



Kathryn Harrison
Councilmember District 4

SUPPLEMENTAL AGENDA MATERIAL

Meeting Date: April 25, 2017

Item Number: 53

Item Description: ZAB Appeal: 2902 Adeline Street

Submitted by: Councilmember Harrison

The attached supplemental item is the yield on cost analysis for different proposals of the 2902 Adeline Project. The yield of different BMR/Total Unit options are reflected.

2902 Adeline Yield on Cost Analysis

	ZAB Approved 10/27/16	Proposed at City Council 3/7/17	Requested by Appellants	Proposed Compromise
Total Units	50	50	50	52
BMR Units	4	8	10	10
<i>VLI (50% AMI)</i>	4	4	5	4
<i>LI (80% AMI)</i>		4	5	4
<i>MI (120% AMI)</i>				2
BMR In-lieu Fee	\$ 884,000	\$ 68,000	\$ -	\$ 136,000
Yield on Cost	5.53%	5.44%	5.32%	5.43%