

Late Communications
Planning Commission

APR 03 2019

RECEIVED
at Meeting

**R-S Car Free Zone Expansion
April 3, 2019**

Berkeley Dog and
Cat Hospital



Apartments



Garden Village
student housing
(already built)

Berkeley Student Co-op:
Rochdale & Fenwick
Apartments



House

UC childcare
center

Unit 2 dorms



Newman Hall
church
parking lot

Apartments
& Rooming
Houses

Church

Ownership Housing Inclusionary Housing Fees - April 3, 2019

Unit Size	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
	1	2	3	4	5
Assumed Household Size					
80% Median Income	\$ 62,750	\$ 71,700	\$ 80,650	\$ 89,600	\$ 96,800
Allowable Inclusionary Sales Price (3 times 80% AMI)	\$ 188,250	\$ 215,100	\$ 241,950	\$ 268,800	\$ 290,400
Estimated Market Price	\$ 400,000	\$ 600,000	\$ 900,000	\$ 1,300,000	\$ 1,600,000
62.5% of the Difference	\$ 211,750	\$ 384,900	\$ 658,050	\$ 1,031,200	\$ 1,309,600
Fee Per Unit (20% of 62.5% of the Difference between Market Price & Allowable Inclusionary Sales Price)	117,656	240,563	411,281	644,500	818,500
	\$ 23,531	\$ 48,112	\$ 82,256	\$ 128,900	\$ 163,700
	\$ 42,350	\$ 76,980	\$ 131,610	\$ 206,240	\$ 261,920
Berkeley Affordable Housing Mitigation Fee for Rental Unit	\$ 37,962	\$ 37,962	\$ 37,962	\$ 37,962	\$ 37,962
Current Typical Unit Sizes, square feet	500	750	1,000	1,500	2,000
Fee if calculated at \$40 per square foot (similar to San Francisco's fee for small projects under 25 units)	\$ 20,000	\$ 30,000	\$ 40,000	\$ 60,000	\$ 80,000
Minimum Unit Size, square feet	350	550	850	1050	1250
Fee if calculated at \$40 per square foot (similar to San Francisco's fee for small projects under 25 units)	\$ 14,000	\$ 22,000	\$ 34,000	\$ 42,000	\$ 50,000

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