

Exhibit 4

Item	Scenario 1: All Townhomes, No Workforce Housing	Scenario 2: 10% Workforce Units and Limited Single-Family	Scenario 3: 10% Workforce Units and No Single-Family	Scenario 4: All Remaining Units, No Single Family, and 45% Workforce Units
Single Family		24		
Town Home	208	156	180	107
Workforce		28	28	155
Moderate	25	25	25	29
Low/Very-Low Units ¹	44	44	44	52
TOTAL UNITS	277	277	277	343²
<i>Total Units less Collaborating Partner Units</i>	233	233	233	291
Total Residual Value ³	\$53,450,094	\$53,362,183	\$50,921,326	\$53,361,150
Infrastructure Cost	\$53,317,001	\$53,317,001	\$53,317,001	\$53,317,001
Net Residual Value per unit	\$133,093	\$45,182	-(2,395,675)	\$44,149
MEETS FEASIBILITY THRESHOLD	YES	YES	NO	YES

1. Low/Very Low Units provided by the Collaborating Partners Project assuming 267 units. The exact # of units provided will be determined in a RFQ process determined by the City Council.

2. Includes all remaining AP units within the 1,425-unit General Plan cap after assumed Collaborating Partners 267 units, Site A's 800 units, and 67 existing market rate units

3. Total residual value is the sales price multiplied by the number of units minus the total development and sales costs

Includes all remaining AP units within the 1,425-unit General Plan cap after assumed Collaborating Partners 267 units, Site A's 800 units, and 67 existing market rate units