ATTACHMENT 6- FISCAL ANALYSIS SUMMARY SHEET

		Housing Units					Parking Spaces by Street					Historic Review			Total Cost, Net of Income, Est'd Range		
Opt/		3-	2-	1-		Total	Garage		Uncov		Total	Phys	Consist	Local	Minus Land Costs of $825,000		
Sub	Description	Bed	Bed	Bed	Stu	Units	3rd	J	3rd	J	Spcs	Integ	Setting	Ord	Low	High	Avg
A	Move 311 & 315 B St to J St. Behind them, build 2x 2-car garage w/ 400-sq-ft studio on 2nd floor.	1	1	-	2	4	4	-	2	-	6	++	++	++	54,307	372,307	213,307
B	Move 311 & 315 B St to J St. Behind them, build 2x 3-car garage w/ 580-sq-ft 1-bed on 2nd floor.	1	1	2	-	4	6	-	-	-	6	++	++	++	92,765	432,765	262,765
C	Move 311 B St to 3rd St. Build attached 2-car garage. Build 2x 2-bed house w/ attached 1-car garage on J St.	1	2	-	-	3	2	2	-	2	6	+	+	-	279,280	689,280	484,280
D	Move 311 B St to J St. Behind it, build 2-car garage w/ 400-sq-ft studio on 2nd floor. Build 2x 2-bed house w/ attached 1-car garage, 1 each on 3rd St & J St.	1	2	-	1	4	3	1	2	1	7	++	++	++	136,746	550,746	343,746
E	Move 311 B St to J St. Behind it, build 2-car garage w/ 400-sq-ft studio on 2nd floor. Build triplex, all 2-bed, 1 on 3rd St w/ attached 2-car garage, 1 on 3rd St w/ attached 1-car garage, 1 on J St w/ attached 1-car garage.	1	3	-	1	5	5	1	2	1	9	++	-	-	155,582	689,582	422,582
	Notes:																
	Historic review results are coded thus:		++ = goals met, + = some concern, - = not met.														
	311 B listed as a 3 bedroom, 315 B listed as a 2 bedroom.																