

# Estimated Developer Contributions Comparison

Early Phase Union Square Development Program Compared Across Selected Communities

	Somerville	Boston	Cambridge	Waltham
<b>Permits &amp; Fees</b>				
Housing Linkage Fee	\$ 860,050	\$ 650,520	\$ 2,153,400	\$ -
Jobs Linkage Fee	\$ 224,000	\$ 130,260	\$ -	\$ -
Building Permit + CO Fees	\$ 4,602,000	\$ 1,852,542	\$ 2,778,812	\$ 1,531,400
Inflow & Infiltration Fee	\$ 1,388,595	\$ 771,537	\$ 1,388,595	\$ 960,420
Affordable Housing- Units	84.50	63.38	84.50	\$ 42.25 **
Inclusionary Housing- Subsidy	\$ 21,125,000	\$ 15,843,750	\$ 21,125,000	\$ 10,562,500 **
<b>Covenant Contributions</b>				
GLX	\$ 1,574,400	\$ -	\$ -	\$ -
Infrastructure	\$ 1,312,000	\$ -	\$ -	\$ 1,207,350
Community Benefits	\$ 1,049,600	\$ -	\$ 6,684,500 ***	\$ -
Future Phase	\$ 74,000	\$ -	\$ -	\$ -
<b>Total Permits, Fees, Contributions</b>	<b>\$ 32,209,645</b>	<b>\$ 19,248,609</b>	<b>\$ 34,130,307</b>	<b>\$ 14,261,670</b>

- In addition, Somerville will receive an estimated \$9.3M for the sale of D2

Notes:

\* Confirming I&I fee from City of Cambridge.

\*\* This analysis uses an affordable housing requirement of 10% based on a recently completed project, 'Current on the Charles', a 200-unit building with 20 affordable units.

\*\*\* Kendall Square projects subject to rezoning are subject to \$10/GSF exaction to address community needs