\$250	\$400	\$600	\$218			2013	\$13	-\$138	-\$202	-\$120	-\$300	-\$393	-\$177	-\$356	-\$449	-\$254	-\$462	-\$584	-\$366	-\$574	-\$696
No Retail		CC5A	36	10.00	\$250	\$400	\$600	\$218			2013	-\$220	-\$435	-\$526	-\$409	-\$665	-\$797	-\$489	-\$745	-\$877	-\$606	-\$903	-\$1,076	-\$767	-\$1,064	-\$1,237

Table 1
Residual Land Value Under Inclusionary Housing Alternatives with Incentives
Rental Housing Prototypes
Low Cap Rate Assumption
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
Density Bonus and Parking <i>With PTE on Afford. Units</i>	CC5AP	36	10.00	\$250	\$400	\$600	\$218	2013	-\$162	-\$458	-\$623	-\$422	-\$770	-\$986	-\$504	-\$852	-\$1,068	-\$694	-\$1,093	-\$1,360	-\$868	-\$1,267	-\$1,534	
No Retail	CC5	36	7.00	\$250	\$400	\$600	\$218	2014	\$13	-\$138	-\$202	-\$82	-\$260	-\$351	-\$139	-\$317	-\$409	-\$182	-\$389	-\$508	-\$299	-\$505	-\$625	
Density Bonus (No Retail)	CC5A	36	10.00	\$250	\$400	\$600	\$218	2014	-\$220	-\$435	-\$526	-\$354	-\$608	-\$738	-\$436	-\$690	-\$819	-\$504	-\$798	-\$968	-\$671	-\$965	-\$1,135	
Density Bonus and Parking <i>With PTE on All Units</i>	CC5AP	36	10.00	\$250	\$400	\$600	\$218	2014	-\$162	-\$458	-\$623	-\$373	-\$718	-\$932	-\$456	-\$801	-\$1,015	-\$648	-\$1,045	-\$1,311	-\$824	-\$1,222	-\$1,488	
No Retail	CC5	36	7.00	\$250	\$400	\$600	\$218	2014	\$13	-\$138	-\$202	\$264	\$100	\$22	\$197	\$33	-\$45	\$104	-\$94	-\$205	-\$31	-\$229	-\$340	
Density Bonus (No Retail)	CC5A	36	10.00	\$250	\$400	\$600	\$218	2014	-\$220	-\$435	-\$526	\$142	-\$92	-\$22	\$46	-\$188	-\$297	-\$93	-\$376	-\$535	-\$286	-\$569	-\$727	
Density Bonus and Parking	CC5AP	36	10.00	\$250	\$400	\$600	\$218	2014	-\$162	-\$458	-\$623	\$72	-\$253	-\$447	-\$22	-\$348	-\$541	-\$233	-\$618	-\$870	-\$434	-\$818	-\$1,071	
RX #2 (60% Lot Coverage)																								
<i>Without PTE</i>																								
No Incentive	CC6	36	18.00	\$250	\$400	\$600	\$218	2013	-\$425	-\$805	-\$959	-\$740	-\$1,209	-\$1,435	-\$897	-\$1,350	-\$1,576	-\$1,113	-\$1,640	-\$1,940	-\$1,399	-\$1,926	-\$2,226	
Density Bonus	CC6A	36	21.00	\$250	\$400	\$600	\$218	2013	-\$492	-\$937	-\$1,118	-\$863	-\$1,408	-\$1,674	-\$1,044	-\$1,574	-\$1,840	-\$1,283	-\$1,897	-\$2,248	-\$1,614	-\$2,229	-\$2,579	
Density Bonus and Parking <i>With PTE on Afford. Units</i>	CC6AP	36	21.00	\$250	\$400	\$600	\$218	2013	-\$414	-\$973	-\$1,232	-\$946	-\$1,631	-\$1,996	-\$1,135	-\$1,799	-\$2,164	-\$1,546	-\$2,316	-\$2,787	-\$1,906	-\$2,676	-\$3,147	
No Incentive	CC6	36	18.00	\$250	\$400	\$600	\$218	2013	-\$425	-\$805	-\$959	-\$642	-\$1,106	-\$1,328	-\$802	-\$1,251	-\$1,473	-\$930	-\$1,452	-\$1,747	-\$1,228	-\$1,750	-\$2,045	
Density Bonus	CC6A	36	21.00	\$250	\$400	\$600	\$218	2013	-\$492	-\$937	-\$1,118	-\$748	-\$1,289	-\$1,550	-\$932	-\$1,457	-\$1,718	-\$1,069	-\$1,677	-\$2,021	-\$1,413	-\$2,022	-\$2,366	
Density Bonus and Parking <i>With PTE on All Units</i>	CC6AP	36	21.00	\$250	\$400	\$600	\$218	2013	-\$414	-\$973	-\$1,232	-\$843	-\$1,523	-\$1,883	-\$1,034	-\$1,694	-\$2,054	-\$1,450	-\$2,217	-\$2,685	-\$1,815	-\$2,582	-\$3,050	
No Incentive	CC6	36	18.00	\$250	\$400	\$600	\$218	2013	-\$425	-\$805	-\$959	\$243	-\$185	-\$372	\$59	-\$354	-\$540	-\$198	-\$700	-\$974	-\$543	-\$1,044	-\$1,318	
Density Bonus	CC6A	36	21.00	\$250	\$400	\$600	\$218	2013	-\$492	-\$937	-\$1,118	\$287	-\$212	-\$431	\$74	-\$409	-\$628	-\$211	-\$795	-\$1,115	-\$609	-\$1,193	-\$1,513	
Density Bonus and Parking	CC6AP	36	21.00	\$250	\$400	\$600	\$218	2013	-\$414	-\$973	-\$1,232	\$85	-\$553	-\$871	-\$129	-\$747	-\$1,065	-\$584	-\$1,324	-\$1,764	-\$999	-\$1,739	-\$2,179	
RX #3																								
<i>Without PTE</i>	CC7	36	12.00	\$250	\$400	\$600	\$218	2013	-\$301	-\$551	-\$646	-\$510	-\$830	-\$975	-\$628	-\$927	-\$1,072	-\$751	-\$1,096	-\$1,288	-\$938	-\$1,283	-\$1,475	
<i>With PTE on Afford. Units</i>	CC7	36	12.00	\$250	\$400	\$600	\$218	2013	-\$301	-\$551	-\$646	-\$446	-\$763	-\$905	-\$565	-\$861	-\$1,004	-\$630	-\$972	-\$1,159	-\$825	-\$1,166	-\$1,354	
<i>With PTE on All Units</i>	CC7	36	12.00	\$250	\$400	\$600	\$218	2013	-\$301	-\$551	-\$646	\$138	-\$156	-\$275	\$2	-\$271	-\$390	-\$145	-\$473	-\$647	-\$370	-\$698	-\$872	
RH #1																								
<i>Without PTE</i>	CC8	36	18.00	\$250	\$400	\$600	\$218	2013	-\$403	-\$790	-\$955	-\$738	-\$1,199	-\$1,437	-\$882	-\$1,343	-\$1,581	-\$1,099	-\$1,634	-\$1,947	-\$1,388	-\$1,923	-\$2,235	
<i>With PTE on Afford. Units</i>	CC8	36	18.00	\$250	\$400	\$600	\$218	2013	-\$403	-\$790	-\$955	-\$639	-\$1,096	-\$1,329	-\$786	-\$1,243	-\$1,476	-\$914	-\$1,445	-\$1,752	-\$1,215	-\$1,745	-\$2,052	
<i>With PTE on All Units</i>	CC8	36	18.00	\$250	\$400	\$600	\$218	2013	-\$403	-\$790	-\$955	\$254	-\$167	-\$365	\$82	-\$339	-\$537	-\$176	-\$686	-\$973	-\$524	-\$1,033	-\$1,320	
RH #2																								
<i>Without PTE</i>																								
No Incentive	CC9	36	12.00	\$250	\$400	\$600	\$218	2013	-\$265	-\$523	-\$632	-\$494	-\$802	-\$961	-\$591	-\$899	-\$1,058	-\$725	-\$1,081	-\$1,289	-\$917	-\$1,274	-\$1,481	
Density Bonus	CC9A	36	15.00	\$250	\$400	\$600	\$218	2013	-\$368	-\$682	-\$804	-\$619	-\$1,013	-\$1,195	-\$757	-\$1,130	-\$1,313	-\$935	-\$1,369	-\$1,612	-\$1,170	-\$1,604	-\$1,848	
Density Bonus and Parking <i>With PTE on Afford. Units</i>	CC9AP	36	15.00	\$250	\$400	\$600	\$218	2013	-\$304	-\$709	-\$902	-\$670	-\$1,177	-\$1,445	-\$816	-\$1,297	-\$1,565	-\$1,109	-\$1,666	-\$2,010	-\$1,364	-\$1,921	-\$2,266	
No Retail	CC9	36	12.00	\$250	\$400	\$600	\$218	2013	-\$265	-\$523	-\$632	-\$428	-\$734	-\$890	-\$527	-\$832	-\$988	-\$602	-\$955	-\$1,159	-\$802	-\$1,155	-\$1,359	
Density Bonus	CC9A	36	15.00	\$250	\$400	\$600	\$218	2013	-\$368	-\$682	-\$804	-\$537	-\$928	-\$1,107	-\$678	-\$1,048	-\$1,227	-\$783	-\$1,213	-\$1,452	-\$1,028	-\$1,458	-\$1,697	
Density Bonus and Parking <i>With PTE on All Units</i>	CC9AP	36	15.00	\$250	\$400	\$600	\$218	2013	-\$304	-\$709	-\$902	-\$597	-\$1,101	-\$1,366	-\$745	-\$1,222	-\$1,487	-\$1,041	-\$1,596	-\$1,938	-\$1,300	-\$1,855	-\$2,197	
No Retail	CC9	36	12.00	\$250	\$400	\$600	\$218	2013	-\$265	-\$523	-\$632	\$167	-\$115	-\$247	\$52	-\$230	-\$362	-\$108	-\$447	-\$637	-\$339	-\$678	-\$869	
Density Bonus	CC9A	36	15.00	\$250	\$400	\$600	\$218	2013	-\$368	-\$682	-\$804	\$198	-\$164	-\$313	\$37	-\$303	-\$453	-\$175	-\$588	-\$810	-\$458	-\$871	-\$1,093	
Density Bonus and Parking	CC9AP	36	15.00	\$250	\$400	\$600	\$218	2013	-\$304	-\$709	-\$902	\$62	-\$412	-\$647	-\$102	-\$550	-\$785	-\$428	-\$963	-\$1,286	-\$722	-\$1,258	-\$1,580	
CC 3:1 FAR																								
No PTE	CC 3:1	24	3.00	\$150	\$200	\$300	\$148	2014	\$69	\$88	\$59	\$57	\$38	-\$1	\$10	\$17	-\$23	-\$13	-\$18	-\$70	-\$58	-\$63	-\$115	
Aff PTE	CC 3:1	24	3.00	\$150	\$200	\$300	\$148	2014	\$69	\$88	\$59	\$71	\$53	\$14	\$23	\$31	-\$8	\$13	\$10	-\$42	-\$35	-\$38	-\$89	
100% PTE	CC 3:1	24	3.00	\$150	\$200	\$300	\$148	2014	\$69	\$88	\$59	\$192	\$186	\$152	\$140	\$160	\$127	\$114	\$119	\$71	\$59	\$64	\$16	
CC 6:1 FAR																								
No PTE	CC 6:1	24	6.00	\$150	\$200	\$300	\$180	2014	\$174	\$203	\$128	\$115	\$93	-\$6	\$41	\$44	-\$55	\$17	-\$1	-\$121	-\$74	-\$91	-\$212	
Aff PTE	CC 6:1	24	6.00	\$150	\$200	\$300	\$180	2014	\$174	\$203	\$128	\$143	\$123	\$26	\$68	\$74	-\$24	\$70	\$57	-\$61	-\$24	-\$37	-\$156	
100% PTE	CC 6:1	24	6.00	\$150	\$200	\$300	\$180	2014	\$174	\$203	\$128	\$396	\$400	\$314	\$312	\$343	\$256	\$284	\$289	\$177	\$175	\$180	\$68	
CC 9:1 FAR																								
No PTE	CC 9:1	36	9.00	\$250	\$400	\$600	\$135	2013	-\$244	-\$427	-\$491	-\$384	-\$629	-\$730	-\$480	-\$699	-\$799	-\$575	-\$829	-\$964	-\$714	-\$967	-\$1,103	
Aff PTE	CC 9:1	36	9.00	\$250	\$400	\$600	\$135	2013	-\$244	-\$427	-\$491	-\$336	-\$579	-\$677	-\$433	-\$650	-\$749	-\$485	-\$736	-\$869	-\$630	-\$880	-\$1,013	
100% PTE	CC 9:1	36	9.00	\$250	\$400	\$600	\$135	2013	-\$244	-\$427	-\$491	\$98	-\$127	-\$209	-\$12	-\$211	-\$292	-\$125	-\$365	-\$488	-\$292	-\$532	-\$655	

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 PTE
Rental Housing Prototypes
Portland Inclusionary Housing Analysis

	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
Net Rentable SF of Apartment Space	11,400	36,600	60,600	44,600	81,388	64,000	68,000	81,388
Parking Spaces	7	21	35	26	47	56	60	72
Net Rentable SF of Retail Space	993	3,400	3,400	3,400	3,613	4,000	0	3,613
Approximate Building Stories	3	4	6	5	7	4	4	6
Number of Apartment Units								
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
Total	20	64	106	78	143	112	119	143
Percent Affordable Units								
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%
Assessor's Cap Rate								
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	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917
Permanent Financing Terms								
Debt Coverage Ratio	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Interest Rate	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Amortization (Years)	30	30	30	30	30	30	30	30
ALTERNATIVE 1: 10% @ 80% AMI								
Low Scenario								
Residential NOI Before Tax Exemption	\$176,509	\$552,182	\$1,061,617	\$775,005	\$1,589,664	\$1,138,542	\$1,207,057	\$1,464,306
Capitalized Fair Market Value	\$2,870,060	\$8,978,567	\$17,262,057	\$12,601,713	\$25,848,201	\$18,512,873	\$19,626,938	\$23,809,851
Total Annual Residential Property Tax	\$31,500	\$98,543	\$189,457	\$138,308	\$283,693	\$218,365	\$231,505	\$280,844
Annual Property Tax on Affordable Units	\$3,150	\$9,854	\$18,946	\$13,831	\$28,369	\$21,836	\$23,151	\$28,084
Middle Scenario								
Residential NOI Before Tax Exemption	\$186,006	\$580,094	\$1,165,082	\$849,720	\$1,656,567	\$1,244,992	\$1,320,694	\$1,602,708
Capitalized Fair Market Value	\$3,024,490	\$9,432,429	\$18,944,415	\$13,816,591	\$26,936,046	\$20,243,767	\$21,474,702	\$26,060,298
Total Annual Residential Property Tax	\$33,195	\$103,524	\$207,922	\$151,642	\$295,633	\$238,781	\$253,300	\$307,389
Annual Property Tax on Affordable Units	\$3,319	\$10,352	\$20,792	\$15,164	\$29,563	\$23,878	\$25,330	\$30,739
High Scenario								
Residential NOI Before Tax Exemption	\$195,504	\$608,007	\$1,215,547	\$885,435	\$1,723,469	\$1,295,442	\$1,374,832	\$1,669,611
Capitalized Fair Market Value	\$3,178,921	\$9,886,290	\$19,764,984	\$14,397,323	\$28,023,892	\$21,064,092	\$22,354,987	\$27,148,144
Total Annual Residential Property Tax	\$34,890	\$108,506	\$216,928	\$158,016	\$307,572	\$248,457	\$263,684	\$320,220
Annual Property Tax on Affordable Units	\$3,489	\$10,851	\$21,693	\$15,802	\$30,757	\$24,846	\$26,368	\$32,022
ALTERNATIVE 2: 10% @ 60% AMI								
Low Scenario								
Residential NOI Before Tax Exemption	\$170,328	\$529,810	\$1,029,863	\$749,432	\$1,545,549	\$1,100,607	\$1,169,122	\$1,420,190
Capitalized Fair Market Value	\$2,769,558	\$8,614,793	\$16,745,733	\$12,185,891	\$25,130,874	\$17,896,047	\$19,010,113	\$23,092,524
Total Annual Residential Property Tax	\$30,397	\$94,550	\$183,790	\$133,745	\$275,820	\$211,089	\$224,230	\$272,383
Annual Property Tax on Affordable Units	\$3,040	\$9,455	\$18,379	\$13,374	\$27,582	\$21,109	\$22,423	\$27,238
Middle Scenario								
Residential NOI Before Tax Exemption	\$179,825	\$557,722	\$1,133,328	\$824,147	\$1,612,451	\$1,207,057	\$1,282,759	\$1,558,593
Capitalized Fair Market Value	\$2,923,989	\$9,068,655	\$18,428,091	\$13,400,769	\$26,218,719	\$19,626,942	\$20,857,877	\$25,342,971
Total Annual Residential Property Tax	\$32,092	\$99,532	\$202,255	\$147,078	\$287,760	\$231,506	\$246,025	\$298,928
Annual Property Tax on Affordable Units	\$3,209	\$9,953	\$20,225	\$14,708	\$28,776	\$23,151	\$24,602	\$29,893
High Scenario								
Residential NOI Before Tax Exemption	\$189,323	\$585,635	\$1,183,793	\$859,862	\$1,679,354	\$1,257,507	\$1,336,897	\$1,625,495
Capitalized Fair Market Value	\$3,078,420	\$9,522,517	\$19,248,660	\$13,981,500	\$27,306,565	\$20,447,267	\$21,738,161	\$26,430,817
Total Annual Residential Property Tax	\$33,787	\$104,513	\$211,261	\$153,452	\$299,699	\$241,182	\$256,408	\$311,759
Annual Property Tax on Affordable Units	\$3,379	\$10,451	\$21,126	\$15,345	\$29,970	\$24,118	\$25,641	\$31,176

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

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3
ALTERNATIVE 3: 20% @ 80% AMI								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$171,475	\$538,482	\$1,002,305	\$729,844	\$1,482,834	\$1,080,974	\$1,140,683	\$1,379,188
Capitalized Fair Market Value	\$2,788,217	\$8,755,798	\$16,297,649	\$11,867,378	\$24,111,128	\$17,576,816	\$18,547,697	\$22,425,828
Total Annual Residential Property Tax	\$30,602	\$96,098	\$178,873	\$130,249	\$264,628	\$207,324	\$218,776	\$264,519
Annual Property Tax on Affordable Units	\$6,120	\$19,220	\$35,775	\$26,050	\$52,926	\$41,465	\$43,755	\$52,904
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$177,980	\$558,699	\$1,087,815	\$791,306	\$1,526,224	\$1,171,179	\$1,235,083	\$1,494,078
Capitalized Fair Market Value	\$2,893,989	\$9,084,538	\$17,688,056	\$12,866,768	\$24,816,657	\$19,043,564	\$20,082,656	\$24,293,958
Total Annual Residential Property Tax	\$31,763	\$99,706	\$194,133	\$141,217	\$272,372	\$224,624	\$236,881	\$286,554
Annual Property Tax on Affordable Units	\$6,353	\$19,941	\$38,827	\$28,243	\$54,474	\$44,925	\$47,376	\$57,311
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$184,485	\$578,917	\$1,120,325	\$813,769	\$1,569,614	\$1,205,384	\$1,269,983	\$1,537,468
Capitalized Fair Market Value	\$2,999,761	\$9,413,278	\$18,216,674	\$13,232,012	\$25,522,185	\$19,599,743	\$20,650,136	\$24,999,486
Total Annual Residential Property Tax	\$32,923	\$103,314	\$199,935	\$145,226	\$280,115	\$231,185	\$243,574	\$294,876
Annual Property Tax on Affordable Units	\$6,585	\$20,663	\$39,987	\$29,045	\$56,023	\$46,237	\$48,715	\$58,975
ALTERNATIVE 4: 20% @ 60% AMI								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$158,423	\$498,434	\$931,885	\$675,853	\$1,388,796	\$1,007,405	\$1,060,588	\$1,285,150
Capitalized Fair Market Value	\$2,575,990	\$8,104,620	\$15,152,602	\$10,989,473	\$22,582,046	\$16,380,572	\$17,245,340	\$20,896,745
Total Annual Residential Property Tax	\$28,272	\$88,951	\$166,305	\$120,613	\$247,846	\$193,214	\$203,414	\$246,483
Annual Property Tax on Affordable Units	\$5,654	\$17,790	\$33,261	\$24,123	\$49,569	\$38,643	\$40,683	\$49,297
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$164,928	\$518,652	\$1,017,395	\$737,315	\$1,432,186	\$1,097,610	\$1,154,988	\$1,400,040
Capitalized Fair Market Value	\$2,681,763	\$8,433,359	\$16,543,008	\$11,988,863	\$23,287,574	\$17,847,320	\$18,780,299	\$22,764,875
Total Annual Residential Property Tax	\$29,433	\$92,559	\$181,565	\$131,582	\$255,589	\$210,514	\$221,519	\$268,518
Annual Property Tax on Affordable Units	\$5,887	\$18,512	\$36,313	\$26,316	\$51,118	\$42,103	\$44,304	\$53,704
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$171,433	\$538,869	\$1,049,905	\$759,778	\$1,475,576	\$1,131,815	\$1,189,888	\$1,443,430
Capitalized Fair Market Value	\$2,787,535	\$8,762,099	\$17,071,626	\$12,354,107	\$23,993,102	\$18,403,499	\$19,347,779	\$23,470,403
Total Annual Residential Property Tax	\$30,594	\$96,167	\$187,367	\$135,591	\$263,333	\$217,075	\$228,213	\$276,840
Annual Property Tax on Affordable Units	\$6,119	\$19,233	\$37,473	\$27,118	\$52,667	\$43,415	\$45,643	\$55,368

Source: DRA

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

	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
Net Rentable SF of Apartment Space	85,000	119,000	303,450	200,600	306,000	204,000	119,638	132,388
Parking Spaces	75	105	266	176	269	179	105	116
Net Rentable SF of Retail Space	0	0	2,550	3,400	0	0	3,613	3,613
Approximate Building Stories	6	9	30	15	30	15	9	9
Number of Apartment Units								
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
Total	149	209	532	352	537	358	210	232
Percent Affordable Units								
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%
Assessor's Cap Rate								
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	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888	0.0239888
Change Property Ratio	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917
Permanent Financing Terms								
Debt Coverage Ratio	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50
Interest Rate	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Amortization (Years)	30	30	30	30	30	30	30	30
ALTERNATIVE 1: 10% @ 80% AMI								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$1,515,857	\$2,378,981	\$6,089,278	\$4,015,029	\$6,140,178	\$4,093,809	\$2,401,516	\$2,654,466
Capitalized Fair Market Value	\$24,648,085	\$38,682,625	\$99,012,653	\$65,285,029	\$99,840,300	\$66,566,004	\$39,049,048	\$43,162,042
Total Annual Residential Property Tax	\$290,731	\$456,273	\$1,167,883	\$770,056	\$1,177,646	\$785,166	\$460,595	\$509,109
Annual Property Tax on Affordable Units	\$29,073	\$45,627	\$116,788	\$77,006	\$117,764.56	\$78,517	\$46,059	\$50,911
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$1,658,527	\$2,474,361	\$6,335,328	\$4,175,602	\$6,387,641	\$4,258,642	\$2,498,461	\$2,761,901
Capitalized Fair Market Value	\$26,967,923	\$40,233,519	\$103,013,466	\$67,895,964	\$103,864,080	\$69,246,207	\$40,625,389	\$44,908,953
Total Annual Residential Property Tax	\$318,095	\$474,566	\$1,215,074	\$800,853	\$1,225,107	\$816,779	\$479,188	\$529,714
Annual Property Tax on Affordable Units	\$31,809	\$47,457	\$121,507	\$80,085	\$122,511	\$81,678	\$47,919	\$52,971
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$1,726,697	\$2,569,741	\$6,581,378	\$4,336,174	\$6,635,103	\$4,423,474	\$2,595,406	\$2,869,336
Capitalized Fair Market Value	\$28,076,378	\$41,784,414	\$107,014,279	\$70,506,899	\$107,887,860	\$71,926,411	\$42,201,731	\$46,655,863
Total Annual Residential Property Tax	\$331,169	\$492,859	\$1,262,265	\$831,650	\$1,272,569	\$848,393	\$497,782	\$550,320
Annual Property Tax on Affordable Units	\$33,117	\$49,286	\$126,226	\$83,165	\$127,257	\$84,839	\$49,778	\$55,032
ALTERNATIVE 2: 10% @ 60% AMI								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$1,468,541	\$2,312,273	\$5,921,127	\$3,900,375	\$5,969,047	\$3,979,155	\$2,334,808	\$2,581,576
Capitalized Fair Market Value	\$23,878,710	\$37,597,928	\$96,278,483	\$63,420,736	\$97,057,677	\$64,701,712	\$37,964,351	\$41,976,844
Total Annual Residential Property Tax	\$281,656	\$443,479	\$1,135,633	\$748,066	\$1,144,824	\$763,176	\$447,801	\$495,129
Annual Property Tax on Affordable Units	\$28,166	\$44,348	\$113,563	\$74,807	\$114,482	\$76,318	\$44,780	\$49,513
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$1,611,211	\$2,407,653	\$6,167,177	\$4,060,948	\$6,216,510	\$4,143,988	\$2,431,753	\$2,689,011
Capitalized Fair Market Value	\$26,198,547	\$39,148,823	\$100,279,296	\$66,031,671	\$101,081,458	\$67,381,915	\$39,540,693	\$43,723,755
Total Annual Residential Property Tax	\$309,020	\$461,772	\$1,182,824	\$778,863	\$1,192,285	\$794,789	\$466,394	\$515,734
Annual Property Tax on Affordable Units	\$30,902	\$46,177	\$118,282	\$77,886	\$119,229	\$79,479	\$46,639	\$51,573
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$1,679,381	\$2,503,033	\$6,413,227	\$4,221,520	\$6,463,972	\$4,308,820	\$2,528,698	\$2,796,446
Capitalized Fair Market Value	\$27,307,002	\$40,699,717	\$104,280,109	\$68,642,606	\$105,105,238	\$70,062,118	\$41,117,034	\$45,470,665
Total Annual Residential Property Tax	\$322,094	\$480,065	\$1,230,014	\$809,660	\$1,239,747	\$826,403	\$484,987	\$536,340
Annual Property Tax on Affordable Units	\$32,209	\$48,007	\$123,001	\$80,966	\$123,975	\$82,640	\$48,499	\$53,634

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

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
ALTERNATIVE 3: 20% @ 80% AMI								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$1,425,478	\$2,220,012	\$5,664,907	\$3,753,795	\$5,711,699	\$3,820,177	\$2,242,547	\$2,466,532
Capitalized Fair Market Value	\$23,178,497	\$36,097,752	\$92,112,312	\$61,037,319	\$92,873,147	\$62,116,696	\$36,464,175	\$40,106,212
Total Annual Residential Property Tax	\$273,397	\$425,784	\$1,086,492	\$719,953	\$1,095,466	\$732,685	\$430,106	\$473,065
Annual Property Tax on Affordable Units	\$54,679	\$85,157	\$217,298	\$143,991	\$219,093	\$146,537	\$86,021	\$94,613
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$1,543,353	\$2,281,619	\$5,822,892	\$3,859,648	\$5,870,669	\$3,927,297	\$2,305,719	\$2,534,637
Capitalized Fair Market Value	\$25,095,164	\$37,099,500	\$94,681,173	\$62,758,498	\$95,458,025	\$63,858,485	\$37,491,370	\$41,213,610
Total Annual Residential Property Tax	\$296,005	\$437,599	\$1,116,792	\$740,255	\$1,125,955	\$753,230	\$442,222	\$486,127
Annual Property Tax on Affordable Units	\$59,201	\$87,520	\$223,358	\$148,051	\$225,191	\$150,646	\$88,444	\$97,225
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$1,586,728	\$2,343,227	\$5,980,877	\$3,965,500	\$6,029,639	\$4,034,417	\$2,368,892	\$2,602,742
Capitalized Fair Market Value	\$25,800,448	\$38,101,248	\$97,250,035	\$64,479,677	\$98,042,903	\$65,600,273	\$38,518,565	\$42,321,009
Total Annual Residential Property Tax	\$304,324	\$449,415	\$1,147,093	\$760,557	\$1,156,445	\$773,774	\$454,338	\$499,189
Annual Property Tax on Affordable Units	\$60,865	\$89,883	\$229,419	\$152,111	\$231,289	\$154,755	\$90,868	\$99,838
ALTERNATIVE 4: 20% @ 60% AMI								
<i>Low Scenario</i>								
Residential NOI Before Tax Exemption	\$1,324,913	\$2,079,400	\$5,306,074	\$3,519,145	\$5,349,488	\$3,579,000	\$2,101,935	\$2,308,828
Capitalized Fair Market Value	\$21,543,301	\$33,811,377	\$86,277,623	\$57,221,862	\$86,983,541	\$58,195,125	\$34,177,800	\$37,541,915
Total Annual Residential Property Tax	\$254,110	\$398,815	\$1,017,670	\$674,949	\$1,025,996	\$686,429	\$403,137	\$442,818
Annual Property Tax on Affordable Units	\$50,822	\$79,763	\$203,534	\$134,990	\$205,199	\$137,286	\$80,627	\$88,564
<i>Middle Scenario</i>								
Residential NOI Before Tax Exemption	\$1,442,788	\$2,141,007	\$5,464,059	\$3,624,997	\$5,508,458	\$3,686,120	\$2,165,107	\$2,376,933
Capitalized Fair Market Value	\$23,459,967	\$34,813,125	\$88,846,485	\$58,943,041	\$89,568,420	\$59,936,914	\$35,204,995	\$38,649,314
Total Annual Residential Property Tax	\$276,717	\$410,631	\$1,047,970	\$695,250	\$1,056,486	\$706,973	\$415,253	\$455,880
Annual Property Tax on Affordable Units	\$55,343	\$82,126	\$209,594	\$139,050	\$211,297	\$141,395	\$83,051	\$91,176
<i>High Scenario</i>								
Residential NOI Before Tax Exemption	\$1,486,163	\$2,202,615	\$5,622,044	\$3,730,850	\$5,667,428	\$3,793,240	\$2,228,280	\$2,445,038
Capitalized Fair Market Value	\$24,165,252	\$35,814,873	\$91,415,346	\$60,664,220	\$92,153,298	\$61,678,702	\$36,232,190	\$39,756,712
Total Annual Residential Property Tax	\$285,036	\$422,447	\$1,078,271	\$715,552	\$1,086,975	\$727,518	\$427,369	\$468,942
Annual Property Tax on Affordable Units	\$57,007	\$84,489	\$215,654	\$143,110	\$217,395	\$145,504	\$85,474	\$93,788

Source: DRA

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

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Tenure	High-Rise	High-Rise	High-Rise	Mid-Rise	Mid-Rise	High-Rise
Net Rentable SF of Apartment Space	Rental 170,000	Rental 354,450	Rental 251,600	Rental 46,750	Rental 97,750	Rental 148,750
Parking Spaces	149	311	221	41	86	131
Net Rentable SF of Retail Space	0	2,550	3,400	4,250	4,250	4,250
Approximate Building Stories	13	35	19	3	6	9
Number of Apartment Units						
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
Total	298	622	441	82	171	261
Percent Affordable Units						
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%
Assessor's Cap Rate						
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	0.4917	0.4917	0.4917	0.4917	0.4917	0.4917
Permanent Financing Terms						
Debt Coverage Ratio	1.50	1.50	1.50	1.50	1.50	1.50
Interest Rate	5.50%	5.50%	5.50%	5.50%	5.50%	5.50%
Amortization (Years)	30	30	30	30	30	30
ALTERNATIVE 1: 10% @ 80% AMI						
Low Scenario						
Residential NOI Before Tax Exemption	\$3,410,855	\$7,120,174	\$5,054,063	\$835,003	\$1,740,741	\$2,985,159
Capitalized Fair Market Value	\$55,461,058	\$115,775,192	\$82,179,893	\$13,577,290	\$28,304,730	\$48,539,175
Total Annual Residential Property Tax	\$654,179	\$1,365,602	\$969,336	\$160,148	\$333,863	\$572,534
Annual Property Tax on Affordable Units	\$65,418	\$136,560	\$96,934	\$16,015	\$33,386	\$57,253
Middle Scenario						
Residential NOI Before Tax Exemption	\$3,548,478	\$7,407,894	\$5,258,588	\$913,703	\$1,903,618	\$3,105,489
Capitalized Fair Market Value	\$57,698,822	\$120,453,566	\$85,505,502	\$14,856,965	\$30,953,144	\$50,495,760
Total Annual Residential Property Tax	\$680,575	\$1,420,785	\$1,008,562	\$175,242	\$365,101	\$595,612
Annual Property Tax on Affordable Units	\$68,057	\$142,079	\$100,856	\$17,524	\$36,510	\$59,561
High Scenario						
Residential NOI Before Tax Exemption	\$3,686,100	\$7,695,614	\$5,463,113	\$951,403	\$1,980,996	\$3,225,819
Capitalized Fair Market Value	\$59,936,586	\$125,131,940	\$88,831,112	\$15,469,973	\$32,211,315	\$52,452,345
Total Annual Residential Property Tax	\$706,970	\$1,475,968	\$1,047,789	\$182,473	\$379,942	\$618,691
Annual Property Tax on Affordable Units	\$70,697	\$147,597	\$104,779	\$18,247	\$37,994	\$61,869
ALTERNATIVE 2: 10% @ 60% AMI						
Low Scenario						
Residential NOI Before Tax Exemption	\$3,315,593	\$6,923,470	\$4,914,686	\$809,430	\$1,683,414	\$2,902,259
Capitalized Fair Market Value	\$53,912,086	\$112,576,747	\$79,913,594	\$13,161,468	\$27,372,583	\$47,191,206
Total Annual Residential Property Tax	\$635,909	\$1,327,876	\$942,604	\$155,243	\$322,868	\$556,634
Annual Property Tax on Affordable Units	\$63,591	\$132,788	\$94,260	\$15,524	\$32,287	\$55,663
Middle Scenario						
Residential NOI Before Tax Exemption	\$3,453,216	\$7,211,190	\$5,119,211	\$888,130	\$1,846,291	\$3,022,589
Capitalized Fair Market Value	\$56,149,850	\$117,255,121	\$83,239,204	\$14,441,143	\$30,020,998	\$49,147,791
Total Annual Residential Property Tax	\$662,304	\$1,383,058	\$981,831	\$170,338	\$354,106	\$579,713
Annual Property Tax on Affordable Units	\$66,230	\$138,306	\$98,183	\$17,034	\$35,411	\$57,971
High Scenario						
Residential NOI Before Tax Exemption	\$3,590,838	\$7,498,910	\$5,323,736	\$925,830	\$1,923,669	\$3,142,919
Capitalized Fair Market Value	\$58,387,615	\$121,933,495	\$86,564,814	\$15,054,151	\$31,279,169	\$51,104,377
Total Annual Residential Property Tax	\$688,699	\$1,438,241	\$1,021,057	\$177,568	\$368,947	\$602,791
Annual Property Tax on Affordable Units	\$68,870	\$143,824	\$102,106	\$17,757	\$36,895	\$60,279

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

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
ALTERNATIVE 3: 20% @ 80% AMI						
<i>Low Scenario</i>						
Residential NOI Before Tax Exemption	\$3,176,818	\$6,639,701	\$4,703,596	\$782,779	\$1,654,956	\$2,789,539
Capitalized Fair Market Value	\$51,655,571	\$107,962,619	\$76,481,236	\$12,728,122	\$26,909,852	\$45,358,362
Total Annual Residential Property Tax	\$609,293	\$1,273,451	\$902,119	\$150,132	\$317,410	\$535,015
Annual Property Tax on Affordable Units	\$121,859	\$254,690	\$180,424	\$30,026	\$63,482	\$107,003
<i>Middle Scenario</i>						
Residential NOI Before Tax Exemption	\$3,265,705	\$6,826,959	\$4,835,874	\$846,944	\$1,792,611	\$2,868,402
Capitalized Fair Market Value	\$53,100,896	\$111,007,456	\$78,632,090	\$13,771,455	\$29,148,144	\$46,640,679
Total Annual Residential Property Tax	\$626,341	\$1,309,365	\$927,489	\$162,438	\$343,811	\$550,140
Annual Property Tax on Affordable Units	\$125,268	\$261,873	\$185,498	\$32,488	\$68,762	\$110,028
<i>High Scenario</i>						
Residential NOI Before Tax Exemption	\$3,354,593	\$7,014,216	\$4,968,151	\$870,109	\$1,844,766	\$2,947,264
Capitalized Fair Market Value	\$54,546,221	\$114,052,294	\$80,782,943	\$14,148,122	\$29,996,193	\$47,922,996
Total Annual Residential Property Tax	\$643,389	\$1,345,280	\$952,858	\$166,881	\$353,814	\$565,266
Annual Property Tax on Affordable Units	\$128,678	\$269,056	\$190,572	\$33,376	\$70,763	\$113,053
ALTERNATIVE 4: 20% @ 60% AMI						
<i>Low Scenario</i>						
Residential NOI Before Tax Exemption	\$2,975,689	\$6,224,391	\$4,408,428	\$725,640	\$1,541,339	\$2,615,406
Capitalized Fair Market Value	\$48,385,179	\$101,209,608	\$71,681,761	\$11,799,021	\$25,062,429	\$42,526,922
Total Annual Residential Property Tax	\$570,717	\$1,193,797	\$845,507	\$139,173	\$295,619	\$501,618
Annual Property Tax on Affordable Units	\$114,143	\$238,759	\$169,101	\$27,835	\$59,124	\$100,324
<i>Middle Scenario</i>						
Residential NOI Before Tax Exemption	\$3,064,576	\$6,411,648	\$4,540,706	\$789,805	\$1,678,994	\$2,694,268
Capitalized Fair Market Value	\$49,830,504	\$104,254,446	\$73,832,615	\$12,842,354	\$27,300,722	\$43,809,239
Total Annual Residential Property Tax	\$587,765	\$1,229,712	\$870,877	\$151,479	\$322,020	\$516,743
Annual Property Tax on Affordable Units	\$117,553	\$245,942	\$174,175	\$30,296	\$64,404	\$103,349
<i>High Scenario</i>						
Residential NOI Before Tax Exemption	\$3,153,464	\$6,598,906	\$4,672,983	\$812,970	\$1,731,149	\$2,773,131
Capitalized Fair Market Value	\$51,275,829	\$107,299,283	\$75,983,468	\$13,219,021	\$28,148,771	\$45,091,556
Total Annual Residential Property Tax	\$604,813	\$1,265,626	\$896,247	\$155,922	\$332,023	\$531,868
Annual Property Tax on Affordable Units	\$120,963	\$253,125	\$179,249	\$31,184	\$66,405	\$106,374

Source: DRA

Table 3
Value of SDC and CET Fee Waivers
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	104,288	105,375	125,274
Total Parking Spaces	14	45	45	45	66	56	60	72
Total Parking SF	4,900	15,750	15,750	15,750	23,100	19,600	21,000	25,200
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%
SYSTEMS DEVELOPMENT CHARGES 2016								
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
ESTIMATED SDCS FOR PROTOTYPE								
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
CET ASSUMPTIONS								
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
ESTIMATED CET								
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 3
Value of SDC and CET Fee Waivers
Residential Development Prototypes
Portland Inclusionary Housing Analysis
2016

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
Tenure	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
Construction Type								
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)	125,779	176,515	452,747	301,541	453,974	302,826	181,824	200,321
Total Parking Spaces	75	105	266	176	269	179	105	116
Total Parking SF	26,250	36,750	93,100	61,600	94,150	62,650	36,750	40,600
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
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%
SYSTEMS DEVELOPMENT CHARGES 2016								
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
ESTIMATED SDCS FOR PROTOTYPE								
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
CET ASSUMPTIONS								
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
ESTIMATED CET								
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 3
Value of SDC and CET Fee Waivers
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)	252,091	528,850	377,115	74,232	149,806	225,909
Total Parking Spaces	149	311	221	41	86	131
Total Parking SF	52,150	108,850	77,350	14,350	30,100	45,850
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%
SYSTEMS DEVELOPMENT CHARGES 2016						
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
ESTIMATED SDCS FOR PROTOTYPE						
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
CET ASSUMPTIONS						
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
ESTIMATED CET						
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 f

Sources: City of Portland; DRA

Table 4
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
Total Housing Unit Count	20	64	106	78	143	112	119	143	149	209	532
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
Total Gross Building SF (Excl. Pkg.)	15,414	49,625	80,000	59,938	100,074	84,688	84,375	100,074	99,529	139,765	359,647
FAR	1.5	2.5	4.0	3.0	5.0	4.2	4.2	5.0	5.0	7.0	18.0
Net Residential Square Feet (NRSF)	11,400 SF	36,300 SF	60,600 SF	44,550 SF	81,450 SF	63,750 SF	67,500 SF	81,450 SF	84,600 SF	118,800 SF	303,150 SF
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
Net Rentable SF Total	12,393 SF	39,700 SF	64,000 SF	47,950 SF	85,063 SF	67,750 SF	67,500 SF	85,063 SF	84,600 SF	118,800 SF	305,700 SF
Total Gross Building SF, Incl. Struct./Underg. Pkg	15,414	49,625	80,000	59,938	120,024	104,288	105,375	125,274	125,779	176,515	452,747
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
Unit Bedroom Count Distribution											
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%
Units by BR Count											
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
Unit Size (Net SF)											
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
Parking Ratio (Spaces/Unit)											
Studio/Loft	0.33	0.33	0.33	0.33	0.33	0.50	0.50	0.50	0.50	0.50	0.50
One Bedroom	0.33	0.33	0.33	0.33	0.33	0.50	0.50	0.50	0.50	0.50	0.50
Two Bedroom	0.33	0.33	0.33	0.33	0.33	0.50	0.50	0.50	0.50	0.50	0.50
Three Bedroom	0.33	0.33	0.33	0.33	0.33	0.50	0.50	0.50	0.50	0.50	0.50
Total Parking Spaces Based on Ratio	6.6	21.1	35.0	25.7	47.2	56.0	59.5	71.5	74.5	104.5	266.0
Average Spaces/Unit	0.33	0.33	0.33	0.33	0.33	0.50	0.50	0.50	0.50	0.50	0.50
Underground Parking Spaces	0 Spaces	0 Spaces	0 Spaces	0 Spaces	57 Spaces	56 Spaces	60 Spaces	72 Spaces	75 Spaces	105 Spaces	266 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
Total Parking Spaces Provided	14 Spaces	45 Spaces	45 Spaces	45 Spaces	66 Spaces	56 Spaces	60 Spaces	72 Spaces	75 Spaces	105 Spaces	266 Spaces
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	19,600 SF	21,000 SF	25,200 SF	26,250 SF	36,750 SF	93,100 SF
Parking SF Underground	0 SF	0 SF	0 SF	0 SF	19,950 SF	19,600 SF	21,000 SF	25,200 SF	26,250 SF	36,750 SF	93,100 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 4
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
Total Housing Unit Count	352	537	358	210	232	298	622	441	82	171	261
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
Total Gross Building SF (Excl. Pkg.)	239,941	359,824	240,176	145,074	159,721	199,941	420,000	299,765	59,882	119,706	180,059
FAR	12.0	18.0	12.0	7.3	8.0	10.0	21.0	15.0	3.0	6.0	9.0
Net Residential Square Feet (NRSF)	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
Net Rentable SF Total	203,950 SF	305,850 SF	204,150 SF	123,313 SF	135,763 SF	169,950 SF	357,000 SF	254,800 SF	50,900 SF	101,750 SF	153,050 SF
Total Gross Building SF, Incl. Struct./Underg. Pkg	301,541	453,974	302,826	181,824	200,321	252,091	528,850	377,115	74,232	149,806	225,909
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
Unit Bedroom Count Distribution											
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%
Units by BR Count											
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
Unit Size (Net SF)											
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
Parking Ratio (Spaces/Unit)											
Studio/Loft	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
One Bedroom	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Two Bedroom	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Three Bedroom	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Total Parking Spaces Based on Ratio	176.0	268.5	179.0	105.0	116.0	149.0	311.0	220.5	41.0	85.5	130.5
Average Spaces/Unit	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50
Underground Parking Spaces	176 Spaces	269 Spaces	179 Spaces	105 Spaces	116 Spaces	149 Spaces	311 Spaces	221 Spaces	41 Spaces	86 Spaces	131 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
Total Parking Spaces Provided	176 Spaces	269 Spaces	179 Spaces	105 Spaces	116 Spaces	149 Spaces	311 Spaces	221 Spaces	41 Spaces	86 Spaces	131 Spaces
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	61,600 SF	94,150 SF	62,650 SF	36,750 SF	40,600 SF	52,150 SF	108,850 SF	77,350 SF	14,350 SF	30,100 SF	45,850 SF
Parking SF Underground	61,600 SF	94,150 SF	62,650 SF	36,750 SF	40,600 SF	52,150 SF	108,850 SF	77,350 SF	14,350 SF	30,100 SF	45,850 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 5
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	104,288	105,375	125,274	
Underground Parking Spaces	0	0	0	0	57	56	60	72	
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	56	60	72	
Total Parking SF	4,900	15,750	15,750	15,750	23,100	19,600	21,000	25,200	
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	
ASSUMPTIONS									
Hard Cost Assumptions									
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%	0.0%	0.0%	0.0%
Soft Costs	% of Hard Costs + Cont.	30%	30%	30%	30%	30%	24%	24%	24%
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 as Spread Above Cap Rate									
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%
Minimum Return on Cost	% of TDC, Incl. Land	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Construction and Sales/Stabilization Period (Months)		18 Months	18 Months	24 Months	24 Months	24 Months	24 Months	24 Months	24 Months
DEVELOPMENT BUDGET									
Low Scenario									
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	\$3,360,000	\$3,600,000	\$4,320,000
Podium Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking		\$0	\$720,000	\$720,000	\$720,000	\$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	\$312,100	\$619,150	\$473,700	\$899,700	\$0	\$0	\$0
Soft Costs		\$565,110	\$1,966,230	\$3,900,645	\$2,984,310	\$5,668,110	\$3,753,600	\$3,800,160	\$4,519,440
Total Development Costs, Including Land		\$2,748,810	\$9,120,330	\$19,902,795	\$15,932,010	\$29,561,810	\$22,393,600	\$22,634,160	\$26,350,440
TDC Per Housing Unit		\$137,441	\$142,505	\$187,762	\$204,257	\$206,726	\$199,943	\$190,203	\$184,269
TDC per SF Living Area		\$241	\$251	\$328	\$358	\$363	\$351	\$335	\$324
TDC per Gross SF, Excluding Parking SF		\$178	\$184	\$249	\$266	\$295	\$264	\$268	\$263
TDC per Gross SF, Including Parking		\$178	\$184	\$249	\$266	\$246	\$215	\$215	\$210

Table 5
Development Cost Assumptions and Budgets
Portland Inclusionary Housing Analysis
2016

	MU 1	MU 2	MU 3	MU 4	MU 5	CC1	CC2	CC3
Total Development Costs, Excluding Land	\$2,448,810	\$8,520,330	\$16,902,795	\$12,932,010	\$24,561,810	\$19,393,600	\$19,634,160	\$23,350,440
TDC per Gross SF, Excluding Parking SF	\$159	\$172	\$211	\$216	\$245	\$229	\$233	\$233
Middle Scenario								
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	\$3,360,000	\$3,600,000	\$4,320,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking	\$0	\$720,000	\$720,000	\$720,000	\$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	\$349,300	\$699,150	\$533,650	\$999,750	\$0	\$0	\$0
Soft Costs	\$637,875	\$2,200,590	\$4,404,645	\$3,361,995	\$6,298,425	\$4,159,920	\$4,205,280	\$4,999,680
Total Development Costs, Including Land	\$3,564,125	\$11,135,890	\$23,086,795	\$18,568,645	\$35,293,175	\$25,492,920	\$25,727,280	\$29,831,680
TDC Per Housing Unit	\$178,206	\$173,998	\$217,800	\$238,060	\$246,805	\$227,615	\$216,196	\$208,613
TDC per SF Living Area	\$313	\$307	\$381	\$417	\$433	\$400	\$381	\$366
TDC per Gross SF, Excluding Parking SF	\$231	\$224	\$289	\$310	\$353	\$301	\$305	\$298
TDC per Gross SF, Including Parking	\$231	\$224	\$289	\$310	\$294	\$244	\$244	\$238
Total Development Costs, Excluding Land	\$2,764,125	\$9,535,890	\$19,086,795	\$14,568,645	\$27,293,175	\$21,492,920	\$21,727,280	\$25,831,680
TDC per Gross SF, Excluding Parking SF	\$179	\$192	\$239	\$243	\$273	\$254	\$258	\$258
High Scenario								
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	\$3,360,000	\$3,600,000	\$4,320,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking	\$0	\$720,000	\$720,000	\$720,000	\$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	\$411,350	\$799,150	\$608,550	\$1,124,850	\$0	\$0	\$0
Soft Costs	\$1,059,150	\$3,191,505	\$6,834,645	\$5,633,865	\$7,086,555	\$4,668,240	\$4,711,440	\$5,600,160
Total Development Costs, Including Land	\$4,589,650	\$13,829,855	\$29,616,795	\$24,413,415	\$42,708,405	\$30,119,240	\$30,342,440	\$34,934,160
TDC Per Housing Unit	\$229,483	\$216,091	\$279,404	\$312,993	\$298,660	\$268,922	\$254,978	\$244,295
TDC per SF Living Area	\$403	\$381	\$489	\$548	\$524	\$472	\$450	\$429
TDC per Gross SF, Excluding Parking SF	\$298	\$279	\$370	\$407	\$427	\$356	\$360	\$349
TDC per Gross SF, Including Parking	\$298	\$279	\$370	\$407	\$356	\$289	\$288	\$279
Total Development Costs, Excluding Land	\$3,589,650	\$11,829,855	\$23,616,795	\$18,413,415	\$30,708,405	\$24,119,240	\$24,342,440	\$28,934,160
TDC per Gross SF, Excluding Parking SF	\$233	\$238	\$295	\$307	\$307	\$285	\$289	\$289

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

Sources: ECONorthwest; DRA

Table 5
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	S/C	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)	125,779	176,515	452,747	301,541	453,974	302,826	181,824	200,321	
Underground Parking Spaces	75	105	266	176	269	179	105	116	
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	75	105	266	176	269	179	105	116	
Total Parking SF	26,250	36,750	93,100	61,600	94,150	62,650	36,750	40,600	
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	
ASSUMPTIONS									
Hard Cost Assumptions									
Land Price									
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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Soft Costs	% of Hard Costs + Cont.	24%	24%	24%	24%	24%	24%	24%	24%
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 as Spread Above Cap Rate									
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%
Minimum Return on Cost	% of TDC, Incl. Land	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Construction and Sales/Stabilization Period (Months)		24 Months	36 Months	36 Months	36 Months	36 Months	36 Months	24 Months	36 Months
DEVELOPMENT BUDGET									
Low Scenario									
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		\$4,500,000	\$6,300,000	\$15,960,000	\$10,560,000	\$16,140,000	\$10,740,000	\$6,300,000	\$6,960,000
Podium Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs		\$4,543,680	\$8,220,720	\$22,819,680	\$15,203,280	\$22,872,240	\$15,258,960	\$9,171,840	\$10,103,760
Total Development Costs, Including Land		\$26,475,680	\$47,473,720	\$122,901,680	\$83,550,280	\$123,173,240	\$83,837,960	\$50,387,840	\$57,202,760
TDC Per Housing Unit		\$177,689	\$227,147	\$231,018	\$237,359	\$229,373	\$234,184	\$239,942	\$246,564
TDC per SF Living Area		\$313	\$400	\$405	\$417	\$403	\$411	\$421	\$433
TDC per Gross SF, Excluding Parking SF		\$266	\$340	\$342	\$348	\$342	\$349	\$347	\$358
TDC per Gross SF, Including Parking		\$210	\$269	\$271	\$277	\$271	\$277	\$277	\$286

Table 5
Development Cost Assumptions and Budgets
Portland Inclusionary Housing Analysis
2016

	CC4	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A
Total Development Costs, Excluding Land	\$23,475,680	\$42,473,720	\$117,901,680	\$78,550,280	\$118,173,240	\$78,837,960	\$47,387,840	\$52,202,760
TDC per Gross SF, Excluding Parking SF	\$236	\$304	\$328	\$327	\$328	\$328	\$327	\$327
Middle Scenario								
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	\$4,500,000	\$6,300,000	\$15,960,000	\$10,560,000	\$16,140,000	\$10,740,000	\$6,300,000	\$6,960,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$5,021,280	\$9,227,040	\$25,409,280	\$16,930,800	\$25,463,040	\$16,988,160	\$10,216,320	\$11,253,600
Total Development Costs, Including Land	\$29,943,280	\$55,673,040	\$139,281,280	\$95,475,800	\$139,559,040	\$95,772,160	\$56,784,320	\$66,143,600
TDC Per Housing Unit	\$200,962	\$266,378	\$261,807	\$271,238	\$259,886	\$267,520	\$270,402	\$285,102
TDC per SF Living Area	\$354	\$469	\$459	\$476	\$456	\$469	\$474	\$501
TDC per Gross SF, Excluding Parking SF	\$301	\$398	\$387	\$398	\$388	\$399	\$391	\$414
TDC per Gross SF, Including Parking	\$238	\$315	\$308	\$317	\$307	\$316	\$312	\$330
Total Development Costs, Excluding Land	\$25,943,280	\$47,673,040	\$131,281,280	\$87,475,800	\$131,559,040	\$87,772,160	\$52,784,320	\$58,143,600
TDC per Gross SF, Excluding Parking SF	\$261	\$341	\$365	\$365	\$366	\$365	\$364	\$364
High Scenario								
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	\$4,500,000	\$6,300,000	\$15,960,000	\$10,560,000	\$16,140,000	\$10,740,000	\$6,300,000	\$6,960,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$5,618,640	\$9,897,840	\$27,135,600	\$18,082,560	\$27,190,080	\$18,141,120	\$10,912,800	\$12,020,400
Total Development Costs, Including Land	\$35,029,640	\$63,138,840	\$152,200,600	\$105,426,560	\$152,482,080	\$105,729,120	\$62,382,800	\$74,105,400
TDC Per Housing Unit	\$235,098	\$302,100	\$286,091	\$299,507	\$283,952	\$295,333	\$297,061	\$319,420
TDC per SF Living Area	\$414	\$531	\$502	\$526	\$499	\$518	\$521	\$561
TDC per Gross SF, Excluding Parking SF	\$352	\$452	\$423	\$439	\$424	\$440	\$430	\$464
TDC per Gross SF, Including Parking	\$279	\$358	\$336	\$350	\$336	\$349	\$343	\$370
Total Development Costs, Excluding Land	\$29,029,640	\$51,138,840	\$140,200,600	\$93,426,560	\$140,482,080	\$93,729,120	\$56,382,800	\$62,105,400
TDC per Gross SF, Excluding Parking SF	\$292	\$366	\$390	\$389	\$390	\$390	\$389	\$389

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

Sources: ECONorthwest; DRA

Table 5
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	S/C	
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)	252,091	528,850	377,115	74,232	149,806	225,909	
Underground Parking Spaces	149	311	221	41	86	131	
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	149	311	221	41	86	131	
Total Parking SF	52,150	108,850	77,350	14,350	30,100	45,850	
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	
ASSUMPTIONS							
Hard Cost Assumptions							
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	\$220
Middle Scenario		\$250	\$250	\$250	\$165	\$165	\$250
High Scenario		\$270	\$270	\$270	\$190	\$190	\$270
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	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Soft Costs	% of Hard Costs + Cont.	24%	24%	24%	24%	24%	24%
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 as Spread Above Cap Rate							
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%
Minimum Return on Cost	% of TDC, Incl. Land	25.0%	25.0%	25.0%	25.0%	25.0%	25.0%
Construction and Sales/Stabilization Period (Months)		36 Months	36 Months	36 Months	24 Months	24 Months	36 Months
DEVELOPMENT BUDGET							
Low Scenario							
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	\$39,613,000
Underground Parking		\$8,940,000	\$18,660,000	\$13,260,000	\$2,460,000	\$5,160,000	\$7,860,000
Podium Parking		\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking		\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking		\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency		\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs		\$12,702,480	\$26,654,400	\$19,009,920	\$2,674,320	\$5,404,080	\$11,393,520
Total Development Costs, Including Land		\$70,629,480	\$142,714,400	\$103,217,920	\$16,817,320	\$30,921,080	\$63,866,520
TDC Per Housing Unit		\$237,012	\$229,444	\$234,054	\$205,089	\$180,825	\$244,699
TDC per SF Living Area		\$416	\$403	\$411	\$360	\$317	\$429
TDC per Gross SF, Excluding Parking SF		\$353	\$340	\$344	\$281	\$258	\$355
TDC per Gross SF, Including Parking		\$280	\$270	\$274	\$227	\$206	\$283

Table 5
Development Cost Assumptions and Budgets
Portland Inclusionary Housing Analysis
2016

	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Total Development Costs, Excluding Land	\$65,629,480	\$137,714,400	\$98,217,920	\$13,817,320	\$27,921,080	\$58,866,520
TDC per Gross SF, Excluding Parking SF	\$328	\$328	\$328	\$231	\$233	\$327
Middle Scenario						
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	\$45,015,000
Underground Parking	\$8,940,000	\$18,660,000	\$13,260,000	\$2,460,000	\$5,160,000	\$7,860,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$14,142,000	\$29,678,400	\$21,168,240	\$2,961,840	\$5,978,640	\$12,690,000
Total Development Costs, Including Land	\$81,067,000	\$161,338,400	\$117,369,240	\$19,302,840	\$34,889,640	\$73,565,000
TDC Per Housing Unit	\$272,037	\$259,386	\$266,143	\$235,400	\$204,033	\$281,858
TDC per SF Living Area	\$477	\$455	\$467	\$414	\$358	\$494
TDC per Gross SF, Excluding Parking SF	\$405	\$384	\$392	\$322	\$291	\$409
TDC per Gross SF, Including Parking	\$322	\$305	\$311	\$260	\$233	\$326
Total Development Costs, Excluding Land	\$73,067,000	\$153,338,400	\$109,369,240	\$15,302,840	\$30,889,640	\$65,565,000
TDC per Gross SF, Excluding Parking SF	\$365	\$365	\$365	\$256	\$258	\$364
High Scenario						
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	\$48,616,000
Underground Parking	\$8,940,000	\$18,660,000	\$13,260,000	\$2,460,000	\$5,160,000	\$7,860,000
Podium Parking	\$0	\$0	\$0	\$0	\$0	\$0
Tuck-Under Parking	\$0	\$0	\$0	\$0	\$0	\$0
On-Grade Surface Parking	\$0	\$0	\$0	\$0	\$0	\$0
Hard Cost Contingency	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs	\$15,101,760	\$31,694,400	\$22,607,040	\$3,321,120	\$6,696,960	\$13,554,240
Total Development Costs, Including Land	\$90,025,760	\$175,754,400	\$128,803,040	\$23,159,120	\$40,600,960	\$82,030,240
TDC Per Housing Unit	\$302,100	\$282,563	\$292,070	\$282,428	\$237,433	\$314,292
TDC per SF Living Area	\$530	\$496	\$512	\$496	\$416	\$551
TDC per Gross SF, Excluding Parking SF	\$450	\$418	\$430	\$387	\$339	\$456
TDC per Gross SF, Including Parking	\$357	\$332	\$342	\$312	\$271	\$363
Total Development Costs, Excluding Land	\$78,025,760	\$163,754,400	\$116,803,040	\$17,159,120	\$34,600,960	\$70,030,240
TDC per Gross SF, Excluding Parking SF	\$390	\$390	\$390	\$287	\$289	\$389

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

Sources: ECONorthwest; DRA

Table 6
NOI 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
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	Mid-Rise Rental
Net Rentable SF of Apartment Space	11,400	36,300	60,600	44,550	81,450	63,750	67,500	81,450	84,600
Parking Spaces	7	21	35	26	47	56	60	72	75
Net Rentable SF of Retail Space	993	3,400	3,400	3,400	3,613	4,000	0	3,613	0
Approximate Building Stories	3	4	6	5	7	4	4	6	6
Number of Apartment Units									
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
Total	20	64	106	78	143	112	119	143	149
Unit Size (Square Feet)									
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>
Average Monthly Rent Per Square Foot									
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
Parking Income (\$/Space/Month)	\$85	\$85	\$150	\$150	\$200	\$150	\$150	\$150	\$150
Parking Usage Rate	100%	100%	100%	100%	100%	100%	100%	100%	100%
Miscellaneous Income (\$/Unit/Year)	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Stabilized Rental Vacancy Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Rental Operating Cost/Unit (2)									
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
Retail Income (\$/NSF/Year)									
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
Retail Vacancy Rate (% Gross Retail Income)	15%	15%	15%	15%	15%	15%	15%	15%	15%
Retail Operating Cost (\$ Per NSF)	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
LOW SCENARIO									
Total Monthly Gross Rental Income	\$25,650	\$81,675	\$151,500	\$111,375	\$223,988	\$159,375	\$168,750	\$203,625	\$211,500
Annual Gross Income	\$307,800	\$980,100	\$1,818,000	\$1,336,500	\$2,687,850	\$1,912,500	\$2,025,000	\$2,443,500	\$2,538,000
Less: Vacancy	(\$15,390)	(\$49,005)	(\$90,900)	(\$66,825)	(\$134,393)	(\$95,625)	(\$101,250)	(\$122,175)	(\$126,900)
Plus: Parking Income	\$6,732	\$21,542	\$62,964	\$46,332	\$113,256	\$100,800	\$107,100	\$128,700	\$134,100
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
Less: Retail Vacancy	(\$2,681)	(\$9,180)	(\$9,180)	(\$9,180)	(\$9,754)	(\$10,800)	\$0	(\$9,754)	\$0
Adjusted Annual Gross Income	\$316,732	\$1,012,337	\$1,854,804	\$1,377,387	\$2,739,145	\$1,992,315	\$2,045,130	\$2,522,456	\$2,563,080
Operating Costs									
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
Net Operating Income	\$186,804	\$594,337	\$1,131,804	\$836,387	\$1,702,020	\$1,224,315	\$1,271,630	\$1,556,831	\$1,594,580
MIDDLE SCENARIO									
Total Monthly Gross Rental Income	\$28,500	\$90,750	\$166,650	\$122,513	\$244,350	\$175,313	\$185,625	\$223,988	\$232,650
Annual Gross Income	\$342,000	\$1,089,000	\$1,999,800	\$1,470,150	\$2,932,200	\$2,103,750	\$2,227,500	\$2,687,850	\$2,791,800
Less: Residential Vacancy	(\$17,100)	(\$54,450)	(\$99,990)	(\$73,508)	(\$146,610)	(\$105,188)	(\$111,375)	(\$134,393)	(\$139,590)
Plus: Parking Income	\$6,732	\$21,542	\$62,964	\$46,332	\$113,256	\$100,800	\$107,100	\$128,700	\$134,100
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
Less: Retail Vacancy	(\$3,425)	(\$11,730)	(\$11,730)	(\$11,730)	(\$12,463)	(\$13,800)	\$0	(\$12,463)	\$0
Adjusted Annual Gross Income	\$353,441	\$1,130,242	\$2,041,964	\$1,518,805	\$2,986,630	\$2,191,003	\$2,237,505	\$2,769,942	\$2,804,190
Operating Costs									
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
Net Operating Income	\$203,513	\$648,242	\$1,265,964	\$938,805	\$1,806,505	\$1,367,003	\$1,404,505	\$1,732,817	\$1,761,190

Table 6
NOI 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
HIGH SCENARIO									
Total Monthly Gross Income	\$31,350	\$99,825	\$181,800	\$133,650	\$264,713	\$191,250	\$202,500	\$244,350	\$253,800
Annual Gross Income	\$376,200	\$1,197,900	\$2,181,600	\$1,603,800	\$3,176,550	\$2,295,000	\$2,430,000	\$2,932,200	\$3,045,600
Less: Vacancy	(\$18,810)	(\$59,895)	(\$109,080)	(\$80,190)	(\$158,828)	(\$114,750)	(\$121,500)	(\$146,610)	(\$152,280)
Plus: Parking Income	\$6,732	\$21,542	\$62,964	\$46,332	\$113,256	\$100,800	\$107,100	\$128,700	\$134,100
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
Less: Retail Vacancy	(\$4,468)	(\$15,300)	(\$15,300)	(\$15,300)	(\$16,256)	(\$18,000)	\$0	(\$16,256)	\$0
Adjusted Annual Gross Income	\$391,838	\$1,253,927	\$2,234,904	\$1,666,002	\$3,240,257	\$2,396,490	\$2,429,880	\$3,023,569	\$3,045,300
Operating Costs									
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
Net Operating Income	\$221,910	\$707,927	\$1,352,904	\$1,008,002	\$1,917,132	\$1,460,490	\$1,477,880	\$1,843,444	\$1,853,300

Sources: ECONorthwest; DRA

Table 6
NOI from Market-Rate Apartments
100% Market Rate Units
Portland Inclusionary Housing Analysis

	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A
Tenure	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
Net Rentable SF of Apartment Space	118,800	303,150	200,550	305,850	204,150	119,700	132,150	169,950	354,450
Parking Spaces	105	266	176	269	179	105	116	149	311
Net Rentable SF of Retail Space	0	2,550	3,400	0	0	3,613	3,613	0	2,550
Approximate Building Stories	9	30	15	30	15	9	9	13	35
Number of Apartment Units									
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
Total	209	532	352	537	358	210	232	298	622
Unit Size (Square Feet)									
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
Average Monthly Rent Per Square Foot									
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
Parking Income (\$/Space/Month)	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200	\$200
Parking Usage Rate	100%	100%	100%	100%	100%	100%	100%	100%	100%
Miscellaneous Income (\$/Unit/Year)	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Stabilized Rental Vacancy Rate	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Rental Operating Cost/Unit (2)									
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
Retail Income (\$/NSF/Year)									
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
Retail Vacancy Rate (% Gross Retail Income)	15%	15%	15%	15%	15%	15%	15%	15%	15%
Retail Operating Cost (\$ Per NSF)	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
LOW SCENARIO									
Total Monthly Gross Rental Income	\$326,700	\$833,663	\$551,513	\$841,088	\$561,413	\$329,175	\$363,413	\$467,363	\$974,738
Annual Gross Income	\$3,920,400	\$10,003,950	\$6,618,150	\$10,093,050	\$6,736,950	\$3,950,100	\$4,360,950	\$5,608,350	\$11,696,850
Less: Vacancy	(\$196,020)	(\$500,198)	(\$330,908)	(\$504,653)	(\$336,848)	(\$197,505)	(\$218,048)	(\$280,418)	(\$584,843)
Plus: Parking Income	\$250,800	\$638,400	\$422,400	\$644,400	\$429,600	\$252,000	\$278,400	\$357,600	\$746,400
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
Less: Retail Vacancy	\$0	(\$6,885)	(\$9,180)	\$0	\$0	(\$9,754)	(\$9,754)	\$0	(\$6,885)
Adjusted Annual Gross Income	\$4,000,260	\$10,245,008	\$6,803,903	\$10,297,238	\$6,872,663	\$4,085,066	\$4,504,414	\$5,721,293	\$11,972,063
Operating Costs									
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)
Net Operating Income	\$2,537,260	\$6,495,508	\$4,305,903	\$6,538,238	\$4,366,663	\$2,578,941	\$2,844,289	\$3,635,293	\$7,592,563
MIDDLE SCENARIO									
Total Monthly Gross Rental Income	\$356,400	\$909,450	\$601,650	\$917,550	\$612,450	\$359,100	\$396,450	\$509,850	\$1,063,350
Annual Gross Income	\$4,276,800	\$10,913,400	\$7,219,800	\$11,010,600	\$7,349,400	\$4,309,200	\$4,757,400	\$6,118,200	\$12,760,200
Less: Residential Vacancy	(\$213,840)	(\$545,670)	(\$360,990)	(\$550,530)	(\$367,470)	(\$215,460)	(\$237,870)	(\$305,910)	(\$638,010)
Plus: Parking Income	\$250,800	\$638,400	\$422,400	\$644,400	\$429,600	\$252,000	\$278,400	\$357,600	\$746,400
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
Less: Retail Vacancy	\$0	(\$8,798)	(\$11,730)	\$0	\$0	(\$12,463)	(\$12,463)	\$0	(\$8,798)
Adjusted Annual Gross Income	\$4,338,840	\$11,119,823	\$7,389,920	\$11,168,910	\$7,454,490	\$4,441,564	\$4,896,394	\$6,205,650	\$12,993,083
Operating Costs									
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)
Net Operating Income	\$2,666,840	\$6,838,323	\$4,539,920	\$6,872,910	\$4,590,490	\$2,725,439	\$3,004,269	\$3,821,650	\$7,991,583

Table 6
NOI from Market-Rate Apartments
100% Market Rate Units
Portland Inclusionary Housing Analysis

	CC5	CC6	CC7	CC8	CC9	CC1A	CC3A	CC5A	CC6A
HIGH SCENARIO									
Total Monthly Gross Income	\$386,100	\$985,238	\$651,788	\$994,013	\$663,488	\$389,025	\$429,488	\$552,338	\$1,151,963
Annual Gross Income	\$4,633,200	\$11,822,850	\$7,821,450	\$11,928,150	\$7,961,850	\$4,668,300	\$5,153,850	\$6,628,050	\$13,823,550
Less: Vacancy	(\$231,660)	(\$591,143)	(\$391,073)	(\$596,408)	(\$398,093)	(\$233,415)	(\$257,693)	(\$331,403)	(\$691,178)
Plus: Parking Income	\$250,800	\$638,400	\$422,400	\$644,400	\$429,600	\$252,000	\$278,400	\$357,600	\$746,400
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
Less: Retail Vacancy	\$0	(\$11,475)	(\$15,300)	\$0	\$0	(\$16,256)	(\$16,256)	\$0	(\$11,475)
Adjusted Annual Gross Income	\$4,677,420	\$11,998,973	\$7,981,718	\$12,040,583	\$8,036,318	\$4,804,204	\$5,294,516	\$6,690,008	\$14,018,438
Operating Costs									
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)
Net Operating Income	\$2,796,420	\$7,185,473	\$4,779,718	\$7,207,583	\$4,814,318	\$2,878,079	\$3,170,391	\$4,008,008	\$8,394,938

Sources: ECONorthwest; DRA

Table 6
NOI 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
Tenure				
Net Rentable SF of Apartment Space	251,400	46,650	97,500	148,800
Parking Spaces	221	41	86	131
Net Rentable SF of Retail Space	3,400	4,250	4,250	4,250
Approximate Building Stories	19	3	6	9
Number of Apartment Units				
Studio/Loft	176	33	68	104
One Bedroom	221	41	86	131
Two Bedroom	44	8	17	26
Three Bedroom	0	0	0	0
Total	441	82	171	261
Unit Size (Square Feet)				
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
Average Monthly Rent Per Square Foot				
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
Parking Income (\$/Space/Month)	\$200	\$150	\$150	\$200
Parking Usage Rate	100%	100%	100%	100%
Miscellaneous Income (\$/Unit/Year)	\$120	\$120	\$120	\$120
Stabilized Rental Vacancy Rate	5.0%	5.0%	5.0%	5.0%
Rental Operating Cost/Unit (2)				
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
Retail Income (\$/NSF/Year)				
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
Retail Vacancy Rate (% Gross Retail Income)	15%	15%	15%	15%
Retail Operating Cost (\$ Per NSF)	\$10	\$10	\$10	\$10
LOW SCENARIO				
Total Monthly Gross Rental Income	\$691,350	\$116,625	\$243,750	\$409,200
Annual Gross Income	\$8,296,200	\$1,399,500	\$2,925,000	\$4,910,400
Less: Vacancy	(\$414,810)	(\$69,975)	(\$146,250)	(\$245,520)
Plus: Parking Income	\$529,200	\$73,800	\$153,900	\$313,200
Plus: Misc. Income	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$61,200	\$76,500	\$76,500	\$76,500
Less: Retail Vacancy	(\$9,180)	(\$11,475)	(\$11,475)	(\$11,475)
Adjusted Annual Gross Income	\$8,515,530	\$1,478,190	\$3,018,195	\$5,074,425
Operating Costs				
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)
Net Operating Income	\$5,394,530	\$902,690	\$1,864,195	\$3,204,925
MIDDLE SCENARIO				
Total Monthly Gross Income	\$754,200	\$128,288	\$268,125	\$446,400
Annual Gross Income	\$9,050,400	\$1,539,450	\$3,217,500	\$5,356,800
Less: Residential Vacancy	(\$452,520)	(\$76,973)	(\$160,875)	(\$267,840)
Plus: Parking Income	\$529,200	\$73,800	\$153,900	\$313,200
Plus: Misc. Income	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$78,200	\$97,750	\$97,750	\$97,750
Less: Retail Vacancy	(\$11,730)	(\$14,663)	(\$14,663)	(\$14,663)
Adjusted Annual Gross Income	\$9,246,470	\$1,629,205	\$3,314,133	\$5,516,568
Operating Costs				
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)
Net Operating Income	\$5,684,470	\$1,012,705	\$2,074,633	\$3,386,068

Table 6
NOI from Market-Rate Apartments
100% Market Rate Units
Portland Inclusionary Housing Analysis

	CC9A	CC 3:1	CC 6:1	CC 9:1
HIGH SCENARIO				
Total Monthly Gross Income	\$817,050	\$139,950	\$292,500	\$483,600
Annual Gross Income	\$9,804,600	\$1,679,400	\$3,510,000	\$5,803,200
Less: Vacancy	(\$490,230)	(\$83,970)	(\$175,500)	(\$290,160)
Plus: Parking Income	\$529,200	\$73,800	\$153,900	\$313,200
Plus: Misc. Income	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$102,000	\$127,500	\$127,500	\$127,500
Less: Retail Vacancy	(\$15,300)	(\$19,125)	(\$19,125)	(\$19,125)
Adjusted Annual Gross Income	\$9,983,190	\$1,787,445	\$3,617,295	\$5,965,935
Operating Costs				
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)
Net Operating Income	\$5,980,190	\$1,088,945	\$2,206,795	\$3,574,435

Sources: ECONorthwest; DRA

Table 7
Apartment NOI by Inclusionary Alternative
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
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Net Rentable SF of Apartment Space	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	204,150
Parking Spaces	7	21	35	26	47	56	60	72	75	105	266	176	269	179
Net Rentable SF of Retail Space	993	3,400	3,400	3,400	3,613	4,000	0	3,613	0	0	2,550	3,400	0	0
Approximate Building Stories	3	4	6	5	7	4	4	6	6	9	30	15	30	15
Number of Apartment Units														
Studio/Loft	8	26	42	31	57	45	48	57	60	84	213	141	215	143
One Bedroom	10	32	53	39	72	56	60	72	75	105	266	176	269	179
Two Bedroom	2	6	11	8	14	11	11	14	14	20	53	35	53	36
Three Bedroom	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	20	64	106	78	143	112	119	143	149	209	532	352	537	358
Unit Size (Square Feet)														
Studio/Loft	450	450	450	450	450	450	450	450	450	450	450	450	450	450
One Bedroom	600	600	600	600	600	600	600	600	600	600	600	600	600	600
Two Bedroom	900	900	900	900	900	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	1,000	1,000	1,000	1,000	1,000
Average	564	570	570	570	570	570	570	570	570	570	570	570	570	570
Parking Income (\$/Space/Year)	\$85	\$85	\$150	\$150	\$200	\$150	\$150	\$150	\$150	\$200	\$200	\$200	\$200	\$200
Parking Usage Rate (Market- Rate Spaces)	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Miscellaneous Income (\$/Unit/Year)	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Rental Vacancy Rate: Market Units	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Rental Vacancy Rate: Inclusionary Units	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rental Operating Cost/Market Rate Unit (1)														
Low Scenario	\$6,000	\$6,000	\$6,500	\$6,500	\$7,000	\$6,500	\$6,500	\$6,500	\$6,500	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Middle Scenario	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$7,000	\$7,000	\$7,000	\$7,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
High Scenario	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000	\$8,000	\$8,000	\$8,000	\$8,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Retail Income (\$/NSF/Year)														
Low Scenario	\$18.00	\$18.00	\$18.00	\$18.00	\$18.00	\$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	\$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	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Retail Vacancy Rate (% Gross Retail Income)	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Retail Operating Cost (\$ Per NSF)	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Alternative 1: 10% @ 80% AMI														
Market-Rate Units	18	57	96	70	129	100	107	129	134	188	479	316	483	322
Inclusionary Units	2	7	10	8	14	12	12	14	15	21	53	36	54	36
Inclusionary Parking Spaces	1	3	4	3	5	7	7	8	8	12	29	20	30	20
Market-Rate Parking Spaces	6	18	31	23	42	49	53	64	67	93	237	156	239	159
Alternative 2: 10% @ 60% AMI														
Market-Rate Units	18	57	96	70	129	100	107	129	134	188	479	316	483	322
Inclusionary Units	2	7	10	8	14	12	12	14	15	21	53	36	54	36
Inclusionary Parking Spaces	1	3	4	3	5	7	7	8	8	12	29	20	30	20
Market-Rate Parking Spaces	6	18	31	23	42	49	53	64	67	93	237	156	239	159
Alternative 3: 20% @ 80% AMI														
Market-Rate Units	16	52	85	62	115	90	95	115	119	167	425	282	429	286
Inclusionary Units	4	12	21	16	28	22	24	28	30	42	107	70	108	72
Inclusionary Parking Spaces	2	5	9	7	11	14	15	17	19	26	67	44	68	45
Market-Rate Parking Spaces	5	16	26	19	36	42	45	55	56	79	199	132	201	134
Alternative 4: 20% @ 60% AMI														
Market-Rate Units	16	52	85	62	115	90	95	115	119	167	425	282	429	286
Inclusionary Units	4	12	21	16	28	22	24	28	30	42	107	70	108	72
Inclusionary Parking Spaces	2	5	9	7	11	14	15	17	19	26	67	44	68	45
Market-Rate Parking Spaces	5	16	26	19	36	42	45	55	56	79	199	132	201	134
ALTERNATIVE 1: 10% @ 80% AMI														
Low Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$23,288	\$72,563	\$137,250	\$99,750	\$202,538	\$142,500	\$151,875	\$184,125	\$190,500	\$293,700	\$750,750	\$494,588	\$756,938	\$504,488
Inclusionary Units	\$1,969	\$7,114	\$10,093	\$8,124	\$14,031	\$12,062	\$12,062	\$14,031	\$15,041	\$21,196	\$53,444	\$36,434	\$54,403	\$36,434
Annual Gross Rental Income	\$303,078	\$956,118	\$1,768,116	\$1,294,488	\$2,598,822	\$1,854,744	\$1,967,244	\$2,377,872	\$2,466,492	\$3,778,752	\$9,650,328	\$6,372,258	\$9,736,086	\$6,491,058
Less: Vacancy, Market-Rate Units	(\$13,973)	(\$43,538)	(\$82,350)	(\$59,850)	(\$121,523)	(\$85,500)	(\$91,125)	(\$110,475)	(\$114,300)	(\$176,220)	(\$450,450)	(\$296,753)	(\$454,163)	(\$302,693)
Less: Vacancy, Inclusionary Units	(\$709)	(\$2,561)	(\$3,633)	(\$2,925)	(\$5,051)	(\$4,342)	(\$4,342)	(\$5,051)	(\$5,415)	(\$7,631)	(\$19,240)	(\$13,116)	(\$19,585)	(\$13,116)
Plus: Parking Income	\$5,712	\$18,482	\$55,764	\$40,932	\$101,256	\$88,200	\$94,500	\$114,300	\$119,700	\$222,000	\$568,800	\$374,400	\$572,400	\$381,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$13,440	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$17,870	\$61,200	\$61,200	\$61,200	\$65,025	\$72,000	\$0	\$65,025	\$0	\$0	\$45,900	\$61,200	\$0	\$0

Table 7
Apartment NOI by Inclusionary Alternative
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
Less: Retail Vacancy	(\$2,681)	(\$9,180)	(\$9,180)	(\$9,180)	(\$9,754)	(\$10,800)	\$0	(\$9,754)	\$0	\$0	(\$6,885)	(\$9,180)	\$0	\$0
Adjusted Annual Gross Income	\$311,698	\$988,202	\$1,802,637	\$1,334,025	\$2,645,936	\$1,927,742	\$1,980,557	\$2,449,077	\$2,484,357	\$3,841,981	\$9,852,293	\$6,531,049	\$9,899,178	\$6,599,809
Less: Operating Costs, Market-Rate Units	(\$108,000)	(\$342,000)	(\$624,000)	(\$455,000)	(\$903,000)	(\$650,000)	(\$695,500)	(\$838,500)	(\$871,000)	(\$1,316,000)	(\$3,353,000)	(\$2,212,000)	(\$3,381,000)	(\$2,254,000)
Less: Operating Costs, Inclusionary Units	(\$12,000)	(\$42,000)	(\$65,000)	(\$52,000)	(\$98,000)	(\$78,000)	(\$78,000)	(\$91,000)	(\$97,500)	(\$147,000)	(\$371,000)	(\$252,000)	(\$378,000)	(\$252,000)
Less: Retail Operating Costs	(\$9,928)	(\$9,180)	(\$9,180)	(\$9,180)	(\$9,754)	(\$10,800)	\$0	(\$9,754)	\$0	\$0	(\$6,885)	(\$9,180)	\$0	\$0
Net Operating Income	\$181,770	\$595,022	\$1,104,457	\$817,845	\$1,635,182	\$1,188,942	\$1,207,057	\$1,509,823	\$1,515,857	\$2,378,981	\$6,121,408	\$4,057,869	\$6,140,178	\$4,093,809
Middle Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$25,875	\$80,625	\$150,975	\$109,725	\$220,950	\$156,750	\$167,063	\$202,538	\$209,550	\$320,400	\$819,000	\$539,550	\$825,750	\$550,350
Inclusionary Units	\$1,969	\$7,114	\$10,093	\$8,124	\$14,031	\$12,062	\$12,062	\$14,031	\$15,041	\$21,196	\$53,444	\$36,434	\$54,403	\$36,434
Annual Gross Rental Income	\$334,128	\$1,052,868	\$1,932,816	\$1,414,188	\$2,819,772	\$2,025,744	\$2,149,494	\$2,598,822	\$2,695,092	\$4,099,152	\$10,469,328	\$6,911,808	\$10,561,836	\$7,041,408
Less: Vacancy, Market-Rate Units	(\$15,525)	(\$48,375)	(\$90,585)	(\$65,835)	(\$132,570)	(\$94,050)	(\$100,238)	(\$121,523)	(\$125,730)	(\$192,240)	(\$491,400)	(\$323,730)	(\$495,450)	(\$330,210)
Less: Vacancy, Inclusionary Units	(\$709)	(\$2,561)	(\$3,633)	(\$2,925)	(\$5,051)	(\$4,342)	(\$4,342)	(\$5,051)	(\$5,415)	(\$7,631)	(\$19,240)	(\$13,116)	(\$19,585)	(\$13,116)
Plus: Parking Income	\$5,712	\$18,482	\$55,764	\$40,932	\$101,256	\$88,200	\$94,500	\$114,300	\$119,700	\$222,000	\$568,800	\$374,400	\$572,400	\$381,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$22,834	\$78,200	\$78,200	\$78,200	\$83,088	\$92,000	\$0	\$83,088	\$0	\$0	\$58,650	\$78,200	\$0	\$0
Less: Retail Vacancy	(\$3,425)	(\$11,730)	(\$11,730)	(\$11,730)	(\$12,463)	(\$13,800)	\$0	(\$12,463)	\$0	\$0	(\$8,798)	(\$11,730)	\$0	\$0
Adjusted Annual Gross Income	\$345,415	\$1,094,564	\$1,973,552	\$1,462,190	\$2,871,191	\$2,107,192	\$2,153,694	\$2,674,333	\$2,701,527	\$4,146,361	\$10,641,181	\$7,058,072	\$10,683,641	\$7,122,642
Less: Operating Costs, Market-Rate Units	(\$126,000)	(\$399,000)	(\$672,000)	(\$490,000)	(\$1,032,000)	(\$700,000)	(\$749,000)	(\$903,000)	(\$938,000)	(\$1,504,000)	(\$3,832,000)	(\$2,528,000)	(\$3,864,000)	(\$2,576,000)
Less: Operating Costs, Inclusionary Units	(\$14,000)	(\$49,000)	(\$70,000)	(\$56,000)	(\$112,000)	(\$84,000)	(\$84,000)	(\$98,000)	(\$105,000)	(\$168,000)	(\$424,000)	(\$288,000)	(\$432,000)	(\$288,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$195,487	\$612,564	\$1,197,552	\$882,190	\$1,691,066	\$1,283,192	\$1,320,694	\$1,637,208	\$1,658,527	\$2,474,361	\$6,359,681	\$4,208,072	\$6,387,641	\$4,258,642
High Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$28,463	\$88,688	\$164,700	\$119,700	\$239,363	\$171,000	\$182,250	\$220,950	\$228,600	\$347,100	\$887,250	\$584,513	\$894,563	\$596,213
Inclusionary Units	\$1,969	\$7,114	\$10,093	\$8,124	\$14,031	\$12,062	\$12,062	\$14,031	\$15,041	\$21,196	\$53,444	\$36,434	\$54,403	\$36,434
Annual Gross Rental Income	\$365,178	\$1,149,618	\$2,097,516	\$1,533,888	\$3,040,722	\$2,196,744	\$2,331,744	\$2,819,772	\$2,923,692	\$4,419,552	\$11,288,328	\$7,451,358	\$11,387,586	\$7,591,758
Less: Vacancy, Market-Rate Units	(\$17,078)	(\$53,213)	(\$98,820)	(\$71,820)	(\$143,618)	(\$102,600)	(\$109,350)	(\$132,570)	(\$137,160)	(\$208,260)	(\$532,350)	(\$350,708)	(\$536,738)	(\$357,728)
Less: Vacancy, Inclusionary Units	(\$709)	(\$2,561)	(\$3,633)	(\$2,925)	(\$5,051)	(\$4,342)	(\$4,342)	(\$5,051)	(\$5,415)	(\$7,631)	(\$19,240)	(\$13,116)	(\$19,585)	(\$13,116)
Plus: Parking Income	\$5,712	\$18,482	\$55,764	\$40,932	\$101,256	\$88,200	\$94,500	\$114,300	\$119,700	\$222,000	\$568,800	\$374,400	\$572,400	\$381,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$29,783	\$102,000	\$102,000	\$102,000	\$108,375	\$120,000	\$0	\$108,375	\$0	\$0	\$76,500	\$102,000	\$0	\$0
Less: Retail Vacancy	(\$4,468)	(\$15,300)	(\$15,300)	(\$15,300)	(\$16,256)	(\$18,000)	\$0	(\$16,256)	\$0	\$0	(\$11,475)	(\$15,300)	\$0	\$0
Adjusted Annual Gross Income	\$380,820	\$1,206,707	\$2,150,247	\$1,596,135	\$3,102,588	\$2,293,442	\$2,326,832	\$2,905,730	\$2,918,697	\$4,450,741	\$11,434,403	\$7,590,874	\$11,468,103	\$7,645,474
Less: Operating Costs, Market-Rate Units	(\$144,000)	(\$456,000)	(\$768,000)	(\$560,000)	(\$1,161,000)	(\$800,000)	(\$856,000)	(\$1,032,000)	(\$1,072,000)	(\$1,692,000)	(\$4,311,000)	(\$2,844,000)	(\$4,347,000)	(\$2,898,000)
Less: Operating Costs, Inclusionary Units	(\$16,000)	(\$56,000)	(\$80,000)	(\$64,000)	(\$126,000)	(\$96,000)	(\$96,000)	(\$112,000)	(\$120,000)	(\$189,000)	(\$477,000)	(\$324,000)	(\$486,000)	(\$324,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$210,892	\$660,707	\$1,268,247	\$938,135	\$1,779,463	\$1,357,442	\$1,374,832	\$1,725,605	\$1,726,697	\$2,569,741	\$6,620,903	\$4,388,874	\$6,635,103	\$4,423,474
ALTERNATIVE 2: 10% @ 60% AMI														
Low Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$23,288	\$72,563	\$137,250	\$99,750	\$202,538	\$142,500	\$151,875	\$184,125	\$190,500	\$293,700	\$750,750	\$494,588	\$756,938	\$504,488
Inclusionary Units	\$1,438	\$5,192	\$7,365	\$5,927	\$10,241	\$8,803	\$8,803	\$10,241	\$10,976	\$15,465	\$38,998	\$26,584	\$39,701	\$26,584
Annual Gross Rental Income	\$296,706	\$933,054	\$1,735,380	\$1,268,124	\$2,553,342	\$1,815,636	\$1,928,136	\$2,332,392	\$2,417,712	\$3,709,980	\$9,476,976	\$6,254,058	\$9,559,662	\$6,372,858
Less: Vacancy, Market-Rate Units	(\$13,973)	(\$43,538)	(\$82,350)	(\$59,850)	(\$121,523)	(\$85,500)	(\$91,125)	(\$110,475)	(\$114,300)	(\$176,220)	(\$450,450)	(\$296,753)	(\$454,163)	(\$302,693)
Less: Vacancy, Inclusionary Units	(\$518)	(\$1,869)	(\$2,651)	(\$2,134)	(\$3,687)	(\$3,169)	(\$3,169)	(\$3,687)	(\$3,951)	(\$5,567)	(\$14,039)	(\$9,570)	(\$14,292)	(\$9,570)
Plus: Parking Income	\$5,712	\$18,482	\$55,764	\$40,932	\$101,256	\$88,200	\$94,500	\$114,300	\$119,700	\$222,000	\$568,800	\$374,400	\$572,400	\$381,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$17,870	\$61,200	\$61,200	\$61,200	\$65,025	\$72,000	\$0	\$65,025	\$0	\$0	\$45,900	\$61,200	\$0	\$0
Less: Retail Vacancy	(\$2,681)	(\$9,180)	(\$9,180)	(\$9,180)	(\$9,754)	(\$10,800)	\$0	(\$9,754)	\$0	\$0	(\$6,885)	(\$9,180)	\$0	\$0
Adjusted Annual Gross Income	\$305,517	\$965,830	\$1,770,883	\$1,308,452	\$2,601,820	\$1,889,807	\$1,942,622	\$2,404,961	\$2,437,041	\$3,775,273	\$9,684,142	\$6,416,395	\$9,728,047	\$6,485,155
Less: Operating Costs, Market-Rate Units	(\$108,000)	(\$342,000)	(\$624,000)	(\$455,000)	(\$903,000)	(\$650,000)	(\$695,500)	(\$838,500)	(\$871,000)	(\$1,316,000)	(\$3,353,000)	(\$2,212,000)	(\$3,381,000)	(\$2,254,000)
Less: Operating Costs, Inclusionary Units	(\$12,000)	(\$42,000)	(\$65,000)	(\$52,000)	(\$98,000)	(\$78,000)	(\$78,000)	(\$91,000)	(\$97,500)	(\$147,000)	(\$371,000)	(\$252,000)	(\$378,000)	(\$252,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$175,590	\$547,830	\$1,047,883	\$767,452	\$1,564,695	\$1,121,807	\$1,169,122	\$1,439,336	\$1,468,541	\$2,312,273	\$5,934,642	\$3,918,395	\$5,969,047	\$3,979,155
Middle Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$25,875	\$80,625	\$150,975	\$109,725	\$220,950	\$156,750	\$167,063	\$202,538	\$209,550	\$320,400	\$819,000	\$539,550	\$825,750	\$550,350
Inclusionary Units	\$1,438	\$5,192	\$7,365	\$5,927	\$10,241	\$8,803	\$8,803	\$10,241	\$10,976	\$15,465	\$38,998	\$26,584	\$39,701	\$26,584
Annual Gross Rental Income	\$327,756	\$1,029,804	\$1,900,800	\$1,387,824	\$2,774,292	\$1,986,636	\$2,110,386	\$2,553,342	\$2,646,312	\$4,030,380	\$10,295,976	\$6,793,608	\$10,385,412	\$6,923,208
Less: Vacancy, Market-Rate Units	(\$15,525)	(\$48,375)	(\$90,585)	(\$65,835)	(\$132,570)	(\$94,050)	(\$100,238)	(\$121,523)	(\$125,730)	(\$192,240)	(\$491,400)	(\$323,730)	(\$495,450)	(\$330,210)
Less: Vacancy, Inclusionary Units	(\$518)	(\$1,869)	(\$2,651)	(\$2,134)	(\$3,687)	(\$3,169)	(\$3,169)	(\$3,687)	(\$3,951)	(\$5,567)	(\$14,039)	(\$9,570)	(\$14,292)	(\$9,570)
Plus: Parking Income	\$5,712	\$18,482	\$55,764	\$40,932	\$101,256	\$88,200	\$94,500	\$114,300	\$119,700	\$222,000	\$568,800	\$374,400	\$572,400	\$381,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960

Table 7
Apartment NOI by Inclusionary Alternative
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
Plus: Retail Income	\$22,834	\$78,200	\$78,200	\$78,200	\$83,088	\$92,000	\$0	\$83,088	\$0	\$0	\$58,650	\$78,200	\$0	\$0
Less: Retail Vacancy	(\$3,425)	(\$11,730)	(\$11,730)	(\$11,730)	(\$12,463)	(\$13,800)	\$0	(\$12,463)	\$0	\$0	(\$8,798)	(\$11,730)	\$0	\$0
Adjusted Annual Gross Income	\$339,234	\$1,072,192	\$1,941,798	\$1,436,617	\$2,827,076	\$2,069,257	\$2,115,759	\$2,630,217	\$2,654,211	\$4,079,653	\$10,473,029	\$6,943,418	\$10,512,510	\$7,007,988
Less: Operating Costs, Market-Rate Units	(\$126,000)	(\$399,000)	(\$672,000)	(\$490,000)	(\$1,032,000)	(\$700,000)	(\$749,000)	(\$903,000)	(\$938,000)	(\$1,504,000)	(\$3,832,000)	(\$2,528,000)	(\$3,864,000)	(\$2,576,000)
Less: Operating Costs, Inclusionary Units	(\$14,000)	(\$49,000)	(\$70,000)	(\$56,000)	(\$112,000)	(\$84,000)	(\$84,000)	(\$98,000)	(\$105,000)	(\$168,000)	(\$424,000)	(\$288,000)	(\$432,000)	(\$288,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$189,306	\$590,192	\$1,165,798	\$856,617	\$1,646,951	\$1,245,257	\$1,282,759	\$1,593,092	\$1,611,211	\$2,407,653	\$6,191,529	\$4,093,418	\$6,216,510	\$4,143,988
High Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$28,463	\$88,688	\$164,700	\$119,700	\$239,363	\$171,000	\$182,250	\$220,950	\$228,600	\$347,100	\$887,250	\$584,513	\$894,563	\$596,213
Inclusionary Units	\$1,438	\$5,192	\$7,365	\$5,927	\$10,241	\$8,803	\$8,803	\$10,241	\$10,976	\$15,465	\$38,998	\$26,584	\$39,701	\$26,584
Annual Gross Rental Income	\$358,806	\$1,126,554	\$2,064,780	\$1,570,524	\$2,995,242	\$2,157,636	\$2,292,636	\$2,774,292	\$2,874,912	\$4,350,780	\$11,114,976	\$7,333,158	\$11,211,162	\$7,473,558
Less: Vacancy, Market-Rate Units	(\$17,078)	(\$53,213)	(\$98,820)	(\$71,820)	(\$143,618)	(\$102,600)	(\$109,350)	(\$132,570)	(\$137,160)	(\$208,260)	(\$532,350)	(\$350,708)	(\$536,738)	(\$357,728)
Less: Vacancy, Inclusionary Units	(\$518)	(\$1,869)	(\$2,651)	(\$2,134)	(\$3,687)	(\$3,169)	(\$3,169)	(\$3,687)	(\$3,951)	(\$5,567)	(\$14,039)	(\$9,570)	(\$14,292)	(\$9,570)
Plus: Parking Income	\$5,712	\$18,482	\$55,764	\$40,932	\$101,256	\$88,200	\$94,500	\$114,300	\$119,700	\$222,000	\$568,800	\$374,400	\$572,400	\$381,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$29,783	\$102,000	\$102,000	\$102,000	\$108,375	\$120,000	\$0	\$108,375	\$0	\$0	\$76,500	\$102,000	\$0	\$0
Less: Retail Vacancy	(\$4,468)	(\$15,300)	(\$15,300)	(\$15,300)	(\$16,256)	(\$18,000)	\$0	(\$16,256)	\$0	\$0	(\$11,475)	(\$15,300)	\$0	\$0
Adjusted Annual Gross Income	\$374,639	\$1,184,335	\$2,118,493	\$1,570,562	\$3,058,472	\$2,255,507	\$2,288,897	\$2,861,614	\$2,871,381	\$4,384,033	\$11,266,252	\$7,476,220	\$11,296,972	\$7,530,820
Less: Operating Costs, Market-Rate Units	(\$144,000)	(\$456,000)	(\$768,000)	(\$560,000)	(\$1,161,000)	(\$800,000)	(\$856,000)	(\$1,032,000)	(\$1,072,000)	(\$1,692,000)	(\$4,311,000)	(\$2,844,000)	(\$4,347,000)	(\$2,898,000)
Less: Operating Costs, Inclusionary Units	(\$16,000)	(\$56,000)	(\$80,000)	(\$64,000)	(\$126,000)	(\$96,000)	(\$96,000)	(\$112,000)	(\$120,000)	(\$189,000)	(\$477,000)	(\$324,000)	(\$486,000)	(\$324,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$204,711	\$638,335	\$1,236,493	\$912,562	\$1,735,347	\$1,319,507	\$1,336,897	\$1,681,489	\$1,679,381	\$2,503,033	\$6,452,752	\$4,274,220	\$6,463,972	\$4,308,820
ALTERNATIVE 3: 20% @ 80% AMI														
Low Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$20,925	\$66,488	\$121,500	\$88,125	\$179,850	\$128,250	\$135,000	\$163,500	\$168,750	\$261,113	\$665,775	\$441,788	\$671,550	\$448,800
Inclusionary Units	\$3,938	\$12,062	\$21,196	\$16,248	\$28,310	\$22,155	\$24,124	\$28,310	\$30,279	\$42,341	\$108,044	\$70,651	\$109,054	\$72,620
Annual Gross Rental Income	\$298,356	\$942,594	\$1,712,352	\$1,252,476	\$2,497,920	\$1,804,860	\$1,909,488	\$2,301,720	\$2,388,348	\$3,641,442	\$9,285,828	\$6,149,262	\$9,367,248	\$6,257,040
Less: Vacancy, Market-Rate Units	(\$12,555)	(\$39,893)	(\$72,900)	(\$52,875)	(\$107,910)	(\$76,950)	(\$81,000)	(\$98,100)	(\$101,250)	(\$156,668)	(\$399,465)	(\$265,073)	(\$402,930)	(\$269,280)
Less: Vacancy, Inclusionary Units	(\$1,418)	(\$4,342)	(\$7,631)	(\$5,849)	(\$10,192)	(\$7,976)	(\$8,685)	(\$10,192)	(\$10,900)	(\$15,243)	(\$38,896)	(\$25,434)	(\$39,259)	(\$26,143)
Plus: Parking Income	\$4,692	\$16,442	\$46,764	\$33,732	\$86,856	\$75,600	\$80,100	\$98,100	\$99,900	\$188,400	\$477,600	\$316,800	\$481,200	\$321,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$17,870	\$61,200	\$61,200	\$61,200	\$65,025	\$72,000	\$0	\$65,025	\$0	\$0	\$45,900	\$61,200	\$0	\$0
Less: Retail Vacancy	(\$2,681)	(\$9,180)	(\$9,180)	(\$9,180)	(\$9,754)	(\$10,800)	\$0	(\$9,754)	\$0	\$0	(\$6,885)	(\$9,180)	\$0	\$0
Adjusted Annual Gross Income	\$306,665	\$974,502	\$1,743,325	\$1,288,864	\$2,539,106	\$1,870,174	\$1,914,183	\$2,363,960	\$2,393,978	\$3,683,012	\$9,427,922	\$6,269,815	\$9,470,699	\$6,326,177
Less: Operating Costs, Market-Rate Units	(\$96,000)	(\$312,000)	(\$552,500)	(\$403,000)	(\$805,000)	(\$585,000)	(\$617,500)	(\$747,500)	(\$773,500)	(\$1,169,000)	(\$2,975,000)	(\$1,974,000)	(\$3,003,000)	(\$2,002,000)
Less: Operating Costs, Inclusionary Units	(\$24,000)	(\$72,000)	(\$136,500)	(\$104,000)	(\$196,000)	(\$143,000)	(\$156,000)	(\$182,000)	(\$195,000)	(\$294,000)	(\$749,000)	(\$490,000)	(\$756,000)	(\$504,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$176,737	\$556,502	\$1,020,325	\$747,864	\$1,501,981	\$1,102,174	\$1,140,683	\$1,398,335	\$1,425,478	\$2,220,012	\$5,678,422	\$3,771,815	\$5,711,699	\$3,820,177
Middle Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$23,250	\$73,875	\$133,650	\$96,938	\$196,200	\$141,075	\$148,500	\$179,850	\$185,625	\$284,850	\$726,300	\$481,950	\$732,600	\$489,600
Inclusionary Units	\$3,938	\$12,062	\$21,196	\$16,248	\$28,310	\$22,155	\$24,124	\$28,310	\$30,279	\$42,341	\$108,044	\$70,651	\$109,054	\$72,620
Annual Gross Rental Income	\$326,256	\$1,031,244	\$1,858,152	\$1,358,226	\$2,694,120	\$1,958,760	\$2,071,488	\$2,497,920	\$2,590,848	\$3,926,292	\$10,012,128	\$6,631,212	\$10,099,848	\$6,746,640
Less: Vacancy, Market-Rate Units	(\$13,950)	(\$44,325)	(\$80,190)	(\$58,163)	(\$117,720)	(\$84,645)	(\$89,100)	(\$107,910)	(\$111,375)	(\$170,910)	(\$435,780)	(\$289,170)	(\$439,560)	(\$293,760)
Less: Vacancy, Inclusionary Units	(\$1,418)	(\$4,342)	(\$7,631)	(\$5,849)	(\$10,192)	(\$7,976)	(\$8,685)	(\$10,192)	(\$10,900)	(\$15,243)	(\$38,896)	(\$25,434)	(\$39,259)	(\$26,143)
Plus: Parking Income	\$4,692	\$16,442	\$46,764	\$33,732	\$86,856	\$75,600	\$80,100	\$98,100	\$99,900	\$188,400	\$477,600	\$316,800	\$481,200	\$321,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$22,834	\$78,200	\$78,200	\$78,200	\$83,088	\$92,000	\$0	\$83,088	\$0	\$0	\$58,650	\$78,200	\$0	\$0
Less: Retail Vacancy	(\$3,425)	(\$11,730)	(\$11,730)	(\$11,730)	(\$12,463)	(\$13,800)	\$0	(\$12,463)	\$0	\$0	(\$8,798)	(\$11,730)	\$0	\$0
Adjusted Annual Gross Income	\$337,389	\$1,073,169	\$1,896,285	\$1,403,776	\$2,740,849	\$2,033,379	\$2,068,083	\$2,565,703	\$2,586,353	\$3,953,619	\$10,128,745	\$6,742,118	\$10,166,669	\$6,791,297
Less: Operating Costs, Market-Rate Units	(\$112,000)	(\$364,000)	(\$595,000)	(\$434,000)	(\$920,000)	(\$630,000)	(\$665,000)	(\$805,000)	(\$833,000)	(\$1,336,000)	(\$3,400,000)	(\$2,256,000)	(\$3,432,000)	(\$2,288,000)
Less: Operating Costs, Inclusionary Units	(\$28,000)	(\$84,000)	(\$147,000)	(\$112,000)	(\$224,000)	(\$154,000)	(\$166,000)	(\$196,000)	(\$210,000)	(\$336,000)	(\$856,000)	(\$560,000)	(\$864,000)	(\$576,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$187,461	\$591,169	\$1,120,285	\$823,776	\$1,560,724	\$1,209,379	\$1,235,083	\$1,528,578	\$1,543,353	\$2,281,619	\$5,847,245	\$3,892,118	\$5,870,669	\$3,927,297
High Scenario														
Total Monthly Gross Rental Income														
Market-Rate Units	\$25,575	\$81,263	\$145,800	\$105,750	\$212,550	\$153,900	\$162,000	\$196,200	\$202,500	\$308,588	\$786,825	\$522,113	\$793,650	\$530,400
Inclusionary Units	\$3,938	\$12,062	\$21,196	\$16,248	\$28,310	\$22,155	\$24,124	\$28,310	\$30,279	\$42,341	\$108,044	\$70,651	\$109,054	\$72,620
Annual Gross Rental Income	\$354,156	\$1,119,894	\$2,003,952	\$1,463,976	\$2,890,320	\$2,112,660	\$2,233,488	\$2,694,120	\$2,793,348	\$4,211,142	\$10,738,428	\$7,113,162	\$10,832,448	\$7,236,240
Less: Vacancy, Market-Rate Units	(\$15,345)	(\$48,758)	(\$94,380)	(\$68,450)	(\$137,530)	(\$92,340)	(\$97,200)	(\$117,720)	(\$121,600)	(\$185,153)	(\$472,095)	(\$313,268)	(\$476,190)	(\$318,240)
Less: Vacancy, Inclusionary Units	(\$1,418)	(\$4,342)	(\$7,631)	(\$5,849)	(\$10,192)	(\$7,976)	(\$8,685)	(\$10,192)	(\$10,900)	(\$15,243)	(\$38,896)	(\$25,434)	(\$39,259)	(\$26,143)
Plus: Parking Income	\$4,692	\$16,442	\$46,764	\$33,732	\$86,856	\$75,600	\$80,100	\$98,100	\$99,900	\$188,400	\$477,600	\$316,800	\$481,200	\$321,600

Table 7
Apartment NOI by Inclusionary Alternative
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
Plus: Retail Income	\$29,783	\$102,000	\$102,000	\$102,000	\$108,375	\$120,000	\$0	\$108,375	\$0	\$0	\$76,500	\$102,000	\$0	\$0
Less: Retail Vacancy	(\$4,468)	(\$15,300)	(\$15,300)	(\$15,300)	(\$16,256)	(\$18,000)	\$0	(\$16,256)	\$0	\$0	(\$11,475)	(\$15,300)	\$0	\$0
Adjusted Annual Gross Income	\$369,801	\$1,177,617	\$2,055,025	\$1,524,469	\$2,948,733	\$2,203,384	\$2,221,983	\$2,773,587	\$2,778,728	\$4,224,227	\$10,833,902	\$7,220,200	\$10,862,639	\$7,256,417
Less: Operating Costs, Market-Rate Units	(\$128,000)	(\$416,000)	(\$680,000)	(\$496,000)	(\$1,035,000)	(\$720,000)	(\$760,000)	(\$920,000)	(\$952,000)	(\$1,503,000)	(\$3,825,000)	(\$2,538,000)	(\$3,861,000)	(\$2,574,000)
Less: Operating Costs, Inclusionary Units	(\$32,000)	(\$96,000)	(\$168,000)	(\$128,000)	(\$252,000)	(\$176,000)	(\$192,000)	(\$224,000)	(\$240,000)	(\$378,000)	(\$963,000)	(\$630,000)	(\$972,000)	(\$648,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$199,873	\$631,617	\$1,173,025	\$866,469	\$1,625,608	\$1,267,384	\$1,269,983	\$1,593,462	\$1,586,728	\$2,343,227	\$6,020,402	\$4,018,200	\$6,029,639	\$4,034,417
ALTERNATIVE 4: 20% @ 60% AMI														
<i>Low Scenario</i>														
Total Monthly Gross Rental Income														
Market-Rate Units	\$20,925	\$66,488	\$121,500	\$88,125	\$179,850	\$128,250	\$135,000	\$163,500	\$168,750	\$261,113	\$665,775	\$441,788	\$671,550	\$448,800
Inclusionary Units	\$2,876	\$8,803	\$15,465	\$11,854	\$20,657	\$16,168	\$17,606	\$20,657	\$22,095	\$30,898	\$78,842	\$51,555	\$79,577	\$52,993
Annual Gross Rental Income	\$285,612	\$903,486	\$1,643,580	\$1,199,748	\$2,406,084	\$1,733,016	\$1,831,272	\$2,209,884	\$2,290,140	\$3,504,126	\$8,935,404	\$5,920,110	\$9,013,524	\$6,021,516
Less: Vacancy, Market-Rate Units	(\$12,555)	(\$39,893)	(\$72,900)	(\$52,875)	(\$107,910)	(\$76,950)	(\$81,000)	(\$98,100)	(\$101,250)	(\$156,668)	(\$399,465)	(\$265,073)	(\$402,930)	(\$269,280)
Less: Vacancy, Inclusionary Units	(\$1,035)	(\$3,169)	(\$5,567)	(\$4,267)	(\$7,437)	(\$5,820)	(\$6,338)	(\$7,437)	(\$7,954)	(\$11,123)	(\$28,383)	(\$18,560)	(\$28,648)	(\$19,077)
Plus: Parking Income	\$4,692	\$16,442	\$46,764	\$33,732	\$86,856	\$75,600	\$80,100	\$98,100	\$99,900	\$188,400	\$477,600	\$316,800	\$481,200	\$321,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$17,870	\$61,200	\$61,200	\$61,200	\$65,025	\$72,000	\$0	\$65,025	\$0	\$0	\$45,900	\$61,200	\$0	\$0
Less: Retail Vacancy	(\$2,681)	(\$9,180)	(\$9,180)	(\$9,180)	(\$9,754)	(\$10,800)	\$0	(\$9,754)	\$0	\$0	(\$6,885)	(\$9,180)	\$0	\$0
Adjusted Annual Gross Income	\$294,303	\$936,567	\$1,676,617	\$1,237,718	\$2,450,025	\$1,800,486	\$1,838,314	\$2,274,879	\$2,298,716	\$3,549,815	\$9,088,011	\$6,047,538	\$9,127,586	\$6,097,719
Less: Operating Costs, Market-Rate Units	(\$96,000)	(\$312,000)	(\$552,500)	(\$403,000)	(\$805,000)	(\$585,000)	(\$617,500)	(\$747,500)	(\$773,500)	(\$1,169,000)	(\$2,975,000)	(\$1,974,000)	(\$3,003,000)	(\$2,002,000)
Less: Operating Costs, Inclusionary Units	(\$24,000)	(\$72,000)	(\$136,500)	(\$104,000)	(\$196,000)	(\$143,000)	(\$156,000)	(\$182,000)	(\$195,000)	(\$294,000)	(\$749,000)	(\$490,000)	(\$756,000)	(\$504,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$164,375	\$518,567	\$953,617	\$696,718	\$1,412,900	\$1,032,486	\$1,064,814	\$1,309,254	\$1,330,216	\$2,086,815	\$5,338,511	\$3,549,538	\$5,368,586	\$3,591,719
<i>Middle Scenario</i>														
Total Monthly Gross Rental Income														
Market-Rate Units	\$23,250	\$73,875	\$133,650	\$96,938	\$196,200	\$141,075	\$148,500	\$179,850	\$185,625	\$284,850	\$726,300	\$481,950	\$732,600	\$489,600
Inclusionary Units	\$2,876	\$8,803	\$15,465	\$11,854	\$20,657	\$16,168	\$17,606	\$20,657	\$22,095	\$30,898	\$78,842	\$51,555	\$79,577	\$52,993
Annual Gross Rental Income	\$313,512	\$992,136	\$1,789,380	\$1,305,498	\$2,602,284	\$1,886,916	\$1,993,272	\$2,406,084	\$2,492,640	\$3,788,976	\$9,661,704	\$6,402,060	\$9,746,124	\$6,511,116
Less: Vacancy, Market-Rate Units	(\$13,950)	(\$44,325)	(\$80,190)	(\$58,163)	(\$117,720)	(\$84,645)	(\$89,100)	(\$107,910)	(\$111,375)	(\$170,910)	(\$435,780)	(\$289,170)	(\$439,560)	(\$293,760)
Less: Vacancy, Inclusionary Units	(\$1,035)	(\$3,169)	(\$5,567)	(\$4,267)	(\$7,437)	(\$5,820)	(\$6,338)	(\$7,437)	(\$7,954)	(\$11,123)	(\$28,383)	(\$18,560)	(\$28,648)	(\$19,077)
Plus: Parking Income	\$4,692	\$16,442	\$46,764	\$33,732	\$86,856	\$75,600	\$80,100	\$98,100	\$99,900	\$188,400	\$477,600	\$316,800	\$481,200	\$321,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$22,834	\$78,200	\$78,200	\$78,200	\$83,088	\$92,000	\$0	\$83,088	\$0	\$0	\$58,650	\$78,200	\$0	\$0
Less: Retail Vacancy	(\$3,425)	(\$11,730)	(\$11,730)	(\$11,730)	(\$12,463)	(\$13,800)	\$0	(\$12,463)	\$0	\$0	(\$8,798)	(\$11,730)	\$0	\$0
Adjusted Annual Gross Income	\$325,027	\$1,035,234	\$1,829,577	\$1,352,630	\$2,651,768	\$1,963,691	\$1,992,214	\$2,476,622	\$2,491,091	\$3,820,423	\$9,788,833	\$6,519,840	\$9,823,556	\$6,562,839
Less: Operating Costs, Market-Rate Units	(\$112,000)	(\$364,000)	(\$595,000)	(\$434,000)	(\$920,000)	(\$630,000)	(\$665,000)	(\$805,000)	(\$833,000)	(\$1,336,000)	(\$3,400,000)	(\$2,256,000)	(\$3,432,000)	(\$2,288,000)
Less: Operating Costs, Inclusionary Units	(\$28,000)	(\$84,000)	(\$147,000)	(\$112,000)	(\$224,000)	(\$154,000)	(\$168,000)	(\$196,000)	(\$210,000)	(\$336,000)	(\$856,000)	(\$560,000)	(\$864,000)	(\$576,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$175,100	\$553,234	\$1,053,577	\$772,630	\$1,471,643	\$1,139,691	\$1,159,214	\$1,439,497	\$1,448,091	\$2,148,423	\$5,507,333	\$3,669,840	\$5,527,556	\$3,698,839
<i>High Scenario</i>														
Total Monthly Gross Rental Income														
Market-Rate Units	\$25,575	\$81,263	\$145,800	\$105,750	\$212,550	\$153,900	\$162,000	\$196,200	\$202,500	\$308,588	\$786,825	\$522,113	\$793,650	\$530,400
Inclusionary Units	\$2,876	\$8,803	\$15,465	\$11,854	\$20,657	\$16,168	\$17,606	\$20,657	\$22,095	\$30,898	\$78,842	\$51,555	\$79,577	\$52,993
Annual Gross Rental Income	\$341,412	\$1,080,786	\$1,935,180	\$1,411,248	\$2,798,484	\$2,040,816	\$2,155,272	\$2,602,284	\$2,695,140	\$4,073,826	\$10,388,004	\$6,884,010	\$10,478,724	\$7,000,716
Less: Vacancy, Market-Rate Units	(\$15,345)	(\$48,758)	(\$87,480)	(\$63,450)	(\$127,530)	(\$92,340)	(\$97,200)	(\$117,720)	(\$121,500)	(\$185,153)	(\$472,095)	(\$313,268)	(\$476,190)	(\$318,240)
Less: Vacancy, Inclusionary Units	(\$1,035)	(\$3,169)	(\$5,567)	(\$4,267)	(\$7,437)	(\$5,820)	(\$6,338)	(\$7,437)	(\$7,954)	(\$11,123)	(\$28,383)	(\$18,560)	(\$28,648)	(\$19,077)
Plus: Parking Income	\$4,692	\$16,442	\$46,764	\$33,732	\$86,856	\$75,600	\$80,100	\$98,100	\$99,900	\$188,400	\$477,600	\$316,800	\$481,200	\$321,600
Plus: Misc. Income	\$2,400	\$7,680	\$12,720	\$9,360	\$17,160	\$13,440	\$14,280	\$17,160	\$17,880	\$25,080	\$63,840	\$42,240	\$64,440	\$42,960
Plus: Retail Income	\$29,783	\$102,000	\$102,000	\$102,000	\$108,375	\$120,000	\$0	\$108,375	\$0	\$0	\$76,500	\$102,000	\$0	\$0
Less: Retail Vacancy	(\$4,468)	(\$15,300)	(\$15,300)	(\$15,300)	(\$16,256)	(\$18,000)	\$0	(\$16,256)	\$0	\$0	(\$11,475)	(\$15,300)	\$0	\$0
Adjusted Annual Gross Income	\$357,440	\$1,139,682	\$1,988,317	\$1,473,323	\$2,859,652	\$2,133,696	\$2,146,114	\$2,684,506	\$2,683,466	\$4,091,030	\$10,493,991	\$6,997,923	\$10,519,526	\$7,027,959
Less: Operating Costs, Market-Rate Units	(\$128,000)	(\$416,000)	(\$680,000)	(\$496,000)	(\$1,035,000)	(\$720,000)	(\$760,000)	(\$920,000)	(\$952,000)	(\$1,503,000)	(\$3,825,000)	(\$2,538,000)	(\$3,861,000)	(\$2,574,000)
Less: Operating Costs, Inclusionary Units	(\$32,000)	(\$96,000)	(\$168,000)	(\$128,000)	(\$252,000)	(\$176,000)	(\$192,000)	(\$224,000)	(\$240,000)	(\$378,000)	(\$963,000)	(\$630,000)	(\$972,000)	(\$648,000)
Less: Retail Operating Costs	(\$9,928)	(\$34,000)	(\$34,000)	(\$34,000)	(\$36,125)	(\$40,000)	\$0	(\$36,125)	\$0	\$0	(\$25,500)	(\$34,000)	\$0	\$0
Net Operating Income	\$187,512	\$593,682	\$1,106,317	\$815,323	\$1,536,527	\$1,197,696	\$1,194,114	\$1,504,381	\$1,491,466	\$2,210,030	\$5,680,491	\$3,795,923	\$5,686,526	\$3,805,959

(1) Includes property taxes.
Source: DRA

Table 7
Apartment NOI by Inclusionary Alternative
Rental Housing Inclusionary Alternatives
Portland Inclusionary Housing Analysis

	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Tenure	Rental	Rental	Rental	Rental	Rental	Rental	Rental	Rental
Net Rentable SF of Apartment Space	119,700	132,150	169,950	354,450	251,400	46,650	97,500	148,800
Parking Spaces	105	116	149	311	221	41	86	131
Net Rentable SF of Retail Space	3,613	3,613	0	2,550	3,400	4,250	4,250	4,250
Approximate Building Stories	9	9	13	35	19	3	6	9
Number of Apartment Units								
Studio/Loft	84	93	119	249	176	33	68	104
One Bedroom	105	116	149	311	221	41	86	131
Two Bedroom	21	23	30	62	44	8	17	26
Three Bedroom	0	0	0	0	0	0	0	0
Total	210	232	298	622	441	82	171	261
Unit Size (Square Feet)								
Studio/Loft	450	450	450	450	450	450	450	450
One Bedroom	600	600	600	600	600	600	600	600
Two Bedroom	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
Average	570	570	570	570	570	570	570	570
Parking Income (\$/Space/Year)	\$200	\$200	\$200	\$200	\$200	\$150	\$150	\$200
Parking Usage Rate (Market-Rate Spaces)	100%	100%	100%	100%	100%	100%	100%	100%
Miscellaneous Income (\$/Unit/Year)	\$120	\$120	\$120	\$120	\$120	\$120	\$120	\$120
Rental Vacancy Rate: Market Units	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%
Rental Vacancy Rate: Inclusionary Units	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Rental Operating Cost/Market Rate Unit (1)								
Low Scenario	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$6,500	\$6,500	\$7,000
Middle Scenario	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$7,000	\$7,000	\$8,000
High Scenario	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$8,000	\$8,000	\$9,000
Retail Income (\$/NSF/Year)								
Low Scenario	\$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
High Scenario	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00	\$30.00
Retail Vacancy Rate (% Gross Retail Income)	15%	15%	15%	15%	15%	15%	15%	15%
Retail Operating Cost (\$ Per NSF)	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
Alternative 1: 10% @ 80% AMI								
Market-Rate Units	189	209	268	560	397	74	153	235
Inclusionary Units	21	23	30	62	44	8	18	26
Inclusionary Parking Spaces	12	13	17	34	24	4	10	14
Market-Rate Parking Spaces	93	103	132	277	197	37	76	117
Alternative 2: 10% @ 60% AMI								
Market-Rate Units	189	209	268	560	397	74	153	235
Inclusionary Units	21	23	30	62	44	8	18	26
Inclusionary Parking Spaces	12	13	17	34	24	4	10	14
Market-Rate Parking Spaces	93	103	132	277	197	37	76	117
Alternative 3: 20% @ 80% AMI								
Market-Rate Units	168	185	238	498	353	65	137	209
Inclusionary Units	42	47	60	124	88	17	34	52
Inclusionary Parking Spaces	26	29	38	77	55	11	21	32
Market-Rate Parking Spaces	79	87	111	234	166	30	65	99
Alternative 4: 20% @ 60% AMI								
Market-Rate Units	168	185	238	498	353	65	137	209
Inclusionary Units	42	47	60	124	88	17	34	52
Inclusionary Parking Spaces	26	29	38	77	55	11	21	32
Market-Rate Parking Spaces	79	87	111	234	166	30	65	99
ALTERNATIVE 1: 10% @ 80% AMI								
Low Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$296,175	\$327,525	\$420,338	\$877,800	\$622,875	\$105,000	\$217,875	\$367,950
Inclusionary Units	\$21,196	\$23,165	\$30,279	\$62,527	\$44,310	\$8,124	\$18,217	\$26,341
Annual Gross Rental Income	\$3,808,452	\$4,208,280	\$5,407,398	\$11,283,924	\$8,006,220	\$1,357,488	\$2,833,104	\$4,731,492
Less: Vacancy, Market-Rate Units	(\$177,705)	(\$196,515)	(\$252,203)	(\$526,680)	(\$373,725)	(\$63,000)	(\$130,725)	(\$220,770)
Less: Vacancy, Inclusionary Units	(\$7,631)	(\$8,339)	(\$10,900)	(\$22,510)	(\$15,952)	(\$2,925)	(\$6,558)	(\$9,483)
Plus: Parking Income	\$223,200	\$247,200	\$316,800	\$664,800	\$471,600	\$66,600	\$135,900	\$279,600
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$65,025	\$65,025	\$0	\$45,900	\$61,200	\$76,500	\$76,500	\$76,500

Table 7
Apartment NOI by Inclusionary Alternative
Rental Housing Inclusionary Alternatives
Portland Inclusionary Housing Analysis

	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Less: Retail Vacancy	(\$9,754)	(\$9,754)	\$0	(\$6,885)	(\$9,180)	(\$11,475)	(\$11,475)	(\$11,475)
Adjusted Annual Gross Income	\$3,926,788	\$4,333,737	\$5,496,855	\$11,513,189	\$8,193,083	\$1,433,028	\$2,917,266	\$4,877,184
Less: Operating Costs, Market-Rate Units	(\$1,323,000)	(\$1,463,000)	(\$1,876,000)	(\$3,920,000)	(\$2,779,000)	(\$481,000)	(\$994,500)	(\$1,645,000)
Less: Operating Costs, Inclusionary Units	(\$147,000)	(\$161,000)	(\$210,000)	(\$434,000)	(\$308,000)	(\$52,000)	(\$117,000)	(\$182,000)
Less: Retail Operating Costs	(\$9,754)	(\$9,754)	\$0	(\$6,885)	(\$9,180)	(\$11,475)	(\$11,475)	(\$11,475)
Net Operating Income	\$2,447,034	\$2,699,983	\$3,410,855	\$7,152,304	\$5,096,903	\$888,553	\$1,794,291	\$3,038,709
Middle Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$323,100	\$357,300	\$458,550	\$957,600	\$679,500	\$115,500	\$239,663	\$401,400
Inclusionary Units	\$21,196	\$23,165	\$30,279	\$62,527	\$44,310	\$8,124	\$18,217	\$26,341
Annual Gross Rental Income	\$4,131,552	\$4,565,580	\$5,865,948	\$12,241,524	\$8,685,720	\$1,483,488	\$3,094,554	\$5,132,892
Less: Vacancy, Market-Rate Units	(\$193,860)	(\$214,380)	(\$275,130)	(\$574,560)	(\$407,700)	(\$69,300)	(\$143,798)	(\$240,840)
Less: Vacancy, Inclusionary Units	(\$7,631)	(\$8,339)	(\$10,900)	(\$22,510)	(\$15,952)	(\$2,925)	(\$6,558)	(\$9,483)
Plus: Parking Income	\$223,200	\$247,200	\$316,800	\$664,800	\$471,600	\$66,600	\$135,900	\$279,600
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$83,088	\$83,088	\$0	\$58,650	\$78,200	\$97,750	\$97,750	\$97,750
Less: Retail Vacancy	(\$12,463)	(\$12,463)	\$0	(\$8,798)	(\$11,730)	(\$14,663)	(\$14,663)	(\$14,663)
Adjusted Annual Gross Income	\$4,249,086	\$4,688,525	\$5,932,478	\$12,433,747	\$8,853,058	\$1,570,791	\$3,183,706	\$5,276,577
Less: Operating Costs, Market-Rate Units	(\$1,512,000)	(\$1,672,000)	(\$2,144,000)	(\$4,480,000)	(\$3,176,000)	(\$518,000)	(\$1,071,000)	(\$1,880,000)
Less: Operating Costs, Inclusionary Units	(\$168,000)	(\$184,000)	(\$240,000)	(\$496,000)	(\$352,000)	(\$56,000)	(\$126,000)	(\$208,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,532,961	\$2,796,400	\$3,548,478	\$7,432,247	\$5,291,058	\$954,291	\$1,944,206	\$3,146,077
High Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$350,025	\$387,075	\$496,763	\$1,037,400	\$736,125	\$126,000	\$261,450	\$434,850
Inclusionary Units	\$21,196	\$23,165	\$30,279	\$62,527	\$44,310	\$8,124	\$18,217	\$26,341
Annual Gross Rental Income	\$4,454,652	\$4,922,880	\$6,324,498	\$13,199,124	\$9,365,220	\$1,609,488	\$3,356,004	\$5,534,292
Less: Vacancy, Market-Rate Units	(\$210,015)	(\$232,245)	(\$298,058)	(\$622,440)	(\$441,675)	(\$75,600)	(\$156,870)	(\$260,910)
Less: Vacancy, Inclusionary Units	(\$7,631)	(\$8,339)	(\$10,900)	(\$22,510)	(\$15,952)	(\$2,925)	(\$6,558)	(\$9,483)
Plus: Parking Income	\$223,200	\$247,200	\$316,800	\$664,800	\$471,600	\$66,600	\$135,900	\$279,600
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$108,375	\$108,375	\$0	\$76,500	\$102,000	\$127,500	\$127,500	\$127,500
Less: Retail Vacancy	(\$16,256)	(\$16,256)	\$0	(\$11,475)	(\$15,300)	(\$19,125)	(\$19,125)	(\$19,125)
Adjusted Annual Gross Income	\$4,577,525	\$5,049,454	\$6,368,100	\$13,358,639	\$9,518,813	\$1,715,778	\$3,457,371	\$5,683,194
Less: Operating Costs, Market-Rate Units	(\$1,701,000)	(\$1,881,000)	(\$2,412,000)	(\$5,040,000)	(\$3,573,000)	(\$592,000)	(\$1,224,000)	(\$2,115,000)
Less: Operating Costs, Inclusionary Units	(\$189,000)	(\$207,000)	(\$270,000)	(\$558,000)	(\$396,000)	(\$64,000)	(\$144,000)	(\$234,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,651,400	\$2,925,329	\$3,686,100	\$7,735,139	\$5,515,813	\$1,017,278	\$2,046,871	\$3,291,694
ALTERNATIVE 2: 10% @ 60% AMI								
Low Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$296,175	\$327,525	\$420,338	\$877,800	\$622,875	\$105,000	\$217,875	\$367,950
Inclusionary Units	\$15,465	\$16,903	\$22,095	\$45,628	\$32,336	\$5,927	\$13,292	\$19,219
Annual Gross Rental Income	\$3,739,680	\$4,133,136	\$5,309,190	\$11,081,136	\$7,862,532	\$1,331,124	\$2,774,004	\$4,646,028
Less: Vacancy, Market-Rate Units	(\$177,705)	(\$196,515)	(\$252,203)	(\$526,680)	(\$373,725)	(\$63,000)	(\$130,725)	(\$220,770)
Less: Vacancy, Inclusionary Units	(\$5,567)	(\$6,085)	(\$7,954)	(\$16,426)	(\$11,641)	(\$2,134)	(\$4,785)	(\$6,919)
Plus: Parking Income	\$223,200	\$247,200	\$316,800	\$664,800	\$471,600	\$66,600	\$135,900	\$279,600
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$65,025	\$65,025	\$0	\$45,900	\$61,200	\$76,500	\$76,500	\$76,500
Less: Retail Vacancy	(\$9,754)	(\$9,754)	\$0	(\$6,885)	(\$9,180)	(\$11,475)	(\$11,475)	(\$11,475)
Adjusted Annual Gross Income	\$3,860,079	\$4,260,847	\$5,401,593	\$11,316,485	\$8,053,706	\$1,407,455	\$2,859,939	\$4,794,284
Less: Operating Costs, Market-Rate Units	(\$1,323,000)	(\$1,463,000)	(\$1,876,000)	(\$3,920,000)	(\$2,779,000)	(\$481,000)	(\$994,500)	(\$1,645,000)
Less: Operating Costs, Inclusionary Units	(\$147,000)	(\$161,000)	(\$210,000)	(\$434,000)	(\$308,000)	(\$52,000)	(\$117,000)	(\$182,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,353,954	\$2,600,722	\$3,315,593	\$6,936,985	\$4,932,706	\$831,955	\$1,705,939	\$2,924,784
Middle Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$323,100	\$357,300	\$458,550	\$957,600	\$679,500	\$115,500	\$239,663	\$401,400
Inclusionary Units	\$15,465	\$16,903	\$22,095	\$45,628	\$32,336	\$5,927	\$13,292	\$19,219
Annual Gross Rental Income	\$4,062,780	\$4,490,436	\$5,767,740	\$12,038,736	\$8,542,032	\$1,457,124	\$3,035,454	\$5,047,428
Less: Vacancy, Market-Rate Units	(\$193,860)	(\$214,380)	(\$275,130)	(\$574,560)	(\$407,700)	(\$69,300)	(\$143,798)	(\$240,840)
Less: Vacancy, Inclusionary Units	(\$5,567)	(\$6,085)	(\$7,954)	(\$16,426)	(\$11,641)	(\$2,134)	(\$4,785)	(\$6,919)
Plus: Parking Income	\$223,200	\$247,200	\$316,800	\$664,800	\$471,600	\$66,600	\$135,900	\$279,600
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320

Table 7
Apartment NOI by Inclusionary Alternative
Rental Housing Inclusionary Alternatives
Portland Inclusionary Housing Analysis

	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Plus: Retail Income	\$83,088	\$83,088	\$0	\$58,650	\$78,200	\$97,750	\$97,750	\$97,750
Less: Retail Vacancy	(\$12,463)	(\$12,463)	\$0	(\$8,798)	(\$11,730)	(\$14,663)	(\$14,663)	(\$14,663)
Adjusted Annual Gross Income	\$4,182,377	\$4,615,635	\$5,837,216	\$12,237,042	\$8,713,681	\$1,545,218	\$3,126,379	\$5,193,677
Less: Operating Costs, Market-Rate Units	(\$1,512,000)	(\$1,672,000)	(\$2,144,000)	(\$4,480,000)	(\$3,176,000)	(\$518,000)	(\$1,071,000)	(\$1,880,000)
Less: Operating Costs, Inclusionary Units	(\$168,000)	(\$184,000)	(\$240,000)	(\$496,000)	(\$352,000)	(\$56,000)	(\$126,000)	(\$208,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,466,252	\$2,723,510	\$3,453,216	\$7,235,542	\$5,151,681	\$928,718	\$1,886,879	\$3,063,177
High Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$350,025	\$387,075	\$496,763	\$1,037,400	\$736,125	\$126,000	\$261,450	\$434,850
Inclusionary Units	\$15,465	\$16,903	\$22,095	\$45,628	\$32,336	\$5,927	\$13,292	\$19,219
Annual Gross Rental Income	\$4,385,880	\$4,847,736	\$6,226,290	\$12,996,336	\$9,221,532	\$1,583,124	\$3,296,904	\$5,448,828
Less: Vacancy, Market-Rate Units	(\$210,015)	(\$232,245)	(\$298,058)	(\$622,440)	(\$441,675)	(\$75,600)	(\$156,870)	(\$260,910)
Less: Vacancy, Inclusionary Units	(\$5,567)	(\$6,085)	(\$7,954)	(\$16,426)	(\$11,641)	(\$2,134)	(\$4,785)	(\$6,919)
Plus: Parking Income	\$223,200	\$247,200	\$316,800	\$664,800	\$471,600	\$66,600	\$135,900	\$279,600
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$108,375	\$108,375	\$0	\$76,500	\$102,000	\$127,500	\$127,500	\$127,500
Less: Retail Vacancy	(\$16,256)	(\$16,256)	\$0	(\$11,475)	(\$15,300)	(\$19,125)	(\$19,125)	(\$19,125)
Adjusted Annual Gross Income	\$4,510,816	\$4,976,565	\$6,272,838	\$13,161,935	\$9,379,436	\$1,690,205	\$3,400,044	\$5,600,294
Less: Operating Costs, Market-Rate Units	(\$1,701,000)	(\$1,881,000)	(\$2,412,000)	(\$5,040,000)	(\$3,573,000)	(\$592,000)	(\$1,224,000)	(\$2,115,000)
Less: Operating Costs, Inclusionary Units	(\$189,000)	(\$207,000)	(\$270,000)	(\$558,000)	(\$396,000)	(\$64,000)	(\$144,000)	(\$234,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,584,691	\$2,852,440	\$3,590,838	\$7,538,435	\$5,376,436	\$991,705	\$1,989,544	\$3,208,794
ALTERNATIVE 3: 20% @ 80% AMI								
Low Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$263,588	\$289,575	\$373,313	\$780,863	\$553,163	\$92,250	\$195,750	\$327,938
Inclusionary Units	\$42,341	\$47,486	\$60,558	\$125,054	\$88,868	\$17,207	\$34,217	\$52,434
Annual Gross Rental Income	\$3,671,142	\$4,044,732	\$5,206,446	\$10,870,998	\$7,704,366	\$1,313,484	\$2,759,604	\$4,564,458
Less: Vacancy, Market-Rate Units	(\$158,153)	(\$173,745)	(\$223,988)	(\$468,518)	(\$331,898)	(\$55,350)	(\$117,450)	(\$196,763)
Less: Vacancy, Inclusionary Units	(\$15,243)	(\$17,095)	(\$21,801)	(\$45,019)	(\$31,992)	(\$6,195)	(\$12,318)	(\$18,876)
Plus: Parking Income	\$189,600	\$208,800	\$266,400	\$561,600	\$397,200	\$54,000	\$116,100	\$236,400
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$65,025	\$65,025	\$0	\$45,900	\$61,200	\$76,500	\$76,500	\$76,500
Less: Retail Vacancy	(\$9,754)	(\$9,754)	\$0	(\$6,885)	(\$9,180)	(\$11,475)	(\$11,475)	(\$11,475)
Adjusted Annual Gross Income	\$3,767,818	\$4,145,803	\$5,262,818	\$11,032,716	\$7,842,616	\$1,380,804	\$2,831,481	\$4,681,564
Less: Operating Costs, Market-Rate Units	(\$1,176,000)	(\$1,295,000)	(\$1,666,000)	(\$3,486,000)	(\$2,471,000)	(\$422,500)	(\$890,500)	(\$1,463,000)
Less: Operating Costs, Inclusionary Units	(\$294,000)	(\$329,000)	(\$420,000)	(\$868,000)	(\$616,000)	(\$110,500)	(\$221,000)	(\$364,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,261,693	\$2,485,678	\$3,176,818	\$6,653,216	\$4,721,616	\$805,304	\$1,677,481	\$2,812,064
Middle Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$287,550	\$315,900	\$407,250	\$851,850	\$603,450	\$101,475	\$215,325	\$357,750
Inclusionary Units	\$42,341	\$47,486	\$60,558	\$125,054	\$88,868	\$17,207	\$34,217	\$52,434
Annual Gross Rental Income	\$3,958,692	\$4,360,632	\$5,613,696	\$11,722,848	\$8,307,816	\$1,424,184	\$2,994,504	\$4,922,208
Less: Vacancy, Market-Rate Units	(\$172,530)	(\$189,540)	(\$244,350)	(\$511,110)	(\$362,070)	(\$60,885)	(\$129,195)	(\$214,650)
Less: Vacancy, Inclusionary Units	(\$15,243)	(\$17,095)	(\$21,801)	(\$45,019)	(\$31,992)	(\$6,195)	(\$12,318)	(\$18,876)
Plus: Parking Income	\$189,600	\$208,800	\$266,400	\$561,600	\$397,200	\$54,000	\$116,100	\$236,400
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$83,088	\$83,088	\$0	\$58,650	\$78,200	\$97,750	\$97,750	\$97,750
Less: Retail Vacancy	(\$12,463)	(\$12,463)	\$0	(\$8,798)	(\$11,730)	(\$14,663)	(\$14,663)	(\$14,663)
Adjusted Annual Gross Income	\$4,056,344	\$4,461,261	\$5,649,705	\$11,852,811	\$8,430,344	\$1,504,032	\$3,072,698	\$5,039,489
Less: Operating Costs, Market-Rate Units	(\$1,344,000)	(\$1,480,000)	(\$1,904,000)	(\$3,984,000)	(\$2,824,000)	(\$455,000)	(\$959,000)	(\$1,672,000)
Less: Operating Costs, Inclusionary Units	(\$336,000)	(\$376,000)	(\$480,000)	(\$992,000)	(\$704,000)	(\$119,000)	(\$238,000)	(\$416,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,340,219	\$2,569,136	\$3,265,705	\$6,851,311	\$4,868,344	\$887,532	\$1,833,198	\$2,908,989
High Scenario								
Total Monthly Gross Rental Income								
Market-Rate Units	\$311,513	\$342,225	\$441,188	\$922,838	\$653,738	\$110,700	\$234,900	\$387,563
Inclusionary Units	\$42,341	\$47,486	\$60,558	\$125,054	\$88,868	\$17,207	\$34,217	\$52,434
Annual Gross Rental Income	\$4,246,242	\$4,676,532	\$6,020,946	\$12,574,698	\$8,911,266	\$1,534,884	\$3,229,404	\$5,279,958
Less: Vacancy, Market-Rate Units	(\$186,908)	(\$205,335)	(\$264,713)	(\$553,703)	(\$392,243)	(\$66,420)	(\$140,940)	(\$232,538)
Less: Vacancy, Inclusionary Units	(\$15,243)	(\$17,095)	(\$21,801)	(\$45,019)	(\$31,992)	(\$6,195)	(\$12,318)	(\$18,876)
Plus: Parking Income	\$189,600	\$208,800	\$266,400	\$561,600	\$397,200	\$54,000	\$116,100	\$236,400
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320

Table 7
Apartment NOI by Inclusionary Alternative
Rental Housing Inclusionary Alternatives
Portland Inclusionary Housing Analysis

	CC1A	CC3A	CC5A	CC6A	CC9A	CC 3:1	CC 6:1	CC 9:1
Plus: Retail Income	\$108,375	\$108,375	\$0	\$76,500	\$102,000	\$127,500	\$127,500	\$127,500
Less: Retail Vacancy	(\$16,256)	(\$16,256)	\$0	(\$11,475)	(\$15,300)	(\$19,125)	(\$19,125)	(\$19,125)
Adjusted Annual Gross Income	\$4,351,010	\$4,782,861	\$6,036,593	\$12,677,241	\$9,023,851	\$1,634,484	\$3,321,141	\$5,404,639
Less: Operating Costs, Market-Rate Units	(\$1,512,000)	(\$1,665,000)	(\$2,142,000)	(\$4,482,000)	(\$3,177,000)	(\$520,000)	(\$1,096,000)	(\$1,881,000)
Less: Operating Costs, Inclusionary Units	(\$378,000)	(\$423,000)	(\$540,000)	(\$1,116,000)	(\$792,000)	(\$136,000)	(\$272,000)	(\$468,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,424,885	\$2,658,736	\$3,354,593	\$7,053,741	\$5,020,851	\$935,984	\$1,910,641	\$3,013,139
ALTERNATIVE 4: 20% @ 60% AMI								
<i>Low Scenario</i>								
Total Monthly Gross Rental Income								
Market-Rate Units	\$263,588	\$289,575	\$373,313	\$780,863	\$553,163	\$92,250	\$195,750	\$327,938
Inclusionary Units	\$30,898	\$34,652	\$44,190	\$91,256	\$64,847	\$12,557	\$24,971	\$38,263
Annual Gross Rental Income	\$3,533,826	\$3,890,724	\$5,010,030	\$10,465,422	\$7,416,114	\$1,257,684	\$2,648,652	\$4,394,406
Less: Vacancy, Market-Rate Units	(\$158,153)	(\$173,745)	(\$223,988)	(\$468,518)	(\$331,898)	(\$55,350)	(\$117,450)	(\$196,763)
Less: Vacancy, Inclusionary Units	(\$11,123)	(\$12,475)	(\$15,908)	(\$32,852)	(\$23,345)	(\$4,521)	(\$8,990)	(\$13,775)
Plus: Parking Income	\$189,600	\$208,800	\$266,400	\$561,600	\$397,200	\$54,000	\$116,100	\$236,400
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$65,025	\$65,025	\$0	\$45,900	\$61,200	\$76,500	\$76,500	\$76,500
Less: Retail Vacancy	(\$9,754)	(\$9,754)	\$0	(\$6,885)	(\$9,180)	(\$11,475)	(\$11,475)	(\$11,475)
Adjusted Annual Gross Income	\$3,634,621	\$3,996,416	\$5,072,294	\$10,639,307	\$7,563,012	\$1,326,678	\$2,723,857	\$4,516,614
Less: Operating Costs, Market-Rate Units	(\$1,176,000)	(\$1,295,000)	(\$1,666,000)	(\$3,486,000)	(\$2,471,000)	(\$422,500)	(\$890,500)	(\$1,463,000)
Less: Operating Costs, Inclusionary Units	(\$294,000)	(\$329,000)	(\$420,000)	(\$868,000)	(\$616,000)	(\$110,500)	(\$221,000)	(\$364,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,128,496	\$2,336,291	\$2,986,294	\$6,259,807	\$4,442,012	\$751,178	\$1,569,857	\$2,647,114
<i>Middle Scenario</i>								
Total Monthly Gross Rental Income								
Market-Rate Units	\$287,550	\$315,900	\$407,250	\$851,850	\$603,450	\$101,475	\$215,325	\$357,750
Inclusionary Units	\$30,898	\$34,652	\$44,190	\$91,256	\$64,847	\$12,557	\$24,971	\$38,263
Annual Gross Rental Income	\$3,821,376	\$4,206,624	\$5,417,280	\$11,317,272	\$8,019,564	\$1,368,384	\$2,883,552	\$4,752,156
Less: Vacancy, Market-Rate Units	(\$172,530)	(\$189,540)	(\$244,350)	(\$511,110)	(\$362,070)	(\$60,885)	(\$129,195)	(\$214,650)
Less: Vacancy, Inclusionary Units	(\$11,123)	(\$12,475)	(\$15,908)	(\$32,852)	(\$23,345)	(\$4,521)	(\$8,990)	(\$13,775)
Plus: Parking Income	\$189,600	\$208,800	\$266,400	\$561,600	\$397,200	\$54,000	\$116,100	\$236,400
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$83,088	\$83,088	\$0	\$58,650	\$78,200	\$97,750	\$97,750	\$97,750
Less: Retail Vacancy	(\$12,463)	(\$12,463)	\$0	(\$8,798)	(\$11,730)	(\$14,663)	(\$14,663)	(\$14,663)
Adjusted Annual Gross Income	\$3,923,147	\$4,311,874	\$5,459,182	\$11,459,402	\$8,150,739	\$1,449,906	\$2,965,075	\$4,874,539
Less: Operating Costs, Market-Rate Units	(\$1,344,000)	(\$1,480,000)	(\$1,904,000)	(\$3,984,000)	(\$2,824,000)	(\$455,000)	(\$959,000)	(\$1,672,000)
Less: Operating Costs, Inclusionary Units	(\$336,000)	(\$376,000)	(\$480,000)	(\$992,000)	(\$704,000)	(\$119,000)	(\$238,000)	(\$416,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,207,022	\$2,419,749	\$3,075,182	\$6,457,902	\$4,588,739	\$833,406	\$1,725,575	\$2,744,039
<i>High Scenario</i>								
Total Monthly Gross Rental Income								
Market-Rate Units	\$311,513	\$342,225	\$441,188	\$922,838	\$653,738	\$110,700	\$234,900	\$387,563
Inclusionary Units	\$30,898	\$34,652	\$44,190	\$91,256	\$64,847	\$12,557	\$24,971	\$38,263
Annual Gross Rental Income	\$4,108,926	\$4,522,524	\$5,824,530	\$12,169,122	\$8,623,014	\$1,479,084	\$3,118,452	\$5,109,906
Less: Vacancy, Market-Rate Units	(\$186,908)	(\$205,335)	(\$264,713)	(\$553,703)	(\$392,243)	(\$66,420)	(\$140,940)	(\$232,538)
Less: Vacancy, Inclusionary Units	(\$11,123)	(\$12,475)	(\$15,908)	(\$32,852)	(\$23,345)	(\$4,521)	(\$8,990)	(\$13,775)
Plus: Parking Income	\$189,600	\$208,800	\$266,400	\$561,600	\$397,200	\$54,000	\$116,100	\$236,400
Plus: Misc. Income	\$25,200	\$27,840	\$35,760	\$74,640	\$52,920	\$9,840	\$20,520	\$31,320
Plus: Retail Income	\$108,375	\$108,375	\$0	\$76,500	\$102,000	\$127,500	\$127,500	\$127,500
Less: Retail Vacancy	(\$16,256)	(\$16,256)	\$0	(\$11,475)	(\$15,300)	(\$19,125)	(\$19,125)	(\$19,125)
Adjusted Annual Gross Income	\$4,217,814	\$4,633,473	\$5,846,069	\$12,283,832	\$8,744,247	\$1,580,358	\$3,213,517	\$5,239,689
Less: Operating Costs, Market-Rate Units	(\$1,512,000)	(\$1,665,000)	(\$2,142,000)	(\$4,482,000)	(\$3,177,000)	(\$520,000)	(\$1,096,000)	(\$1,881,000)
Less: Operating Costs, Inclusionary Units	(\$378,000)	(\$423,000)	(\$540,000)	(\$1,116,000)	(\$792,000)	(\$136,000)	(\$272,000)	(\$468,000)
Less: Retail Operating Costs	(\$36,125)	(\$36,125)	\$0	(\$25,500)	(\$34,000)	(\$42,500)	(\$42,500)	(\$42,500)
Net Operating Income	\$2,291,689	\$2,509,348	\$3,164,069	\$6,660,332	\$4,741,247	\$881,858	\$1,803,017	\$2,848,189

(1) Includes property taxes.
Source: DRA

Table 8
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
<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>	20	64	106	78	143	112	119	143	149
<i>Site Area (SF)</i>	10,000	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
<i>Total Net SF</i>	12,393	39,700	64,000	47,950	85,063	67,750	67,500	85,063	84,600
<i>Approximate Building Stories</i>	3	4	6	5	7	4	4	6	6
Cap Rate, Residential	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
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
Per SF	\$30	\$30	\$150	\$150	\$250	\$150	\$150	\$150	\$150
<i>Middle Scenario</i>									
Per Unit	\$40,000	\$25,000	\$37,736	\$51,282	\$55,944	\$35,714	\$33,613	\$27,972	\$26,846
Per SF	\$80	\$80	\$200	\$200	\$400	\$200	\$200	\$200	\$200
<i>High Scenario</i>									
Per Unit	\$50,000	\$31,250	\$56,604	\$76,923	\$83,916	\$53,571	\$50,420	\$41,958	\$40,268
Per SF	\$100	\$100	\$300	\$300	\$600	\$300	\$300	\$300	\$300
Total Annual Net Operating Income, Apartments									
<i>Low Scenario</i>									
100% Market Rate	\$186,804	\$594,337	\$1,131,804	\$836,387	\$1,702,020	\$1,224,315	\$1,271,630	\$1,556,831	\$1,594,580
NOI Per NSF	\$16.39	\$16.37	\$18.68	\$18.77	\$20.90	\$19.20	\$18.84	\$19.11	\$18.85
Alternative 1	\$181,770	\$595,022	\$1,104,457	\$817,845	\$1,635,182	\$1,188,942	\$1,207,057	\$1,509,823	\$1,515,857
NOI Per NSF	\$15.94	\$16.39	\$18.23	\$18.36	\$20.08	\$18.65	\$17.88	\$18.54	\$17.92
Alternative 2	\$175,590	\$547,830	\$1,047,883	\$767,452	\$1,564,695	\$1,121,807	\$1,169,122	\$1,439,336	\$1,468,541
NOI Per NSF	\$15.40	\$15.09	\$17.29	\$17.23	\$19.21	\$17.60	\$17.32	\$17.67	\$17.36
Alternative 3	\$176,737	\$556,502	\$1,020,325	\$747,864	\$1,501,981	\$1,102,174	\$1,140,683	\$1,398,335	\$1,425,478
NOI Per NSF	\$15.50	\$15.33	\$16.84	\$16.79	\$18.44	\$17.29	\$16.90	\$17.17	\$16.85
Alternative 4	\$164,375	\$518,567	\$953,617	\$696,718	\$1,412,900	\$1,032,486	\$1,064,814	\$1,309,254	\$1,330,216
NOI Per NSF	\$14.42	\$14.29	\$15.74	\$15.64	\$17.35	\$16.20	\$15.78	\$16.07	\$15.72
<i>Middle Scenario</i>									
100% Market Rate	\$203,513	\$648,242	\$1,265,964	\$938,805	\$1,806,505	\$1,367,003	\$1,404,505	\$1,732,817	\$1,761,190
NOI Per NSF	\$17.85	\$17.86	\$20.89	\$21.07	\$22.18	\$21.44	\$20.81	\$21.27	\$20.82
Alternative 1	\$195,487	\$612,564	\$1,197,552	\$882,190	\$1,691,066	\$1,283,192	\$1,320,694	\$1,637,208	\$1,658,527
NOI Per NSF	\$17.15	\$16.88	\$19.76	\$19.80	\$20.76	\$20.13	\$19.57	\$20.10	\$19.60
Alternative 2	\$189,306	\$590,192	\$1,165,798	\$856,617	\$1,646,951	\$1,245,257	\$1,282,759	\$1,593,092	\$1,611,211
NOI Per NSF	\$16.61	\$16.26	\$19.24	\$19.23	\$20.22	\$19.53	\$19.00	\$19.56	\$19.05
Alternative 3	\$187,461	\$591,169	\$1,120,285	\$823,776	\$1,560,724	\$1,209,379	\$1,235,083	\$1,528,578	\$1,543,353
NOI Per NSF	\$16.44	\$16.29	\$18.49	\$18.49	\$19.16	\$18.97	\$18.30	\$18.77	\$18.24
Alternative 4	\$175,100	\$553,234	\$1,053,577	\$772,630	\$1,471,643	\$1,139,691	\$1,159,214	\$1,439,497	\$1,448,091
NOI Per NSF	\$15.36	\$15.24	\$17.39	\$17.34	\$18.07	\$17.88	\$17.17	\$17.67	\$17.12
<i>High Scenario</i>									
100% Market Rate	\$221,910	\$707,927	\$1,352,904	\$1,008,002	\$1,917,132	\$1,460,490	\$1,477,880	\$1,843,444	\$1,853,300
NOI Per NSF	\$19.47	\$19.50	\$22.33	\$22.63	\$23.54	\$22.91	\$22.89	\$22.63	\$21.91
Alternative 1	\$210,892	\$660,707	\$1,268,247	\$938,135	\$1,779,463	\$1,357,442	\$1,374,832	\$1,725,605	\$1,726,697
NOI Per NSF	\$18.50	\$18.20	\$20.93	\$21.06	\$21.85	\$21.29	\$20.37	\$21.19	\$20.41
Alternative 2	\$204,711	\$638,335	\$1,236,493	\$912,562	\$1,735,347	\$1,319,507	\$1,336,897	\$1,681,489	\$1,679,381
NOI Per NSF	\$17.96	\$17.58	\$20.40	\$20.48	\$21.31	\$20.70	\$19.81	\$20.64	\$19.85
Alternative 3	\$199,873	\$631,617	\$1,173,025	\$866,469	\$1,625,608	\$1,267,384	\$1,269,983	\$1,593,462	\$1,586,728
NOI Per NSF	\$17.53	\$17.40	\$19.36	\$19.45	\$19.96	\$19.88	\$18.81	\$19.56	\$18.76
Alternative 4	\$187,512	\$593,682	\$1,106,317	\$815,323	\$1,536,527	\$1,197,696	\$1,194,114	\$1,504,381	\$1,491,466
NOI Per NSF	\$16.45	\$16.35	\$18.26	\$18.30	\$18.86	\$18.79	\$17.69	\$18.47	\$17.63
Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)									
<i>Low Scenario</i>									
100% Market Rate	\$3,932,710	\$12,512,366	\$23,827,453	\$17,608,147	\$35,831,995	\$25,775,053	\$26,771,158	\$32,775,395	\$33,570,105
Per NSF	\$345	\$345	\$393	\$395	\$440	\$404	\$397	\$402	\$397
Alternative 1	\$3,826,745	\$12,526,776	\$23,251,716	\$17,217,797	\$34,424,881	\$25,030,351	\$25,411,720	\$31,785,755	\$31,912,784
Per NSF	\$336	\$345	\$384	\$386	\$423	\$393	\$376	\$390	\$377
Alternative 2	\$3,696,622	\$11,533,259	\$22,060,686	\$16,156,890	\$32,940,947	\$23,616,988	\$24,613,093	\$30,301,821	\$30,916,645
Per NSF	\$324	\$318	\$364	\$363	\$404	\$370	\$365	\$372	\$365
Alternative 3	\$3,720,780	\$11,715,823	\$21,480,536	\$15,744,499	\$31,620,645	\$23,203,667	\$24,014,387	\$29,438,624	\$30,010,054
Per NSF	\$326	\$323	\$354	\$353	\$388	\$364	\$356	\$361	\$355
Alternative 4	\$3,460,534	\$10,917,196	\$20,076,139	\$14,667,738	\$29,745,257	\$21,736,537	\$22,417,133	\$27,563,236	\$28,004,543
Per NSF	\$304	\$301	\$331	\$329	\$365	\$341	\$332	\$338	\$331
<i>Middle Scenario</i>									
100% Market Rate	\$4,284,485	\$13,647,208	\$26,651,874	\$19,764,305	\$38,031,692	\$28,779,000	\$29,568,526	\$36,480,355	\$37,077,684
Per NSF	\$376	\$376	\$440	\$444	\$467	\$451	\$448	\$448	\$438
Alternative 1	\$4,115,520	\$12,896,092	\$25,211,611	\$18,572,429	\$35,601,394	\$27,014,562	\$27,804,088	\$34,467,531	\$34,916,363
Per NSF	\$361	\$355	\$416	\$417	\$437	\$424	\$412	\$423	\$413
Alternative 2	\$3,985,397	\$12,425,101	\$24,543,107	\$18,034,048	\$34,672,645	\$26,215,935	\$27,005,461	\$33,538,781	\$33,920,224
Per NSF	\$350	\$342	\$405	\$405	\$426	\$411	\$400	\$412	\$401
Alternative 3	\$3,946,555	\$12,445,665	\$23,584,957	\$17,342,657	\$32,857,343	\$25,460,615	\$26,001,755	\$32,180,585	\$32,491,633
Per NSF	\$346	\$343	\$389	\$389	\$403	\$399	\$385	\$395	\$384
Alternative 4	\$3,686,309	\$11,647,038	\$22,180,560	\$16,265,896	\$30,981,955	\$23,993,485	\$24,404,502	\$30,305,197	\$30,486,122
Per NSF	\$323	\$321	\$366	\$365	\$380	\$376	\$362	\$372	\$360
<i>High Scenario</i>									
100% Market Rate	\$4,671,791	\$14,903,735	\$28,482,189	\$21,221,095	\$40,360,679	\$30,747,158	\$31,113,263	\$38,809,342	\$39,016,842
Per NSF	\$410	\$411	\$470	\$476	\$496	\$482	\$461	\$476	\$461
Alternative 1	\$4,439,826	\$13,909,618	\$26,699,927	\$19,750,218	\$37,462,381	\$28,577,720	\$28,943,825	\$36,328,518	\$36,351,521
Per NSF	\$389	\$383	\$441	\$443	\$460	\$448	\$429	\$446	\$430
Alternative 2	\$4,309,703	\$13,438,627	\$26,031,423	\$19,211,837	\$36,533,631	\$27,779,093	\$28,145,198	\$35,399,768	\$35,353,382
Per NSF	\$378	\$370	\$430	\$431	\$449	\$436	\$417	\$435	\$418
Alternative 3	\$4,207,861	\$13,297,191	\$24,695,272	\$18,241,447	\$34,223,329	\$26,681,773	\$26,736,492	\$33,546,572	\$33,404,791
Per NSF	\$369	\$366	\$408	\$409	\$420	\$419	\$396	\$412	\$395

Table 8
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	\$3,947,615 \$346	\$12,498,565 \$344	\$23,290,876 \$384	\$17,164,685 \$385	\$32,347,942 \$397	\$25,214,643 \$396	\$25,139,239 \$372	\$31,671,184 \$389	\$31,399,280 \$371
Less: Total Development Cost, Excluding Land									
Low Scenario									
100% Market Rate	\$2,448,810	\$8,520,330	\$16,902,795	\$12,932,010	\$24,561,810	\$19,393,600	\$19,634,160	\$23,350,440	\$23,475,680
Per SF Site Area	\$198	\$215	\$264	\$270	\$289	\$286	\$291	\$275	\$277
Middle Scenario									
100% Market Rate	\$2,764,125	\$9,535,890	\$19,086,795	\$14,568,645	\$27,293,175	\$21,492,920	\$21,727,280	\$25,831,680	\$25,943,280
Per SF Site Area	\$223	\$240	\$298	\$304	\$321	\$317	\$322	\$304	\$307
High Scenario									
100% Market Rate	\$3,589,650	\$11,829,855	\$23,616,795	\$18,413,415	\$30,708,405	\$24,119,240	\$24,342,440	\$28,934,160	\$29,029,640
Per SF Site Area	\$290	\$369	\$384	\$384	\$361	\$356	\$361	\$340	\$343
Less: Assumed ROC @:									
25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Low Scenario	\$786,542	\$2,502,473	\$4,765,491	\$3,521,629	\$7,166,399	\$5,155,011	\$5,354,232	\$6,555,079	\$6,714,021
Middle Scenario	\$856,897	\$2,729,442	\$5,330,375	\$3,952,861	\$7,606,338	\$5,755,800	\$5,913,705	\$7,296,071	\$7,415,537
High Scenario	\$934,358	\$2,980,747	\$5,696,438	\$4,244,219	\$8,072,136	\$6,149,432	\$6,222,653	\$7,761,868	\$7,803,368
Residual Land Value									
Low Scenario									
100% Market Rate	\$697,358	\$1,489,563	\$2,159,167	\$1,154,508	\$4,103,786	\$1,226,442	\$1,782,766	\$2,869,876	\$3,380,404
Per SF Site Area	\$69.74	\$74.48	\$107.96	\$57.73	\$205.19	\$61.32	\$89.14	\$143.49	\$169.02
Alternative 1	\$612,586	\$1,501,091	\$1,698,578	\$842,228	\$2,978,095	\$630,681	\$695,216	\$2,078,164	\$2,054,547
Per SF Site Area	\$61.26	\$75.05	\$84.93	\$42.11	\$148.90	\$31.53	\$34.76	\$103.91	\$102.73
Alternative 2	\$508,488	\$706,277	\$745,754	(\$6,498)	\$1,790,948	(\$500,010)	\$56,314	\$891,017	\$1,257,636
Per SF Site Area	\$50.85	\$35.31	\$37.29	(\$0.32)	\$89.55	(\$25.00)	\$2.82	\$44.55	\$62.88
Alternative 3	\$527,814	\$852,328	\$281,633	(\$336,411)	\$734,706	(\$830,666)	(\$422,651)	\$200,459	\$532,363
Per SF Site Area	\$52.78	\$42.62	\$14.08	(\$16.82)	\$36.74	(\$41.53)	(\$21.13)	\$10.02	\$26.62
Alternative 4	\$319,617	\$213,427	(\$841,884)	(\$1,197,820)	(\$765,604)	(\$2,004,370)	(\$1,700,453)	(\$1,299,851)	(\$1,072,045)
Per SF Site Area	\$31.96	\$10.67	(\$42.09)	(\$59.89)	(\$38.28)	(\$100.22)	(\$85.02)	(\$64.99)	(\$53.60)
Middle Scenario									
100% Market Rate	\$663,463	\$1,381,877	\$2,234,704	\$1,242,799	\$3,132,179	\$1,530,280	\$1,927,541	\$3,352,604	\$3,718,867
Per SF Site Area	\$66.35	\$69.09	\$111.74	\$62.14	\$156.61	\$76.51	\$96.38	\$167.63	\$185.94
Alternative 1	\$528,291	\$780,983	\$1,082,494	\$289,298	\$1,187,940	\$118,729	\$515,990	\$1,742,345	\$1,989,810
Per SF Site Area	\$52.83	\$39.05	\$54.12	\$14.46	\$59.40	\$5.94	\$25.80	\$87.12	\$99.49
Alternative 2	\$424,193	\$404,191	\$547,691	(\$141,407)	\$444,941	(\$520,172)	(\$122,911)	\$999,345	\$1,192,899
Per SF Site Area	\$42.42	\$20.21	\$27.38	(\$7.07)	\$22.25	(\$26.01)	(\$6.15)	\$49.97	\$59.64
Alternative 3	\$393,119	\$420,642	(\$218,830)	(\$694,519)	(\$1,007,301)	(\$1,124,428)	(\$925,876)	(\$87,212)	\$50,026
Per SF Site Area	\$39.31	\$21.03	(\$10.94)	(\$34.73)	(\$50.37)	(\$56.22)	(\$46.29)	(\$4.36)	\$2.50
Alternative 4	\$184,922	(\$218,259)	(\$1,342,347)	(\$1,555,928)	(\$2,507,611)	(\$2,298,132)	(\$2,203,678)	(\$1,587,522)	(\$1,554,382)
Per SF Site Area	\$18.49	(\$10.91)	(\$67.12)	(\$77.80)	(\$125.38)	(\$114.91)	(\$110.18)	(\$79.38)	(\$77.72)
High Scenario									
100% Market Rate	\$147,783	\$93,133	(\$831,043)	(\$1,436,539)	\$1,580,138	\$478,486	\$548,171	\$2,113,314	\$2,183,834
Per SF Site Area	\$14.78	\$4.66	(\$41.55)	(\$71.83)	\$79.01	\$23.92	\$27.41	\$105.67	\$109.19
Alternative 1	(\$37,789)	(\$702,161)	(\$2,256,854)	(\$2,613,241)	(\$738,500)	(\$1,257,064)	(\$1,187,380)	\$128,654	\$51,577
Per SF Site Area	(\$3.78)	(\$35.11)	(\$112.84)	(\$130.66)	(\$36.93)	(\$62.85)	(\$59.37)	\$6.43	\$2.58
Alternative 2	(\$141,888)	(\$1,078,953)	(\$2,791,656)	(\$3,043,945)	(\$1,481,500)	(\$1,895,966)	(\$1,826,281)	(\$614,345)	(\$745,334)
Per SF Site Area	(\$14.19)	(\$53.95)	(\$139.58)	(\$152.20)	(\$74.07)	(\$94.80)	(\$91.31)	(\$30.72)	(\$37.27)
Alternative 3	(\$223,361)	(\$1,192,102)	(\$3,860,577)	(\$3,820,258)	(\$3,329,741)	(\$2,773,822)	(\$2,953,247)	(\$2,096,903)	(\$2,305,807)
Per SF Site Area	(\$22.34)	(\$59.61)	(\$193.03)	(\$191.01)	(\$166.49)	(\$138.69)	(\$147.66)	(\$104.85)	(\$115.29)
Alternative 4	(\$431,558)	(\$1,831,003)	(\$4,984,094)	(\$4,681,667)	(\$4,830,052)	(\$3,947,526)	(\$4,231,049)	(\$3,597,213)	(\$3,910,216)
Per SF Site Area	(\$43.16)	(\$91.55)	(\$249.20)	(\$234.08)	(\$241.50)	(\$197.38)	(\$211.55)	(\$179.86)	(\$195.51)

Source: DRA.

Table 8
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
Cap Rate, Residential	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
Assumed Land Price								
<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
Total Annual Net Operating Income, Apartments								
<i>Low Scenario</i>								
100% Market Rate	\$2,537,260	\$6,495,508	\$4,305,903	\$6,538,238	\$4,366,663	\$2,578,941	\$2,844,289	\$3,635,293
NOI Per NSF	\$21.36	\$21.43	\$21.47	\$21.38	\$21.39	\$21.55	\$21.52	\$21.39
Alternative 1	\$2,378,981	\$6,121,408	\$4,057,869	\$6,140,178	\$4,093,809	\$2,447,034	\$2,699,983	\$3,410,855
NOI Per NSF	\$20.03	\$20.19	\$20.23	\$20.08	\$20.05	\$20.44	\$20.43	\$20.07
Alternative 2	\$2,312,273	\$5,934,642	\$3,918,395	\$5,969,047	\$3,979,155	\$2,353,954	\$2,600,722	\$3,315,593
NOI Per NSF	\$19.46	\$19.58	\$19.54	\$19.52	\$19.49	\$19.67	\$19.68	\$19.51
Alternative 3	\$2,220,012	\$5,678,422	\$3,771,815	\$5,711,699	\$3,820,177	\$2,261,693	\$2,485,678	\$3,176,818
NOI Per NSF	\$18.69	\$18.73	\$18.81	\$18.67	\$18.71	\$18.89	\$18.81	\$18.69
Alternative 4	\$2,086,815	\$5,338,511	\$3,549,538	\$5,368,586	\$3,591,719	\$2,128,496	\$2,336,291	\$2,986,294
NOI Per NSF	\$17.57	\$17.61	\$17.70	\$17.55	\$17.59	\$17.78	\$17.68	\$17.57
<i>Middle Scenario</i>								
100% Market Rate	\$2,666,840	\$6,838,323	\$4,539,920	\$6,872,910	\$4,590,490	\$2,725,439	\$3,004,269	\$3,821,650
NOI Per NSF	\$22.45	\$22.56	\$22.64	\$22.47	\$22.49	\$22.77	\$22.73	\$22.49
Alternative 1	\$2,474,361	\$6,359,681	\$4,208,072	\$6,387,641	\$4,258,642	\$2,532,961	\$2,796,400	\$3,548,478
NOI Per NSF	\$20.83	\$20.98	\$20.98	\$20.88	\$20.86	\$21.16	\$21.16	\$20.88
Alternative 2	\$2,407,653	\$6,191,529	\$4,093,418	\$6,216,510	\$4,143,988	\$2,466,252	\$2,723,510	\$3,453,216
NOI Per NSF	\$20.27	\$20.42	\$20.41	\$20.33	\$20.30	\$20.60	\$20.61	\$20.32
Alternative 3	\$2,281,619	\$5,847,245	\$3,892,118	\$5,870,669	\$3,927,297	\$2,340,219	\$2,569,136	\$3,265,705
NOI Per NSF	\$19.21	\$19.29	\$19.41	\$19.19	\$19.24	\$19.25	\$19.44	\$19.22
Alternative 4	\$2,148,423	\$5,507,333	\$3,669,840	\$5,527,556	\$3,698,839	\$2,207,022	\$2,419,749	\$3,075,182
NOI Per NSF	\$18.08	\$18.17	\$18.30	\$18.07	\$18.12	\$18.44	\$18.31	\$18.09
<i>High Scenario</i>								
100% Market Rate	\$2,796,420	\$7,185,473	\$4,779,718	\$7,207,583	\$4,814,318	\$2,878,079	\$3,170,391	\$4,008,008
NOI Per NSF	\$23.54	\$23.70	\$23.83	\$23.57	\$23.58	\$24.04	\$23.99	\$23.58
Alternative 1	\$2,569,741	\$6,620,903	\$4,388,874	\$6,635,103	\$4,423,474	\$2,651,400	\$2,925,329	\$3,686,100
NOI Per NSF	\$21.63	\$21.84	\$21.88	\$21.69	\$21.67	\$22.15	\$22.14	\$21.69
Alternative 2	\$2,503,033	\$6,452,752	\$4,274,220	\$6,463,972	\$4,308,820	\$2,584,691	\$2,852,440	\$3,590,838
NOI Per NSF	\$21.07	\$21.29	\$21.31	\$21.13	\$21.11	\$21.59	\$21.58	\$21.13
Alternative 3	\$2,343,227	\$6,020,402	\$4,018,200	\$6,029,639	\$4,034,417	\$2,424,885	\$2,658,736	\$3,354,593
NOI Per NSF	\$19.72	\$19.86	\$20.04	\$19.71	\$19.76	\$20.26	\$20.12	\$19.74
Alternative 4	\$2,210,030	\$5,680,491	\$3,795,923	\$5,686,526	\$3,805,959	\$2,291,689	\$2,509,348	\$3,164,069
NOI Per NSF	\$18.60	\$18.74	\$18.93	\$18.59	\$18.64	\$19.15	\$18.99	\$18.62
Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)								
<i>Low Scenario</i>								
100% Market Rate	\$53,416,000	\$136,747,526	\$90,650,579	\$137,647,105	\$91,929,737	\$54,293,500	\$59,879,763	\$76,532,474
Per NSF	\$450	\$451	\$452	\$450	\$450	\$454	\$453	\$450
Alternative 1	\$50,083,820	\$128,871,751	\$85,428,827	\$129,266,914	\$86,185,458	\$51,516,504	\$56,841,749	\$71,807,475
Per NSF	\$422	\$425	\$426	\$423	\$422	\$430	\$430	\$423
Alternative 2	\$48,679,423	\$124,939,826	\$82,492,532	\$125,664,150	\$83,771,690	\$49,556,923	\$54,752,046	\$69,801,964
Per NSF	\$410	\$412	\$411	\$411	\$410	\$414	\$414	\$411
Alternative 3	\$46,737,089	\$119,545,730	\$79,406,635	\$120,246,285	\$80,424,775	\$47,614,589	\$52,330,069	\$66,880,371
Per NSF	\$393	\$394	\$396	\$393	\$394	\$398	\$396	\$394
Alternative 4	\$43,932,952	\$112,389,703	\$74,727,109	\$113,022,869	\$75,615,127	\$44,810,452	\$49,185,064	\$62,869,349
Per NSF	\$370	\$371	\$373	\$370	\$370	\$374	\$372	\$370
<i>Middle Scenario</i>								
100% Market Rate	\$56,144,000	\$143,964,684	\$95,577,263	\$144,692,842	\$96,641,895	\$57,377,671	\$63,247,776	\$80,455,789
Per NSF	\$473	\$475	\$477	\$473	\$473	\$479	\$479	\$473
Alternative 1	\$52,091,820	\$133,888,014	\$88,590,984	\$134,476,651	\$89,655,616	\$53,325,491	\$58,871,578	\$74,704,791
Per NSF	\$438	\$442	\$442	\$440	\$439	\$445	\$445	\$440
Alternative 2	\$50,687,423	\$130,347,984	\$86,177,216	\$130,873,887	\$87,241,848	\$51,921,094	\$57,337,059	\$72,699,280
Per NSF	\$427	\$430	\$430	\$428	\$427	\$434	\$434	\$428
Alternative 3	\$48,034,089	\$123,099,888	\$81,939,319	\$123,593,022	\$82,679,933	\$49,267,760	\$54,087,082	\$68,751,687
Per NSF	\$404	\$406	\$409	\$404	\$405	\$412	\$409	\$405
Alternative 4	\$45,229,952	\$115,943,861	\$77,259,794	\$116,369,606	\$77,870,285	\$46,463,623	\$50,942,077	\$64,740,665
Per NSF	\$381	\$382	\$385	\$380	\$381	\$383	\$385	\$381
<i>High Scenario</i>								
100% Market Rate	\$58,872,000	\$151,273,105	\$100,625,632	\$151,738,579	\$101,354,053	\$60,591,132	\$66,745,079	\$84,379,105
Per NSF	\$496	\$499	\$502	\$496	\$496	\$506	\$505	\$496
Alternative 1	\$54,099,820	\$139,387,435	\$92,397,353	\$139,686,388	\$93,125,774	\$55,818,951	\$61,585,881	\$77,602,107
Per NSF	\$455	\$460	\$461	\$457	\$456	\$466	\$466	\$457
Alternative 2	\$52,695,423	\$135,847,405	\$89,983,584	\$136,083,624	\$90,712,005	\$54,414,555	\$60,051,361	\$75,596,596
Per NSF	\$444	\$448	\$449	\$445	\$444	\$455	\$454	\$445
Alternative 3	\$49,331,089	\$126,745,309	\$84,593,687	\$126,939,759	\$84,935,091	\$51,050,221	\$55,973,385	\$70,623,003
Per NSF	\$415	\$418	\$422	\$415	\$416	\$426	\$424	\$416

Table 8
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	\$46,526,952 \$392	\$119,589,282 \$394	\$79,914,162 \$398	\$119,716,343 \$391	\$80,125,443 \$392	\$48,246,084 \$403	\$52,828,380 \$400	\$66,611,981 \$392
Less: Total Development Cost, Excluding Land								
Low Scenario	\$42,473,720	\$117,901,680	\$78,550,280	\$118,173,240	\$78,837,960	\$47,387,840	\$52,202,760	\$65,629,480
Per NSF	\$358	\$386	\$385	\$386	\$386	\$384	\$385	\$386
Middle Scenario	\$47,673,040	\$131,281,280	\$87,475,800	\$131,559,040	\$87,772,160	\$52,784,320	\$58,143,600	\$73,067,000
Per NSF	\$401	\$429	\$429	\$430	\$430	\$428	\$428	\$430
High Scenario	\$51,138,840	\$140,200,600	\$93,426,560	\$140,482,080	\$93,729,120	\$56,382,800	\$62,105,400	\$78,025,760
Per NSF	\$430	\$459	\$458	\$459	\$459	\$457	\$457	\$459
Less: Assumed ROC @:	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Low Scenario	\$10,683,200	\$27,349,505	\$18,130,116	\$27,529,421	\$18,385,947	\$10,858,700	\$11,975,953	\$15,306,495
Middle Scenario	\$11,228,800	\$28,792,937	\$19,115,453	\$28,938,568	\$19,328,379	\$11,475,534	\$12,649,555	\$16,091,158
High Scenario	\$11,774,400	\$30,254,621	\$20,125,126	\$30,347,716	\$20,270,811	\$12,118,226	\$13,349,016	\$16,875,821
Residual Land Value								
Low Scenario								
100% Market Rate	\$259,080	(\$8,503,659)	(\$6,029,817)	(\$8,055,556)	(\$5,294,171)	(\$3,953,040)	(\$4,298,949)	(\$4,403,501)
Per SF Site Area	\$12.95	(\$425.18)	(\$301.49)	(\$402.78)	(\$264.71)	(\$197.65)	(\$214.95)	(\$220.18)
Alternative 1	(\$2,406,664)	(\$14,804,279)	(\$10,207,219)	(\$14,759,709)	(\$9,889,594)	(\$6,174,637)	(\$6,729,360)	(\$8,183,500)
Per SF Site Area	(\$120.33)	(\$740.21)	(\$510.36)	(\$737.99)	(\$494.48)	(\$308.73)	(\$336.47)	(\$409.18)
Alternative 2	(\$3,530,181)	(\$17,949,819)	(\$12,556,255)	(\$17,641,920)	(\$11,820,608)	(\$7,742,301)	(\$8,401,123)	(\$9,787,909)
Per SF Site Area	(\$176.51)	(\$897.49)	(\$627.81)	(\$882.10)	(\$591.03)	(\$387.12)	(\$420.06)	(\$489.40)
Alternative 3	(\$5,084,049)	(\$22,265,096)	(\$15,024,972)	(\$21,976,212)	(\$14,498,140)	(\$9,296,169)	(\$10,338,705)	(\$12,125,183)
Per SF Site Area	(\$254.20)	(\$1,113.25)	(\$751.25)	(\$1,098.81)	(\$724.91)	(\$464.81)	(\$516.94)	(\$606.26)
Alternative 4	(\$7,327,358)	(\$27,989,918)	(\$18,768,592)	(\$27,754,945)	(\$18,345,859)	(\$11,539,478)	(\$12,854,709)	(\$15,334,000)
Per SF Site Area	(\$366.37)	(\$1,399.50)	(\$938.43)	(\$1,387.75)	(\$917.29)	(\$576.97)	(\$642.74)	(\$766.70)
Middle Scenario								
100% Market Rate	(\$2,757,840)	(\$16,109,533)	(\$11,013,989)	(\$15,804,766)	(\$10,458,644)	(\$6,882,183)	(\$7,545,379)	(\$8,702,368)
Per SF Site Area	(\$137.89)	(\$805.48)	(\$550.70)	(\$790.24)	(\$522.93)	(\$344.11)	(\$377.27)	(\$435.12)
Alternative 1	(\$5,999,584)	(\$24,170,869)	(\$16,603,012)	(\$23,977,719)	(\$16,047,667)	(\$10,123,927)	(\$11,046,337)	(\$13,303,167)
Per SF Site Area	(\$299.98)	(\$1,208.54)	(\$830.15)	(\$1,198.89)	(\$802.38)	(\$506.20)	(\$552.32)	(\$665.16)
Alternative 2	(\$7,123,101)	(\$27,002,893)	(\$18,534,027)	(\$26,859,930)	(\$17,978,682)	(\$11,247,445)	(\$12,273,953)	(\$14,907,576)
Per SF Site Area	(\$356.16)	(\$1,350.14)	(\$926.70)	(\$1,343.00)	(\$898.93)	(\$562.37)	(\$613.70)	(\$745.38)
Alternative 3	(\$9,245,769)	(\$32,801,370)	(\$21,924,345)	(\$32,684,622)	(\$21,628,214)	(\$13,370,112)	(\$14,873,934)	(\$18,065,651)
Per SF Site Area	(\$462.29)	(\$1,640.07)	(\$1,096.22)	(\$1,634.23)	(\$1,081.41)	(\$668.51)	(\$743.70)	(\$903.28)
Alternative 4	(\$11,489,078)	(\$38,526,191)	(\$25,667,965)	(\$38,463,355)	(\$25,475,932)	(\$15,613,422)	(\$17,389,938)	(\$21,274,468)
Per SF Site Area	(\$574.45)	(\$1,926.31)	(\$1,283.40)	(\$1,923.17)	(\$1,273.80)	(\$780.67)	(\$869.50)	(\$1,063.72)
High Scenario								
100% Market Rate	(\$4,041,240)	(\$19,182,116)	(\$12,926,055)	(\$19,091,217)	(\$12,645,878)	(\$7,909,895)	(\$8,709,337)	(\$10,522,476)
Per SF Site Area	(\$202.06)	(\$959.11)	(\$646.30)	(\$954.56)	(\$632.29)	(\$395.49)	(\$435.47)	(\$526.12)
Alternative 1	(\$7,858,984)	(\$28,690,652)	(\$19,508,678)	(\$28,732,970)	(\$19,228,501)	(\$11,727,639)	(\$12,836,695)	(\$15,944,075)
Per SF Site Area	(\$392.95)	(\$1,434.53)	(\$975.43)	(\$1,436.65)	(\$961.43)	(\$586.38)	(\$641.83)	(\$797.20)
Alternative 2	(\$8,982,501)	(\$31,522,676)	(\$21,439,692)	(\$31,615,181)	(\$21,159,516)	(\$12,851,156)	(\$14,064,311)	(\$17,548,483)
Per SF Site Area	(\$449.13)	(\$1,576.13)	(\$1,071.98)	(\$1,580.76)	(\$1,057.98)	(\$642.56)	(\$703.22)	(\$877.42)
Alternative 3	(\$11,673,969)	(\$38,804,353)	(\$25,751,610)	(\$38,930,273)	(\$25,781,048)	(\$15,542,623)	(\$17,326,692)	(\$21,527,358)
Per SF Site Area	(\$583.70)	(\$1,940.22)	(\$1,287.58)	(\$1,946.51)	(\$1,289.05)	(\$777.13)	(\$866.33)	(\$1,076.37)
Alternative 4	(\$13,917,278)	(\$44,529,175)	(\$29,495,230)	(\$44,709,006)	(\$29,628,766)	(\$17,785,933)	(\$19,842,696)	(\$24,736,175)
Per SF Site Area	(\$695.86)	(\$2,226.46)	(\$1,474.76)	(\$2,235.45)	(\$1,481.44)	(\$889.30)	(\$992.13)	(\$1,236.81)

Source: DRA.

Table 8
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%
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
Total Annual Net Operating Income, Apartments					
Low Scenario					
100% Market Rate	\$7,592,563	\$5,394,530	\$902,690	\$1,864,195	\$3,204,925
NOI Per NSF	\$21.42	\$21.46	\$19.35	\$19.12	\$21.54
Alternative 1	\$7,152,304	\$5,096,903	\$888,553	\$1,794,291	\$3,038,709
NOI Per NSF	\$20.18	\$20.27	\$19.05	\$18.40	\$20.42
Alternative 2	\$6,936,985	\$4,932,706	\$831,955	\$1,705,939	\$2,924,784
NOI Per NSF	\$19.57	\$19.62	\$17.83	\$17.50	\$19.66
Alternative 3	\$6,653,216	\$4,721,616	\$805,304	\$1,677,481	\$2,812,064
NOI Per NSF	\$18.77	\$18.78	\$17.26	\$17.20	\$18.90
Alternative 4	\$6,259,807	\$4,442,012	\$751,178	\$1,569,857	\$2,647,114
NOI Per NSF	\$17.66	\$17.67	\$16.10	\$16.10	\$17.79
Middle Scenario					
100% Market Rate	\$7,991,583	\$5,684,470	\$1,012,705	\$2,074,633	\$3,386,068
NOI Per NSF	\$22.55	\$22.61	\$21.71	\$21.28	\$22.76
Alternative 1	\$7,432,247	\$5,291,058	\$954,291	\$1,944,206	\$3,146,077
NOI Per NSF	\$20.97	\$21.05	\$20.46	\$19.94	\$21.14
Alternative 2	\$7,235,542	\$5,151,681	\$928,718	\$1,886,879	\$3,063,177
NOI Per NSF	\$20.41	\$20.49	\$19.91	\$19.35	\$20.59
Alternative 3	\$6,851,311	\$4,868,344	\$887,532	\$1,833,198	\$2,908,989
NOI Per NSF	\$19.33	\$19.36	\$19.03	\$18.80	\$19.55
Alternative 4	\$6,457,902	\$4,588,739	\$833,406	\$1,725,575	\$2,744,039
NOI Per NSF	\$18.22	\$18.25	\$17.87	\$17.70	\$18.44
High Scenario					
100% Market Rate	\$8,394,938	\$5,980,190	\$1,088,945	\$2,206,795	\$3,574,435
NOI Per NSF	\$23.68	\$23.79	\$23.34	\$22.63	\$24.02
Alternative 1	\$7,735,139	\$5,515,813	\$1,017,278	\$2,046,871	\$3,291,694
NOI Per NSF	\$21.82	\$21.94	\$21.81	\$20.99	\$22.12
Alternative 2	\$7,538,435	\$5,376,436	\$991,705	\$1,989,544	\$3,208,794
NOI Per NSF	\$21.27	\$21.39	\$21.26	\$20.41	\$21.56
Alternative 3	\$7,053,741	\$5,020,851	\$935,984	\$1,910,641	\$3,013,139
NOI Per NSF	\$19.90	\$19.97	\$20.06	\$19.60	\$20.25
Alternative 4	\$6,660,332	\$4,741,247	\$881,858	\$1,803,017	\$2,848,189
NOI Per NSF	\$18.79	\$18.86	\$18.90	\$18.49	\$19.14
Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)					
Low Scenario					
100% Market Rate	\$159,843,421	\$113,569,053	\$19,004,000	\$39,246,211	\$67,472,105
Per NSF	\$451	\$452	\$407	\$403	\$453
Alternative 1	\$150,574,827	\$107,303,229	\$18,706,387	\$37,774,545	\$63,972,826
Per NSF	\$425	\$427	\$401	\$387	\$430
Alternative 2	\$146,041,788	\$103,846,443	\$17,514,848	\$35,914,503	\$61,574,403
Per NSF	\$412	\$413	\$375	\$368	\$414
Alternative 3	\$140,067,707	\$99,402,443	\$16,953,779	\$35,315,387	\$59,201,353
Per NSF	\$395	\$395	\$363	\$362	\$398
Alternative 4	\$131,785,418	\$93,516,033	\$15,814,284	\$33,049,630	\$55,728,712
Per NSF	\$372	\$372	\$339	\$339	\$375
Middle Scenario					
100% Market Rate	\$168,243,842	\$119,673,053	\$21,320,105	\$43,676,474	\$71,285,632
Per NSF	\$475	\$476	\$457	\$448	\$479
Alternative 1	\$156,468,353	\$111,390,703	\$20,090,334	\$40,930,650	\$66,233,195
Per NSF	\$441	\$443	\$431	\$420	\$445
Alternative 2	\$152,327,209	\$108,456,443	\$19,551,953	\$39,723,766	\$64,487,930
Per NSF	\$430	\$431	\$419	\$407	\$433
Alternative 3	\$144,238,128	\$102,491,443	\$18,684,884	\$38,593,650	\$61,241,879
Per NSF	\$407	\$408	\$401	\$396	\$412
Alternative 4	\$135,955,839	\$96,605,033	\$17,545,389	\$36,327,893	\$57,769,238
Per NSF	\$384	\$384	\$376	\$373	\$388
High Scenario					
100% Market Rate	\$176,735,526	\$125,898,737	\$22,925,158	\$46,458,842	\$75,251,263
Per NSF	\$499	\$501	\$491	\$477	\$506
Alternative 1	\$162,845,037	\$116,122,387	\$21,416,387	\$43,092,019	\$69,298,826
Per NSF	\$459	\$462	\$459	\$442	\$466
Alternative 2	\$158,703,893	\$113,188,127	\$20,878,006	\$41,885,134	\$67,553,561
Per NSF	\$448	\$450	\$448	\$430	\$454
Alternative 3	\$148,499,812	\$105,702,127	\$19,704,936	\$40,224,019	\$63,434,511
Per NSF	\$419	\$420	\$422	\$413	\$426

Table 8
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	\$140,217,523 \$396	\$99,815,717 \$397	\$18,565,442 \$398	\$37,958,262 \$389	\$59,961,870 \$403
Less: Total Development Cost, Excluding Land					
Low Scenario	\$137,714,400	\$98,217,920	\$13,817,320	\$27,921,080	\$58,866,520
Per NSF	\$386	\$385	\$271	\$274	\$385
Middle Scenario	\$153,338,400	\$109,369,240	\$15,302,840	\$30,889,640	\$65,565,000
Per NSF	\$430	\$429	\$301	\$304	\$428
High Scenario	\$163,754,400	\$116,803,040	\$17,159,120	\$34,600,960	\$70,030,240
Per NSF	\$459	\$458	\$337	\$340	\$458
Less: Assumed ROC @:	25.00%	25.00%	25.00%	25.00%	25.00%
Low Scenario	\$31,968,684	\$22,713,811	\$3,800,800	\$7,849,242	\$13,494,421
Middle Scenario	\$33,648,768	\$23,934,611	\$4,264,021	\$8,735,295	\$14,257,126
High Scenario	\$35,347,105	\$25,179,747	\$4,585,032	\$9,291,768	\$15,050,253
Residual Land Value					
Low Scenario					
100% Market Rate	(\$9,839,663)	(\$7,362,678)	\$1,385,880	\$3,475,888	(\$4,888,836)
Per SF Site Area	(\$491.98)	(\$368.13)	\$69.29	\$173.79	(\$244.44)
Alternative 1	(\$17,254,538)	(\$12,375,336)	\$1,147,789	\$2,298,556	(\$7,688,259)
Per SF Site Area	(\$862.73)	(\$618.77)	\$57.39	\$114.93	(\$384.41)
Alternative 2	(\$20,880,970)	(\$15,140,766)	\$194,558	\$810,522	(\$9,606,997)
Per SF Site Area	(\$1,044.05)	(\$757.04)	\$9.73	\$40.53	(\$480.35)
Alternative 3	(\$25,660,235)	(\$18,695,966)	(\$254,297)	\$331,230	(\$11,505,438)
Per SF Site Area	(\$1,283.01)	(\$934.80)	(\$12.71)	\$16.56	(\$575.27)
Alternative 4	(\$32,286,066)	(\$23,405,093)	(\$1,165,893)	(\$1,481,376)	(\$14,283,550)
Per SF Site Area	(\$1,614.30)	(\$1,170.25)	(\$58.29)	(\$74.07)	(\$714.18)
Middle Scenario					
100% Market Rate	(\$18,743,326)	(\$13,630,798)	\$1,753,244	\$4,051,539	(\$8,536,495)
Per SF Site Area	(\$937.17)	(\$681.54)	\$87.66	\$202.58	(\$426.82)
Alternative 1	(\$28,163,717)	(\$20,256,677)	\$769,427	\$1,854,880	(\$12,578,444)
Per SF Site Area	(\$1,408.19)	(\$1,012.83)	\$38.47	\$92.74	(\$628.92)
Alternative 2	(\$31,476,633)	(\$22,604,086)	\$338,723	\$889,373	(\$13,974,656)
Per SF Site Area	(\$1,573.83)	(\$1,130.20)	\$16.94	\$44.47	(\$698.73)
Alternative 3	(\$37,947,898)	(\$27,376,086)	(\$354,933)	(\$14,720)	(\$16,571,497)
Per SF Site Area	(\$1,897.39)	(\$1,368.80)	(\$17.75)	(\$0.74)	(\$828.57)
Alternative 4	(\$44,573,729)	(\$32,085,213)	(\$1,266,529)	(\$1,827,325)	(\$19,349,609)
Per SF Site Area	(\$2,228.69)	(\$1,604.26)	(\$63.33)	(\$91.37)	(\$967.48)
High Scenario					
100% Market Rate	(\$22,365,979)	(\$16,084,051)	\$1,181,006	\$2,566,114	(\$9,829,229)
Per SF Site Area	(\$1,118.30)	(\$804.20)	\$59.05	\$128.31	(\$491.46)
Alternative 1	(\$33,478,370)	(\$23,905,130)	(\$26,011)	(\$127,345)	(\$14,591,179)
Per SF Site Area	(\$1,673.92)	(\$1,195.26)	(\$1.30)	(\$6.37)	(\$729.56)
Alternative 2	(\$36,791,286)	(\$26,252,538)	(\$456,715)	(\$1,092,853)	(\$15,987,391)
Per SF Site Area	(\$1,839.56)	(\$1,312.63)	(\$22.84)	(\$54.64)	(\$799.37)
Alternative 3	(\$44,954,551)	(\$32,241,339)	(\$1,395,171)	(\$2,421,745)	(\$19,282,631)
Per SF Site Area	(\$2,247.73)	(\$1,612.07)	(\$69.76)	(\$121.09)	(\$964.13)
Alternative 4	(\$51,580,382)	(\$36,950,466)	(\$2,306,767)	(\$4,234,350)	(\$22,060,744)
Per SF Site Area	(\$2,579.02)	(\$1,847.52)	(\$115.34)	(\$211.72)	(\$1,103.04)

Source: DRA.

Table 9
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>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>Residential Units</i>	20	64	106	78	143	112	143	149	149	209	532
<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
<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
<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
<i>Approximate Building Stories</i>	3	4	6	5	7	4	4	6	6	9	30
Cap Rate, Residential	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
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
Per SF	\$30	\$30	\$150	\$150	\$250	\$150	\$150	\$150	\$150	\$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
Per SF	\$80	\$80	\$200	\$200	\$400	\$200	\$200	\$200	\$200	\$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
Per SF	\$100	\$100	\$300	\$300	\$600	\$300	\$300	\$300	\$300	\$600	\$600
Total Annual NOI Before PTE											
<i>Low Scenario</i>											
Alternative 1	\$181,770	\$595,022	\$1,104,457	\$817,845	\$1,635,182	\$1,188,942	\$1,207,057	\$1,509,823	\$1,515,857	\$2,378,981	\$6,121,408
Alternative 2	\$175,590	\$547,830	\$1,047,883	\$767,452	\$1,564,695	\$1,121,807	\$1,169,122	\$1,439,336	\$1,468,541	\$2,312,273	\$5,934,642
Alternative 3	\$176,737	\$556,502	\$1,020,325	\$747,864	\$1,501,981	\$1,102,174	\$1,140,683	\$1,398,335	\$1,425,478	\$2,220,012	\$5,678,422
Alternative 4	\$164,375	\$518,567	\$953,617	\$696,718	\$1,412,900	\$1,032,486	\$1,064,814	\$1,309,254	\$1,330,216	\$2,086,815	\$5,338,511
<i>Middle Scenario</i>											
Alternative 1	\$195,487	\$612,564	\$1,197,552	\$882,190	\$1,691,066	\$1,283,192	\$1,320,694	\$1,637,208	\$1,658,527	\$2,474,361	\$6,359,681
Alternative 2	\$189,306	\$590,192	\$1,165,798	\$856,617	\$1,646,951	\$1,245,257	\$1,282,759	\$1,593,092	\$1,611,211	\$2,407,653	\$6,191,529
Alternative 3	\$187,461	\$591,169	\$1,120,285	\$823,776	\$1,560,724	\$1,209,379	\$1,235,083	\$1,528,578	\$1,543,353	\$2,381,619	\$5,847,245
Alternative 4	\$175,100	\$553,234	\$1,053,577	\$772,630	\$1,471,643	\$1,139,691	\$1,159,214	\$1,439,497	\$1,448,091	\$2,148,423	\$5,507,333
<i>High Scenario</i>											
Alternative 1	\$210,892	\$660,707	\$1,268,247	\$938,135	\$1,779,463	\$1,357,442	\$1,374,832	\$1,725,605	\$1,726,697	\$2,569,741	\$6,620,903
Alternative 2	\$204,711	\$638,335	\$1,236,493	\$918,232	\$1,735,347	\$1,319,507	\$1,336,897	\$1,681,489	\$1,679,381	\$2,503,033	\$6,452,752
Alternative 3	\$199,873	\$631,617	\$1,173,025	\$866,469	\$1,625,608	\$1,267,384	\$1,269,983	\$1,593,462	\$1,586,728	\$2,343,227	\$6,020,402
Alternative 4	\$187,512	\$593,682	\$1,106,317	\$815,323	\$1,536,527	\$1,197,696	\$1,194,114	\$1,504,381	\$1,491,466	\$2,210,030	\$5,680,491
Increase in NOI from PTE on All Units											
<i>Low Scenario</i>											
Alternative 1	\$31,500	\$98,543	\$189,457	\$138,308	\$283,693	\$218,365	\$231,505	\$280,844	\$290,731	\$456,273	\$1,167,883
Alternative 2	\$30,397	\$94,550	\$183,790	\$133,745	\$275,820	\$211,089	\$224,230	\$272,383	\$281,656	\$443,479	\$1,135,633
Alternative 3	\$30,602	\$96,098	\$178,873	\$130,249	\$264,628	\$207,324	\$218,776	\$264,519	\$273,397	\$425,784	\$1,086,492
Alternative 4	\$28,272	\$88,951	\$166,305	\$120,613	\$247,846	\$193,214	\$203,414	\$246,483	\$254,110	\$398,815	\$1,017,670
<i>Middle Scenario</i>											
Alternative 1	\$33,195	\$103,524	\$207,922	\$151,642	\$295,633	\$238,781	\$253,300	\$307,389	\$318,095	\$474,566	\$1,215,074
Alternative 2	\$32,092	\$99,532	\$202,255	\$147,078	\$287,760	\$231,506	\$246,025	\$298,928	\$309,020	\$461,772	\$1,182,824
Alternative 3	\$31,763	\$99,706	\$194,133	\$141,217	\$272,372	\$224,624	\$236,881	\$286,554	\$296,005	\$437,599	\$1,116,792
Alternative 4	\$29,433	\$92,559	\$181,565	\$131,582	\$255,589	\$210,514	\$221,519	\$268,518	\$276,717	\$410,631	\$1,047,970
<i>High Scenario</i>											
Alternative 1	\$34,890	\$108,506	\$216,928	\$158,016	\$307,572	\$248,457	\$263,684	\$320,220	\$331,169	\$492,859	\$1,262,265
Alternative 2	\$33,787	\$104,513	\$211,261	\$153,452	\$299,699	\$241,182	\$256,408	\$311,759	\$322,094	\$480,065	\$1,230,014
Alternative 3	\$32,923	\$103,314	\$199,935	\$145,226	\$280,115	\$231,185	\$243,574	\$294,876	\$304,324	\$449,415	\$1,147,093
Alternative 4	\$30,594	\$96,167	\$187,367	\$135,591	\$263,333	\$217,075	\$228,213	\$276,840	\$285,036	\$422,447	\$1,078,271
Total Annual NOI With PTE on All Units											
<i>Low Scenario</i>											
100% Market Rate	\$186,804	\$594,337	\$1,131,804	\$836,387	\$1,702,020	\$1,224,315	\$1,271,630	\$1,556,831	\$1,594,580	\$2,537,260	\$6,495,508
Alternative 1	\$213,270	\$693,565	\$1,293,914	\$956,154	\$1,918,875	\$1,407,306	\$1,438,562	\$1,790,668	\$1,806,589	\$2,835,254	\$7,289,291
Alternative 2	\$205,986	\$642,380	\$1,231,673	\$901,197	\$1,840,515	\$1,332,896	\$1,393,352	\$1,711,720	\$1,750,197	\$2,755,751	\$7,070,275
Alternative 3	\$207,339	\$652,600	\$1,199,198	\$878,112	\$1,766,609	\$1,309,498	\$1,359,459	\$1,662,854	\$1,698,755	\$2,645,795	\$6,764,914
Alternative 4	\$192,648	\$607,518	\$1,119,922	\$817,331	\$1,660,746	\$1,225,699	\$1,268,228	\$1,555,737	\$1,584,325	\$2,485,630	\$6,356,181
<i>Middle Scenario</i>											
100% Market Rate	\$203,513	\$648,242	\$1,265,964	\$933,805	\$1,806,505	\$1,367,003	\$1,404,505	\$1,732,817	\$1,761,190	\$2,666,840	\$6,838,323
Alternative 1	\$228,682	\$716,089	\$1,405,473	\$1,033,832	\$1,986,699	\$1,521,973	\$1,573,995	\$1,944,597	\$1,976,622	\$2,948,928	\$7,574,755
Alternative 2	\$221,398	\$689,724	\$1,368,053	\$1,003,696	\$1,934,710	\$1,476,762	\$1,528,784	\$1,892,020	\$1,920,230	\$2,869,424	\$7,374,353
Alternative 3	\$219,224	\$690,875	\$1,314,418	\$964,994	\$1,833,095	\$1,434,004	\$1,471,964	\$1,815,132	\$1,839,357	\$2,719,219	\$6,964,037
Alternative 4	\$204,533	\$645,793	\$1,235,142	\$904,212	\$1,727,232	\$1,350,205	\$1,380,733	\$1,708,015	\$1,724,808	\$2,559,054	\$6,555,304
<i>High Scenario</i>											
100% Market Rate	\$221,910	\$707,927	\$1,352,904	\$1,008,002	\$1,917,132	\$1,460,490	\$1,477,880	\$1,843,444	\$1,853,300	\$2,796,420	\$7,185,473
Alternative 1	\$245,782	\$769,212	\$1,485,174	\$1,096,151	\$2,087,035	\$1,605,899	\$1,638,515	\$2,045,825	\$2,057,866	\$2,962,601	\$7,883,168
Alternative 2	\$238,498	\$742,848	\$1,447,754	\$1,066,014	\$2,035,047	\$1,560,688	\$1,593,305	\$1,993,248	\$2,001,475	\$2,983,098	\$7,682,766
Alternative 3	\$232,797	\$734,931	\$1,372,960	\$1,011,695	\$1,905,723	\$1,498,569	\$1,513,558	\$1,888,338	\$1,891,051	\$2,927,642	\$7,167,495
Alternative 4	\$218,106	\$689,849	\$1,293,684	\$950,913	\$1,799,860	\$1,414,770	\$1,422,327	\$1,781,222	\$1,776,502	\$2,632,477	\$6,758,762
Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)											
<i>Low Scenario</i>											
100% Market Rate	\$3,932,710	\$12,512,366	\$23,827,453	\$17,608,147	\$35,831,995	\$25,775,053	\$26,771,158	\$32,775,395	\$33,570,105	\$53,416,000	\$136,747,526
Alternative 1	\$4,489,902	\$14,601,365	\$27,240,290	\$20,129,551	\$40,397,371	\$29,627,504	\$30,285,519	\$37,698,263	\$38,033,445	\$59,689,565	\$153,458,767
Alternative 2	\$4,336,557	\$13,523,794	\$25,929,959	\$18,972,564	\$38,747,691	\$28,060,969	\$29,333,721	\$36,036,202	\$36,846,253	\$58,015,814	\$148,847,887
Alternative 3	\$4,365,026	\$13,738,939	\$25,246,273	\$18,486,578	\$37,191,767	\$27,568,377	\$28,620,187	\$35,007,540	\$35,765,814	\$55,700,954	\$142,419,239
Alternative 4	\$4,055,743	\$12,789,851	\$23,577,302	\$17,206,968	\$34,963,069	\$25,804,193	\$26,699,530	\$32,752,357	\$33,354,218	\$52,329,059	\$133,814,331
<i>Middle Scenario</i>											
100% Market Rate	\$4,284,485	\$13,647,208	\$26,651,874	\$19,764,305	\$38,031,692	\$28,779,000	\$29,568,526	\$36,480,355	\$37,077,684	\$56,144,000	\$143,964,684
Alternative 1	\$4,814,359	\$15,075,550	\$29,588,911	\$21,764,893	\$41,825,242	\$32,041,534	\$33,136,728	\$40,938,875	\$41,613,090	\$62,082,686	\$159,468,519
Alternative 2	\$4,661,014	\$14,520,506	\$28,801,105	\$21,130,432	\$40,730,747	\$31,089,736	\$32,184,930	\$39,831,998	\$40,425,898	\$60,408,935	\$155,249,535
Alternative 3	\$4,615,241	\$14,544,740	\$27,671,962	\$20,315,655	\$38,591,484	\$30,189,550	\$30,988,719	\$38,213,308	\$38,723,313	\$57,246,710	\$146,611,302
Alternative 4	\$4,305,958	\$13,595,652	\$26,002,990	\$19,036,045	\$36,362,786	\$28,425,366	\$29,068,063	\$35,958,215	\$36,311,747	\$53,874,815	\$138,006,394
<i>High Scenario</i>											
100% Market Rate	\$4,671,791	\$14,903,735	\$28,482,189	\$21,221,095	\$40,360,679	\$30,747,158	\$31,113,263	\$38,809,342	\$39,016,842	\$58,872,000	\$151,273,105
Alternative 1	\$5,174,348	\$16,193,946	\$31,266,828	\$23,076,866	\$43,937,586	\$33,808,396	\$34,495,059</				

Table 9
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
High Scenario	\$934,358	\$2,980,747	\$5,696,438	\$4,244,219	\$8,072,136	\$6,149,432	\$6,222,653	\$7,761,868	\$7,803,368	\$11,774,400	\$30,254,621
Residual Land Value											
Low Scenario											
100% Market Rate	\$697,358	\$1,489,563	\$2,159,167	\$1,154,508	\$4,103,786	\$1,226,442	\$1,782,766	\$2,869,876	\$3,380,404	\$259,080	(\$8,503,659)
Per SF Site Area	\$69.74	\$74.48	\$107.96	\$57.73	\$205.19	\$61.32	\$89.14	\$143.49	\$169.02	\$12.95	(\$425.18)
Alternative 1	\$1,143,111	\$3,160,762	\$4,889,437	\$3,171,631	\$7,756,087	\$4,308,403	\$4,594,255	\$6,808,171	\$6,951,076	\$5,277,932	\$4,865,333
Per SF Site Area	\$114.31	\$158.04	\$244.47	\$158.58	\$387.80	\$215.42	\$229.71	\$340.41	\$347.55	\$263.90	\$243.27
Alternative 2	\$1,020,435	\$2,298,705	\$3,841,172	\$2,246,041	\$6,436,343	\$3,055,175	\$3,832,817	\$5,478,521	\$6,001,322	\$3,938,931	\$1,176,630
Per SF Site Area	\$102.04	\$114.94	\$192.06	\$112.30	\$321.82	\$152.76	\$191.64	\$273.93	\$300.07	\$196.95	\$58.83
Alternative 3	\$1,043,211	\$2,470,821	\$3,294,224	\$1,857,252	\$5,191,604	\$2,661,101	\$3,261,990	\$4,655,520	\$5,136,947	\$2,087,043	(\$3,966,289)
Per SF Site Area	\$104.32	\$123.54	\$164.71	\$92.86	\$259.58	\$133.06	\$163.10	\$232.78	\$256.85	\$104.35	(\$198.31)
Alternative 4	\$795,784	\$1,711,551	\$1,959,046	\$833,564	\$3,408,645	\$1,249,754	\$1,725,464	\$2,851,446	\$3,207,694	(\$610,473)	(\$10,850,215)
Per SF Site Area	\$79.58	\$85.58	\$97.95	\$41.68	\$170.43	\$62.49	\$86.27	\$142.57	\$160.38	(\$30.52)	(\$542.51)
Middle Scenario											
100% Market Rate	\$663,463	\$1,381,877	\$2,234,704	\$1,242,799	\$3,132,179	\$1,530,280	\$1,927,541	\$3,352,604	\$3,718,867	(\$2,757,840)	(\$16,109,533)
Per SF Site Area	\$66.35	\$69.09	\$111.74	\$62.14	\$156.61	\$76.51	\$96.38	\$167.63	\$185.94	(\$137.89)	(\$805.48)
Alternative 1	\$1,087,362	\$2,524,550	\$4,584,334	\$2,843,269	\$6,167,018	\$4,140,307	\$4,782,102	\$6,919,420	\$7,347,192	\$1,993,109	(\$3,706,464)
Per SF Site Area	\$108.74	\$126.23	\$229.22	\$142.16	\$308.35	\$207.02	\$239.11	\$345.97	\$367.36	\$99.66	(\$185.32)
Alternative 2	\$964,687	\$2,080,515	\$3,954,089	\$2,335,701	\$5,291,422	\$3,378,869	\$4,020,664	\$6,033,918	\$6,397,439	\$654,108	(\$7,081,652)
Per SF Site Area	\$96.47	\$104.03	\$197.70	\$116.79	\$264.57	\$168.94	\$201.03	\$301.70	\$319.87	\$32.71	(\$354.08)
Alternative 3	\$928,067	\$2,099,902	\$3,050,775	\$1,683,879	\$3,580,012	\$2,658,720	\$3,063,696	\$4,738,966	\$5,035,370	(\$1,875,672)	(\$13,992,239)
Per SF Site Area	\$92.81	\$105.00	\$152.54	\$84.19	\$179.00	\$132.94	\$153.18	\$236.95	\$251.77	(\$93.78)	(\$699.61)
Alternative 4	\$680,641	\$1,340,631	\$1,715,597	\$660,191	\$1,797,054	\$1,247,373	\$1,527,170	\$2,934,892	\$3,106,118	(\$4,573,188)	(\$20,876,165)
Per SF Site Area	\$68.06	\$67.03	\$85.78	\$33.01	\$89.85	\$62.37	\$76.36	\$146.74	\$155.31	(\$228.66)	(\$1,043.81)
High Scenario											
100% Market Rate	\$147,783	\$93,133	(\$831,043)	(\$1,436,539)	\$1,580,138	\$478,486	\$548,171	\$2,113,314	\$2,183,834	(\$4,041,240)	(\$19,182,116)
Per SF Site Area	\$14.78	\$4.66	(\$81.55)	(\$71.83)	\$79.01	\$23.92	\$27.41	\$105.67	\$109.19	(\$202.06)	(\$959.11)
Alternative 1	\$549,829	\$1,125,302	\$1,396,667	\$48,078	\$4,441,664	\$2,927,477	\$3,253,607	\$5,521,838	\$5,629,162	\$441,806	(\$7,431,456)
Per SF Site Area	\$54.98	\$56.27	\$69.83	\$2.40	\$222.08	\$146.37	\$162.68	\$276.09	\$281.46	\$22.09	(\$371.57)
Alternative 2	\$427,153	\$681,266	\$766,423	(\$459,491)	\$3,566,068	\$2,166,039	\$2,492,169	\$4,636,336	\$4,679,408	(\$897,195)	(\$10,806,644)
Per SF Site Area	\$42.72	\$34.06	\$38.32	(\$22.97)	\$178.30	\$108.30	\$124.61	\$231.82	\$233.97	(\$44.86)	(\$540.33)
Alternative 3	\$331,139	\$547,925	(\$493,259)	(\$1,374,345)	\$1,387,987	\$1,119,815	\$1,149,059	\$2,869,434	\$2,819,647	(\$4,104,867)	(\$19,484,898)
Per SF Site Area	\$33.11	\$27.40	(\$24.66)	(\$68.72)	\$69.40	\$55.99	\$57.45	\$143.47	\$140.98	(\$205.24)	(\$974.24)
Alternative 4	\$83,713	(\$211,346)	(\$1,828,436)	(\$2,398,033)	(\$394,971)	(\$291,532)	(\$387,466)	\$1,065,360	\$890,394	(\$6,802,383)	(\$26,368,824)
Per SF Site Area	\$8.37	(\$10.57)	(\$91.42)	(\$119.90)	(\$19.75)	(\$14.58)	(\$19.37)	\$53.27	\$44.52	(\$340.12)	(\$1,318.44)

Source: DRA.

Table 9
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>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>Residential Units</i>	352	537	358	210	232	298	622	441	171	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	20,000	20,000
<i>Residential Net SF</i>	200,550	305,850	204,150	119,700	132,150	169,950	354,450	251,400	46,650	97,500	148,800
<i>Total Net SF</i>	203,950	305,850	204,150	123,313	135,763	169,950	357,000	254,800	50,900	101,750	153,050
<i>Approximate Building Stories</i>	15	30	15	9	9	13	35	19	3	6	9
Cap Rate, Residential	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
Assumed Land Price											
<i>Low Scenario</i>											
Per Unit	\$14,205	\$9,311	\$13,966	\$14,286	\$21,552	\$16,779	\$8,039	\$11,338	\$36,585	\$17,544	\$19,157
Per SF	\$250	\$250	\$250	\$150	\$250	\$250	\$250	\$250	\$150	\$150	\$250
<i>Middle Scenario</i>											
Per Unit	\$22,727	\$14,898	\$22,346	\$19,048	\$34,483	\$26,846	\$12,862	\$18,141	\$48,780	\$23,392	\$30,651
Per SF	\$400	\$400	\$400	\$200	\$400	\$400	\$400	\$400	\$200	\$200	\$400
<i>High Scenario</i>											
Per Unit	\$34,091	\$22,346	\$33,520	\$28,571	\$51,724	\$40,268	\$19,293	\$27,211	\$73,171	\$35,088	\$45,977
Per SF	\$600	\$600	\$600	\$300	\$600	\$600	\$600	\$600	\$300	\$300	\$600
Total Annual NOI Before PTE											
<i>Low Scenario</i>											
Alternative 1	\$4,057,869	\$6,140,178	\$4,093,809	\$2,447,034	\$2,699,983	\$3,410,855	\$7,152,304	\$5,096,903	\$888,553	\$1,794,291	\$3,038,709
Alternative 2	\$3,918,395	\$5,969,047	\$3,979,155	\$2,353,954	\$2,600,722	\$3,315,593	\$6,936,985	\$4,932,706	\$831,955	\$1,705,939	\$2,924,784
Alternative 3	\$3,771,815	\$5,711,699	\$3,820,177	\$2,261,693	\$2,485,678	\$3,176,818	\$6,653,216	\$4,721,616	\$805,304	\$1,677,481	\$2,812,064
Alternative 4	\$3,549,538	\$5,368,586	\$3,591,719	\$2,128,496	\$2,336,291	\$2,986,294	\$6,259,807	\$4,442,012	\$751,178	\$1,569,857	\$2,647,114
<i>Middle Scenario</i>											
Alternative 1	\$4,208,072	\$6,387,641	\$4,258,642	\$2,532,961	\$2,796,400	\$3,548,478	\$7,432,247	\$5,291,058	\$954,291	\$1,944,206	\$3,146,077
Alternative 2	\$4,093,418	\$6,216,510	\$4,143,988	\$2,466,252	\$2,723,510	\$3,453,216	\$7,235,542	\$5,151,681	\$928,718	\$1,886,879	\$3,063,177
Alternative 3	\$3,892,118	\$5,870,669	\$3,927,297	\$2,340,219	\$2,569,136	\$3,265,705	\$6,851,311	\$4,868,344	\$887,532	\$1,833,198	\$2,908,989
Alternative 4	\$3,669,840	\$5,527,556	\$3,698,839	\$2,207,022	\$2,419,749	\$3,075,182	\$6,457,902	\$4,588,739	\$833,406	\$1,725,575	\$2,744,039
<i>High Scenario</i>											
Alternative 1	\$4,388,874	\$6,635,103	\$4,423,474	\$2,651,400	\$2,925,329	\$3,686,100	\$7,735,139	\$5,518,831	\$1,017,278	\$2,046,871	\$3,291,694
Alternative 2	\$4,274,220	\$6,463,972	\$4,308,820	\$2,584,691	\$2,852,440	\$3,590,838	\$7,538,435	\$5,376,436	\$991,705	\$1,989,544	\$3,208,794
Alternative 3	\$4,018,200	\$6,029,639	\$4,034,417	\$2,424,885	\$2,658,736	\$3,354,593	\$7,053,741	\$5,020,851	\$935,984	\$1,910,641	\$3,013,139
Alternative 4	\$3,795,923	\$5,686,526	\$3,805,959	\$2,291,689	\$2,509,348	\$3,164,069	\$6,660,332	\$4,741,247	\$881,858	\$1,803,017	\$2,848,189
Increase in NOI from PTE on All Units											
<i>Low Scenario</i>											
Alternative 1	\$770,056	\$1,177,646	\$785,166	\$460,595	\$509,109	\$654,179	\$1,365,602	\$969,336	\$160,148	\$333,863	\$572,534
Alternative 2	\$748,066	\$1,144,824	\$763,176	\$447,801	\$495,129	\$635,909	\$1,327,876	\$942,604	\$155,243	\$322,868	\$556,634
Alternative 3	\$719,953	\$1,095,466	\$732,685	\$430,106	\$473,065	\$609,293	\$1,273,451	\$902,119	\$150,132	\$317,410	\$535,015
Alternative 4	\$674,949	\$1,025,996	\$686,429	\$403,137	\$442,818	\$570,717	\$1,193,797	\$845,507	\$139,173	\$295,619	\$501,618
<i>Middle Scenario</i>											
Alternative 1	\$800,853	\$1,225,107	\$816,779	\$479,188	\$529,714	\$680,575	\$1,420,785	\$1,008,562	\$175,242	\$365,101	\$595,612
Alternative 2	\$778,863	\$1,192,285	\$794,789	\$466,394	\$515,734	\$662,304	\$1,383,058	\$981,831	\$170,338	\$354,106	\$579,713
Alternative 3	\$740,255	\$1,125,955	\$753,230	\$442,222	\$486,127	\$626,341	\$1,309,365	\$927,489	\$162,438	\$343,811	\$550,140
Alternative 4	\$695,250	\$1,056,486	\$706,973	\$415,253	\$455,880	\$587,765	\$1,229,712	\$877,876	\$151,479	\$322,020	\$516,743
<i>High Scenario</i>											
Alternative 1	\$831,650	\$1,272,569	\$848,393	\$497,782	\$550,320	\$706,970	\$1,475,968	\$1,047,789	\$182,473	\$379,942	\$618,691
Alternative 2	\$809,660	\$1,239,747	\$826,403	\$484,987	\$536,340	\$688,699	\$1,438,241	\$1,021,057	\$177,568	\$368,947	\$602,791
Alternative 3	\$760,557	\$1,156,445	\$773,774	\$454,338	\$499,189	\$643,389	\$1,345,280	\$952,858	\$166,881	\$353,814	\$565,266
Alternative 4	\$715,552	\$1,086,975	\$727,518	\$427,369	\$468,942	\$604,813	\$1,265,626	\$896,247	\$155,922	\$332,023	\$531,868
Total Annual NOI With PTE on All Units											
<i>Low Scenario</i>											
100% Market Rate	\$4,305,903	\$6,538,238	\$4,366,663	\$2,578,941	\$2,844,289	\$3,635,293	\$7,592,563	\$5,394,530	\$902,690	\$1,864,195	\$3,204,925
Alternative 1	\$4,827,925	\$7,317,824	\$4,878,975	\$2,907,629	\$3,209,092	\$4,065,034	\$8,517,907	\$6,066,239	\$1,129,533	\$2,128,153	\$3,611,243
Alternative 2	\$4,666,461	\$7,113,871	\$4,742,331	\$2,801,754	\$3,095,851	\$3,951,502	\$8,264,861	\$5,875,310	\$987,199	\$2,028,807	\$3,481,418
Alternative 3	\$4,491,768	\$6,807,165	\$4,552,661	\$2,691,799	\$2,958,743	\$3,786,110	\$7,926,667	\$5,623,735	\$955,436	\$1,994,890	\$3,347,079
Alternative 4	\$4,224,486	\$6,394,583	\$4,278,147	\$2,531,634	\$2,779,108	\$3,557,011	\$7,453,604	\$5,287,519	\$890,351	\$1,865,476	\$3,148,731
<i>Middle Scenario</i>											
100% Market Rate	\$4,539,920	\$6,872,910	\$4,590,490	\$2,725,439	\$3,004,269	\$3,821,650	\$7,991,583	\$5,684,470	\$1,012,705	\$2,074,633	\$3,386,068
Alternative 1	\$5,008,925	\$7,612,748	\$5,075,421	\$3,012,149	\$3,326,114	\$4,229,052	\$8,853,032	\$6,299,621	\$1,129,533	\$2,309,307	\$3,741,689
Alternative 2	\$4,872,281	\$7,408,795	\$4,938,777	\$2,932,646	\$3,239,245	\$4,115,520	\$8,618,601	\$6,133,512	\$1,099,055	\$2,240,985	\$3,642,889
Alternative 3	\$4,632,373	\$6,996,624	\$4,680,526	\$2,782,440	\$3,055,263	\$3,892,046	\$8,160,677	\$5,795,832	\$1,090,970	\$2,177,009	\$3,459,130
Alternative 4	\$4,365,091	\$6,584,042	\$4,405,812	\$2,622,275	\$2,875,629	\$3,662,947	\$7,687,614	\$5,459,616	\$984,885	\$2,047,595	\$3,260,782
<i>High Scenario</i>											
100% Market Rate	\$4,779,718	\$7,207,583	\$4,814,318	\$2,878,079	\$3,170,391	\$4,008,008	\$8,394,938	\$5,980,190	\$1,088,945	\$2,206,795	\$3,574,435
Alternative 1	\$5,220,524	\$7,907,672	\$5,271,867	\$3,149,182	\$3,475,649	\$4,393,070	\$9,211,107	\$6,563,602	\$1,199,751	\$2,426,813	\$3,910,385
Alternative 2	\$5,083,880	\$7,703,719	\$5,135,223	\$3,069,679	\$3,388,779	\$4,279,537	\$8,976,676	\$6,397,493	\$1,169,273	\$2,358,941	\$3,811,585
Alternative 3	\$4,778,757	\$7,186,083	\$4,808,191	\$2,879,229	\$3,157,924	\$3,997,981	\$8,399,021	\$5,973,710	\$1,102,866	\$2,264,455	\$3,578,405
Alternative 4	\$4,511,475	\$6,773,501	\$4,533,477	\$2,719,058	\$2,978,290	\$3,768,883	\$7,925,959	\$5,637,494	\$1,037,781	\$2,135,040	\$3,380,057
Total Market Value (Capitalized NOI for Rental; Net Sales Proceeds for Ownership)											
<i>Low Scenario</i>											
100% Market Rate	\$90,650,579	\$137,647,105	\$91,929,737	\$54,293,500	\$59,879,763	\$76,532,474	\$159,843,421	\$113,569,053	\$19,004,000	\$39,246,211	\$67,472,105
Alternative 1	\$101,640,533	\$154,059,453	\$102,715,259	\$61,213,240	\$67,559,832	\$85,579,673	\$179,324,349	\$127,710,301	\$22,077,926	\$44,803,231	\$76,026,169
Alternative 2	\$98,241,293	\$149,765,703	\$99,838,545	\$58,984,305	\$65,175,818	\$83,189,519	\$173,997,066	\$123,690,743	\$20,783,129	\$42,711,716	\$73,293,016
Alternative 3	\$94,563,541	\$143,308,727	\$95,849,714	\$56,669,444	\$62,289,322	\$79,707,583	\$166,877,195	\$118,394,413	\$20,114,451	\$41,997,694	\$70,464,830
Alternative 4	\$88,936,554	\$134,622,792	\$90,066,254	\$53,297,550	\$58,507,546	\$74,884,452	\$156,917,986	\$111,316,188	\$18,744,240	\$39,273,182	\$66,289,080
<i>Middle Scenario</i>											
100% Market Rate	\$95,577,263	\$144,692,842	\$96,641,895	\$57,377,671	\$63,247,776	\$80,455,789	\$168,243,842	\$119,673,053	\$21,320,105	\$43,676,474	\$71,285,632
Alternative 1	\$105,451,043	\$160,268,383	\$106,850,970	\$63,413,667	\$70,023,457	\$89,032,675	\$186,379,618	\$132,623,597	\$23,779,645	\$48,616,995	\$78,772,400
Alternative 2	\$102,574,330	\$155,974,633	\$103,974,257	\$61,739,916	\$68,194,627	\$86,642,521	\$181,444,230	\$129,126,565	\$23,138,006	\$47,178,639	\$76,692,405
Alternative 3	\$97,523,632	\$147,297,346	\$98,537,396	\$58,577,691	\$64,321,327	\$81,937,805	\$171,803,716	\$122,017,517	\$22,104,338	\$45,831,774	\$72,823,784
Alternative 4	\$91,896,645	\$138,611,411	\$92,753,936	\$55,205,796	\$60,539,550	\$77,114,674	\$161,844,507	\$114,939,293	\$20,734,428	\$43,107,262	\$68,648,034
<i>High Scenario</i>											
100% Market Rate	\$100,625,632	\$151,738,579	\$101,354,053	\$60,591,132							

Table 9
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
High Scenario	\$20,125,126	\$30,347,716	\$20,270,811	\$12,118,226	\$13,349,016	\$16,875,821	\$35,347,105	\$25,179,747	\$4,585,032	\$9,291,768	\$15,050,253
Residual Land Value											
Low Scenario											
100% Market Rate	(\$6,029,817)	(\$8,055,556)	(\$5,294,171)	(\$3,953,040)	(\$4,298,949)	(\$4,403,501)	(\$9,839,663)	(\$7,362,678)	\$1,385,880	\$3,475,888	(\$4,888,836)
Per SF Site Area	(\$301.49)	(\$402.78)	(\$264.71)	(\$197.65)	(\$214.95)	(\$220.18)	(\$491.98)	(\$368.13)	\$69.29	\$173.79	(\$244.44)
Alternative 1	\$2,762,146	\$5,074,322	\$3,334,247	\$1,582,752	\$1,845,106	\$2,834,259	\$5,745,079	\$3,950,321	\$3,845,021	\$7,921,505	\$1,954,415
Per SF Site Area	\$138.11	\$253.72	\$166.71	\$79.14	\$92.26	\$141.71	\$287.25	\$197.52	\$192.25	\$396.08	\$97.72
Alternative 2	\$42,754	\$1,639,322	\$1,032,876	(\$200,396)	(\$62,106)	\$922,135	\$1,483,253	\$734,674	\$2,809,184	\$6,248,293	(\$232,107)
Per SF Site Area	\$2.14	\$81.97	\$51.64	(\$10.02)	(\$3.11)	\$46.11	\$74.16	\$36.73	\$140.46	\$312.41	(\$11.61)
Alternative 3	(\$2,899,447)	(\$3,526,258)	(\$2,158,189)	(\$2,052,284)	(\$2,371,302)	(\$1,863,413)	(\$4,212,644)	(\$3,502,390)	\$2,274,240	\$5,677,075	(\$2,494,656)
Per SF Site Area	(\$144.97)	(\$176.31)	(\$107.91)	(\$102.61)	(\$118.57)	(\$93.17)	(\$210.63)	(\$175.12)	\$113.71	\$283.85	(\$124.73)
Alternative 4	(\$7,401,037)	(\$10,475,006)	(\$6,784,957)	(\$4,749,800)	(\$5,396,723)	(\$5,721,919)	(\$12,180,011)	(\$9,164,969)	\$1,178,072	\$3,497,465	(\$5,835,256)
Per SF Site Area	(\$370.05)	(\$523.75)	(\$339.25)	(\$237.49)	(\$269.84)	(\$286.10)	(\$609.00)	(\$458.25)	\$58.90	\$174.87	(\$291.76)
Middle Scenario											
100% Market Rate	(\$11,013,989)	(\$15,804,766)	(\$10,458,644)	(\$6,882,183)	(\$7,545,379)	(\$8,702,368)	(\$18,743,326)	(\$13,630,798)	\$1,753,244	\$4,051,539	(\$8,536,495)
Per SF Site Area	(\$550.70)	(\$790.24)	(\$522.93)	(\$344.11)	(\$377.27)	(\$435.12)	(\$937.17)	(\$681.54)	\$87.66	\$202.58	(\$426.82)
Alternative 1	(\$3,114,966)	(\$3,344,334)	(\$2,291,384)	(\$2,053,386)	(\$2,124,834)	(\$1,840,860)	(\$4,234,705)	(\$3,270,363)	\$3,720,876	\$8,003,956	(\$2,547,080)
Per SF Site Area	(\$155.75)	(\$167.22)	(\$114.57)	(\$102.67)	(\$106.24)	(\$92.04)	(\$211.74)	(\$163.52)	\$186.04	\$400.20	(\$127.35)
Alternative 2	(\$5,416,336)	(\$6,779,334)	(\$4,592,755)	(\$3,392,387)	(\$3,587,898)	(\$3,752,983)	(\$8,183,016)	(\$6,067,988)	\$3,207,565	\$6,853,271	(\$4,211,076)
Per SF Site Area	(\$270.82)	(\$338.97)	(\$229.64)	(\$169.62)	(\$179.39)	(\$187.65)	(\$409.15)	(\$303.40)	\$160.38	\$342.66	(\$210.55)
Alternative 3	(\$9,456,895)	(\$13,721,163)	(\$8,942,243)	(\$5,922,167)	(\$6,686,539)	(\$7,516,756)	(\$15,895,427)	(\$11,755,226)	\$2,380,871	\$5,775,779	(\$7,305,973)
Per SF Site Area	(\$472.84)	(\$686.06)	(\$447.11)	(\$296.11)	(\$334.33)	(\$375.84)	(\$794.77)	(\$587.76)	\$119.04	\$288.79	(\$365.30)
Alternative 4	(\$13,958,484)	(\$20,669,911)	(\$13,569,011)	(\$8,619,683)	(\$9,711,960)	(\$11,375,261)	(\$23,862,795)	(\$17,417,806)	\$1,284,702	\$3,596,170	(\$10,646,573)
Per SF Site Area	(\$697.92)	(\$1,033.50)	(\$678.45)	(\$430.98)	(\$485.60)	(\$568.76)	(\$1,193.14)	(\$870.89)	\$64.24	\$179.81	(\$532.33)
High Scenario											
100% Market Rate	(\$12,926,055)	(\$19,091,217)	(\$12,645,878)	(\$7,909,895)	(\$8,709,337)	(\$10,522,476)	(\$22,365,979)	(\$16,084,051)	\$1,181,006	\$2,566,114	(\$9,829,229)
Per SF Site Area	(\$646.30)	(\$954.56)	(\$632.29)	(\$395.49)	(\$435.47)	(\$526.12)	(\$1,118.30)	(\$804.20)	\$59.05	\$128.31	(\$491.46)
Alternative 1	(\$5,501,949)	(\$7,300,230)	(\$4,939,775)	(\$3,343,946)	(\$3,568,155)	(\$4,037,218)	(\$8,619,964)	(\$6,258,158)	\$3,047,216	\$6,271,676	(\$4,171,124)
Per SF Site Area	(\$275.10)	(\$365.01)	(\$246.99)	(\$167.20)	(\$178.41)	(\$201.86)	(\$431.00)	(\$312.91)	\$152.36	\$313.58	(\$208.56)
Alternative 2	(\$7,803,319)	(\$10,735,230)	(\$7,241,146)	(\$4,682,946)	(\$5,031,219)	(\$5,949,342)	(\$12,568,274)	(\$9,055,783)	\$2,533,906	\$5,120,991	(\$5,835,120)
Per SF Site Area	(\$390.17)	(\$536.76)	(\$362.06)	(\$234.15)	(\$251.56)	(\$297.47)	(\$628.41)	(\$452.79)	\$126.70	\$256.05	(\$291.76)
Alternative 3	(\$12,942,235)	(\$19,453,308)	(\$12,749,057)	(\$7,890,619)	(\$8,919,303)	(\$10,691,338)	(\$22,297,200)	(\$16,193,196)	\$1,415,461	\$3,537,226	(\$9,762,366)
Per SF Site Area	(\$647.11)	(\$972.67)	(\$637.45)	(\$394.53)	(\$445.97)	(\$534.57)	(\$1,114.86)	(\$809.66)	\$70.77	\$176.86	(\$488.12)
Alternative 4	(\$17,443,824)	(\$26,402,056)	(\$17,375,825)	(\$10,588,134)	(\$11,944,725)	(\$14,549,844)	(\$30,264,567)	(\$21,855,775)	\$319,292	\$1,357,616	(\$13,102,965)
Per SF Site Area	(\$872.19)	(\$1,320.10)	(\$868.79)	(\$529.41)	(\$597.24)	(\$727.49)	(\$1,513.23)	(\$1,092.79)	\$15.96	\$67.88	(\$655.15)

Source: DRA.

Table 10
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)	\$67	\$90	\$112	\$135	\$164

	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	(\$67)	(\$90)	(\$112)	(\$135)	(\$164)
Affordable Monthly Rent	\$703	\$735	\$878	\$1,008	\$1,111

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	(\$67)	(\$90)	(\$112)	(\$135)	(\$164)
Affordable Monthly Rent	\$959	\$1,010	\$1,207	\$1,390	\$1,537

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	(\$67)	(\$90)	(\$112)	(\$135)	(\$164)
Affordable Monthly Rent	\$1,216	\$1,284	\$1,537	\$1,771	\$1,962

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	(\$67)	(\$90)	(\$112)	(\$135)	(\$164)
Affordable Monthly Rent	\$1,472	\$1,559	\$1,867	\$2,152	\$2,387

Summary of Affordable Rents

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
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60% of Median	\$703	\$735	\$878	\$1,008	\$1,111
80% of Median	\$959	\$1,010	\$1,207	\$1,390	\$1,537
100% of Median	\$1,216	\$1,284	\$1,537	\$1,771	\$1,962
120% of Median	\$1,472	\$1,559	\$1,867	\$2,152	\$2,387

(1) Includes 30% for rent plus utilities.

(2) Assumes tenants pay for electric heating, water heating and cooking; other electric; and monthly electric service charge.

Source: City of Portland, effective July 1, 2016.

Source: DRA