

SCENARIO 1: MOBILITY FEE - URBAN (Example - Single Harbors Node)

A. Assuming 50 Percent of the Vacant Parcels in a Harbors Node are Residential Infill.

RESIDENTIAL INFILL SIZE	Total No of Dwelling Units (DU)	Full Mobility Fee (\$)	\$\$	Based on Absortion Rate Per Year	SUBSIDY CALCULATION				
				\$\$/Year	25 Percent (\$)	Net Subsidy (\$)	50 Percent (\$)	Net Subsidy (\$)	100 Percent (\$)
Assuming the square footage of the house is between 1,501-2,499 Sq. Ft.	39	7,722	301,158	965,250	241,313	723,938	482,625	482,625	965,250

RESIDENTIAL INFILL SIZE	Based on Absortion Rate Per Year	SUBSIDY CALCULATION		
	\$\$/25 Years	25 Percent (\$)	50 Percent (\$)	100 Percent (\$)
Assuming the square footage of the house is between 1,501-2,499 Sq. Ft.	48,262,500	12,065,625	24,131,250	48,262,500

B. Assuming 50 Percent of the Vacant Parcels in a Harbors Node are Retail Infill.

RETAIL INFILL SIZE	Total Sq. Ft.	Full Mobility Fee (\$)	\$\$	Based on Absortion Rate Per Year	SUBSIDY CALCULATION				
				\$\$/Year	25 Percent (\$)	Difference (\$)	50 Percent (\$)	Difference (\$)	100 Percent (\$)
50,001-200,000 Sq. Ft.	566,280	10,999	1,557,128	471,857	117,964	353,893	235,929	235,929	471,857

RETAIL INFILL SIZE	Based on Absortion Rate Per Year	SUBSIDY CALCULATION		
	\$\$/25 Years	25 Percent (\$)	50 Percent (\$)	100 Percent (\$)
50,001-200,000 Sq. Ft.	23,592,855	5,898,214	11,796,428	23,592,855

NOTES and ASSUMPTIONS

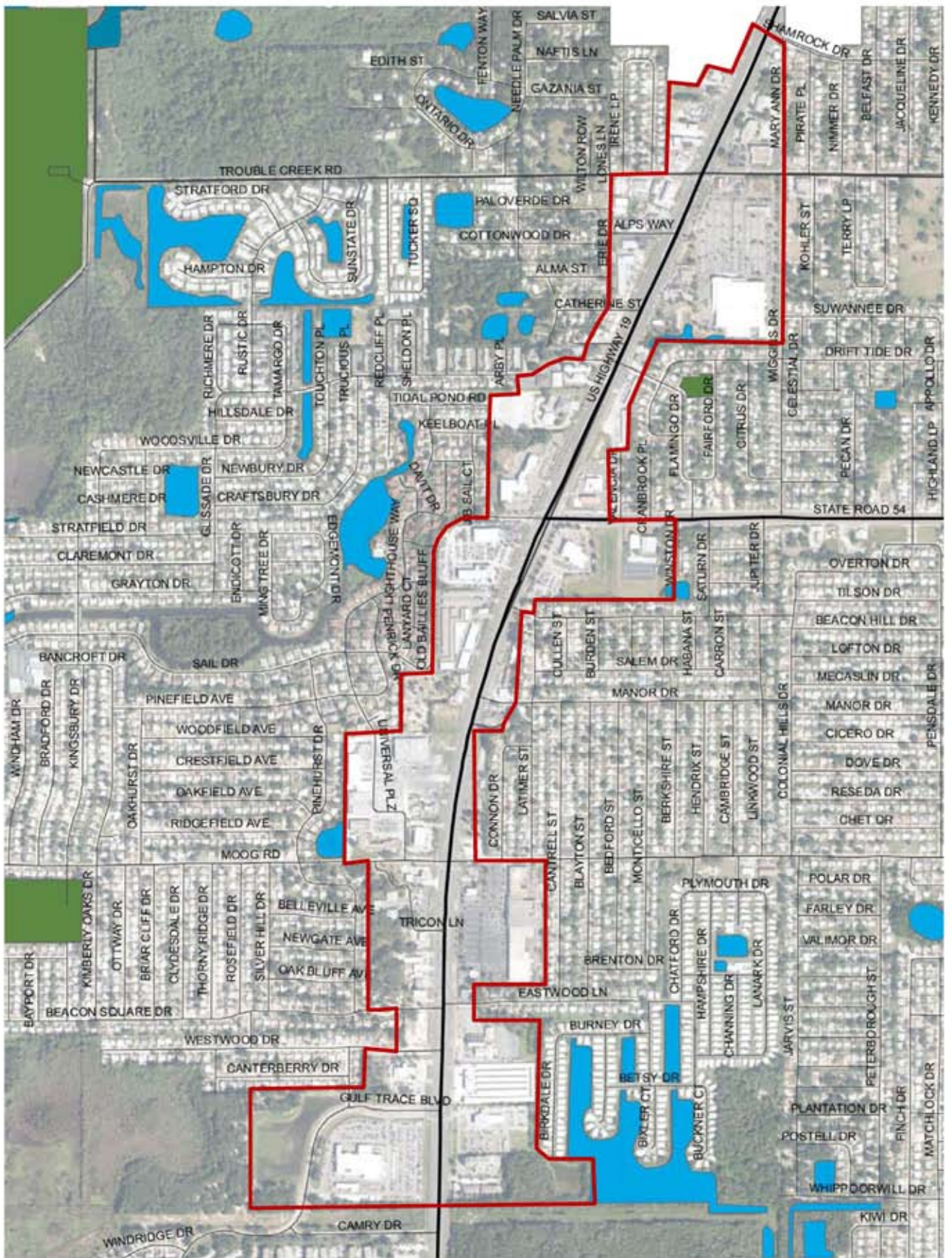
Calculation includes all vacant parcels within one single Harbors Node.

Assuming 50 Percent of the total vacant parcels within a Harbors node as Residential Infill and the rest 50 Percent as Retail Infill.

Assuming an average Residential Density of 3 DU/Acre for Residential.

Assuming an average Non-Residential Intensity of 0.25 FAR for Retail.

Both Residential (A.) and Non-Residential (B.) calculations are based on the "Full Mobility Fee" value from the Mobility Fee Schedule.



HARBORS NODE - SCENARIO 1

