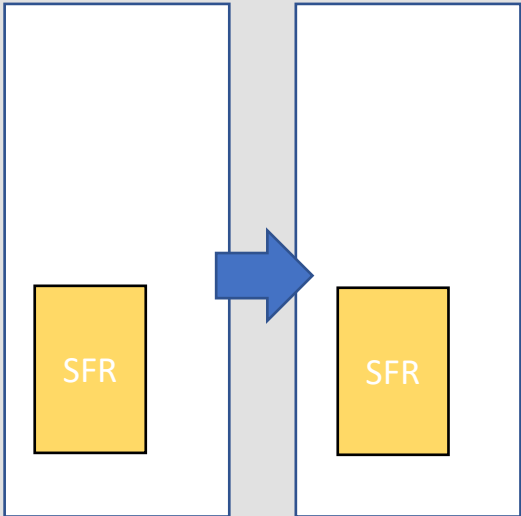
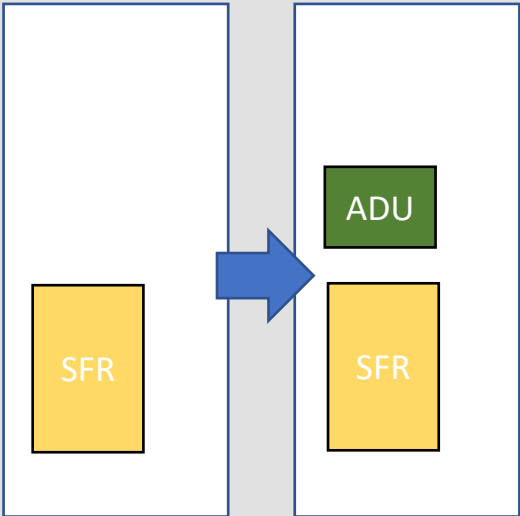
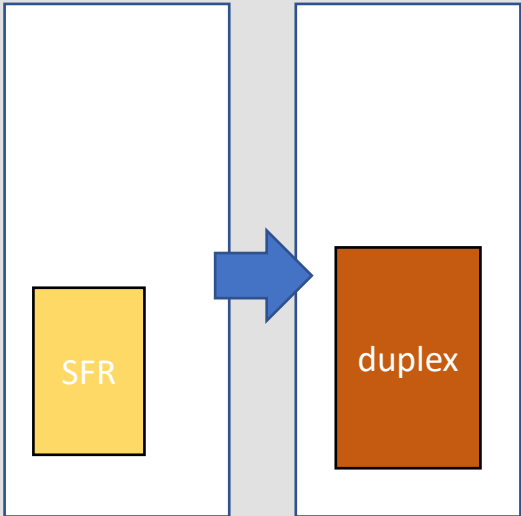
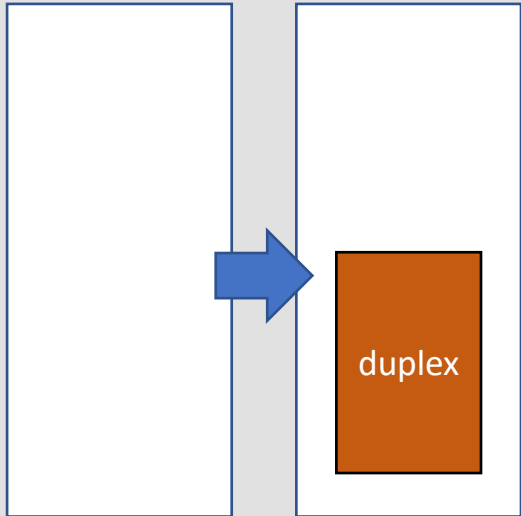
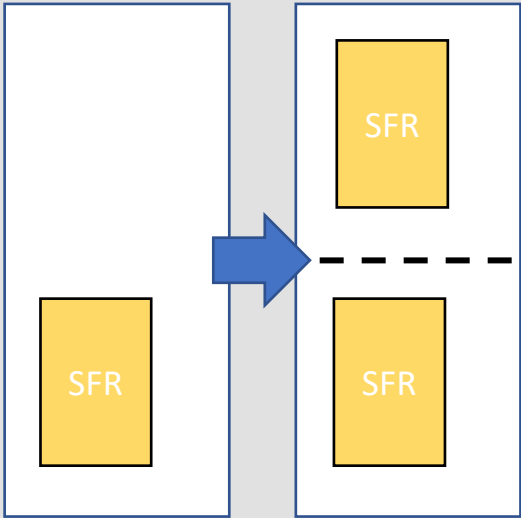
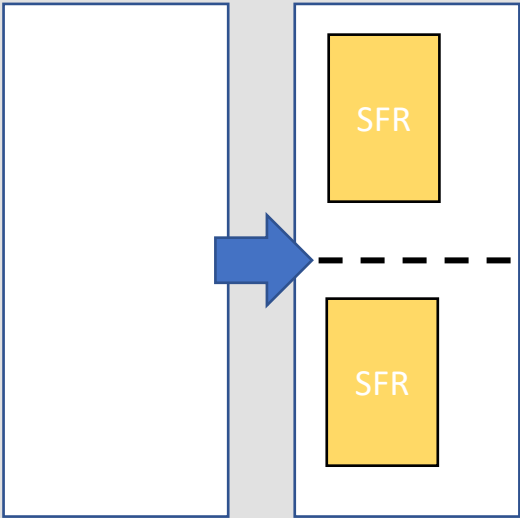
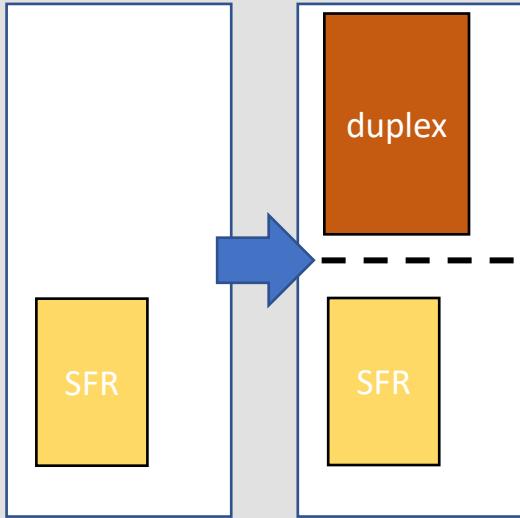
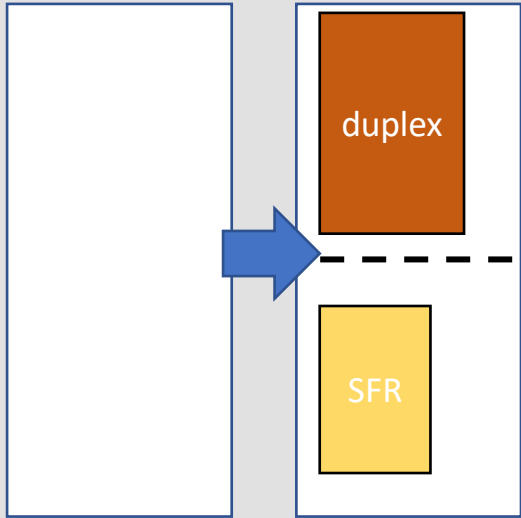
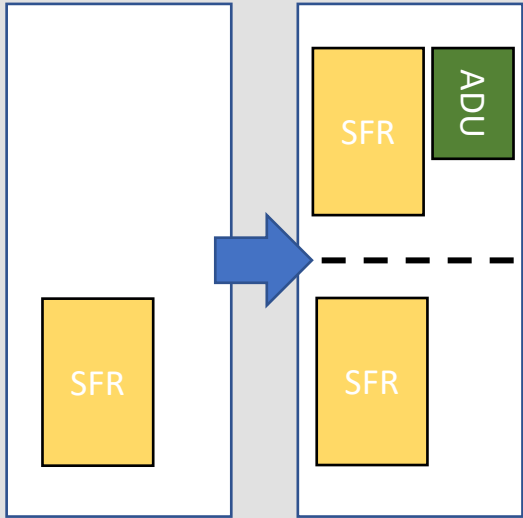
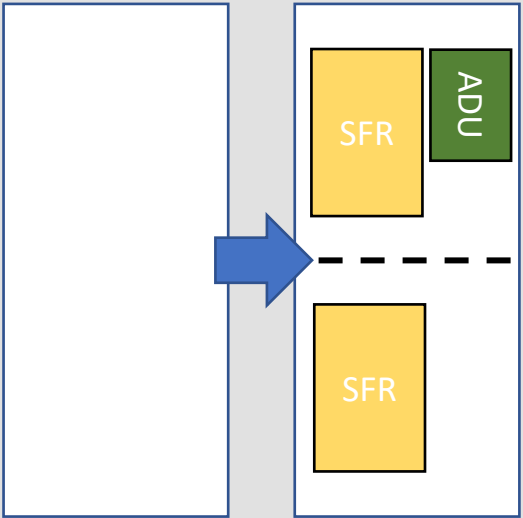
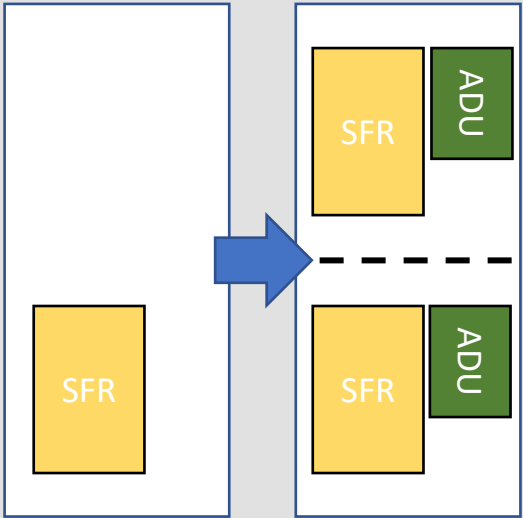
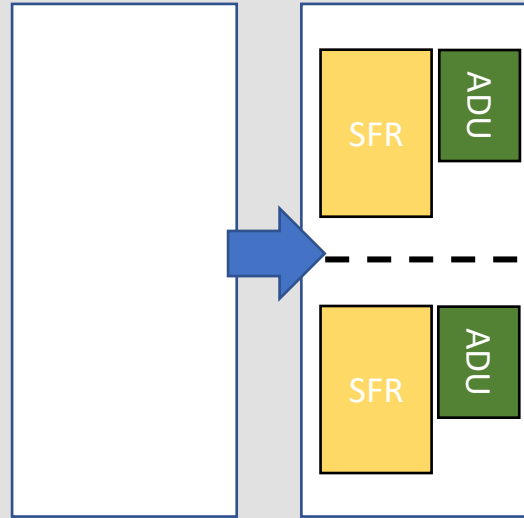
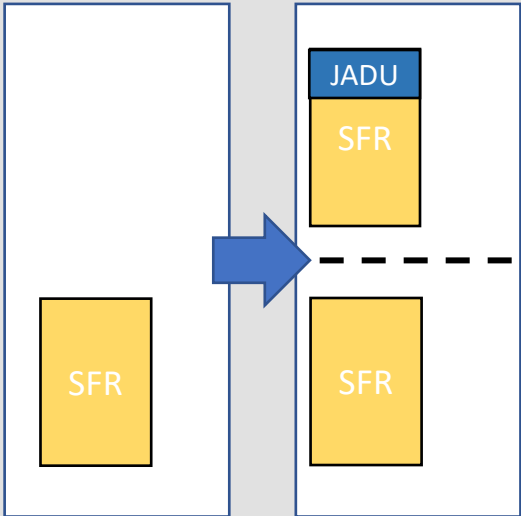
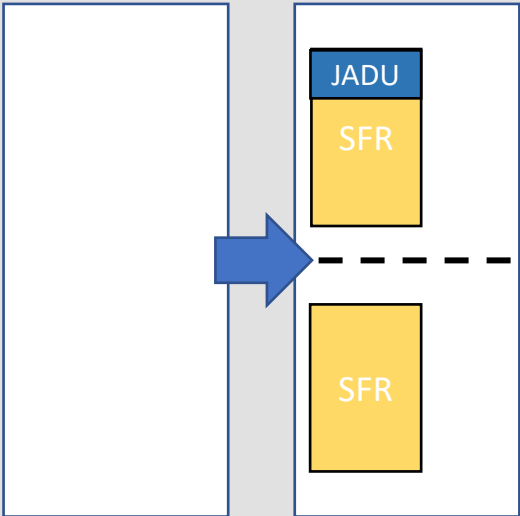
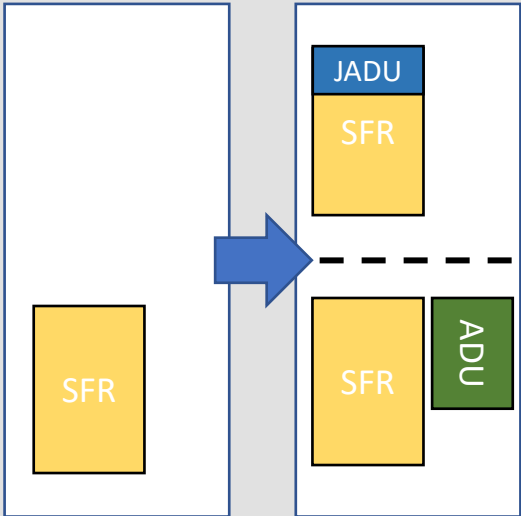
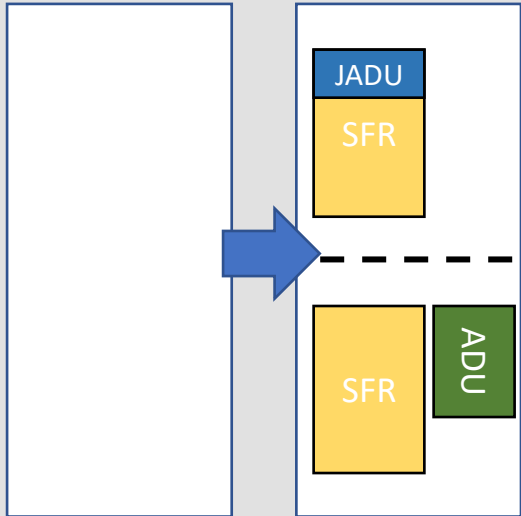
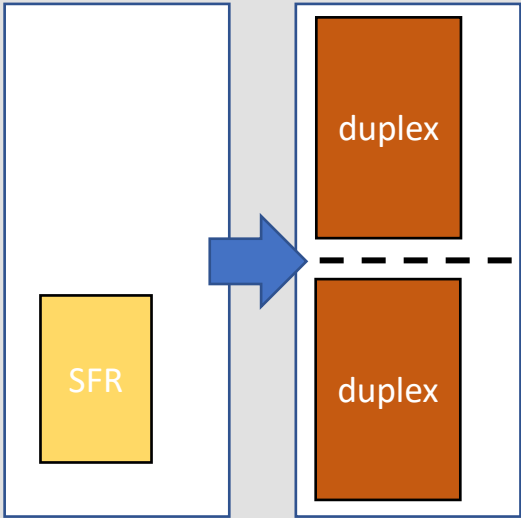
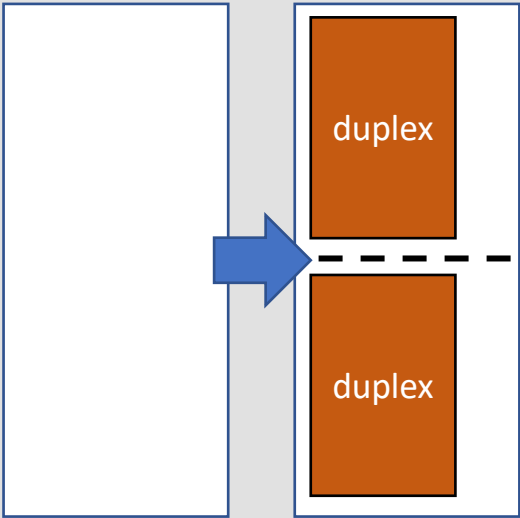
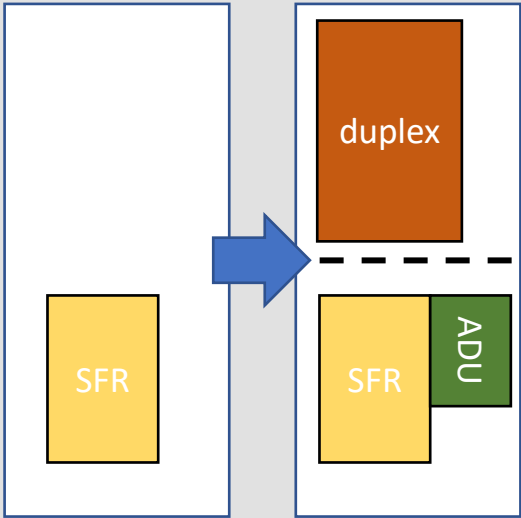
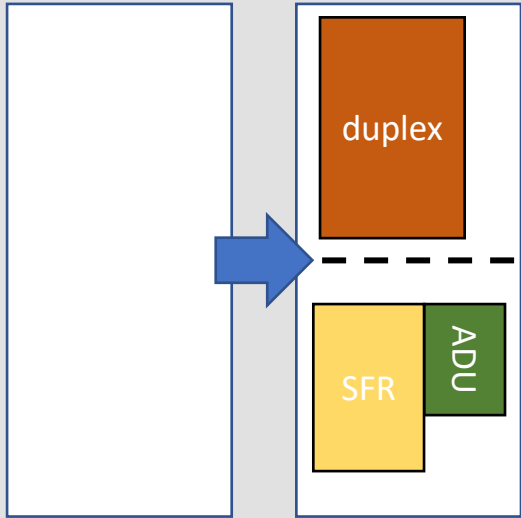


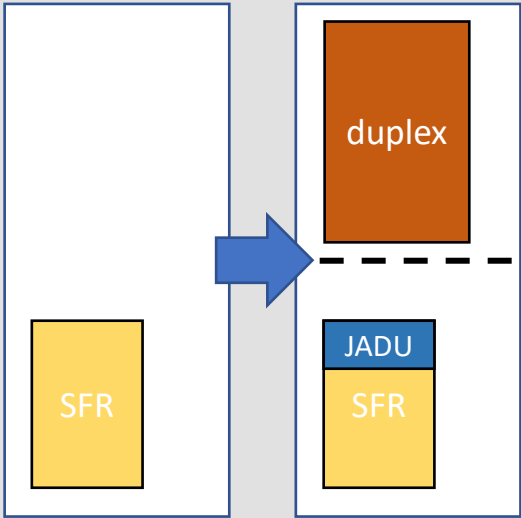
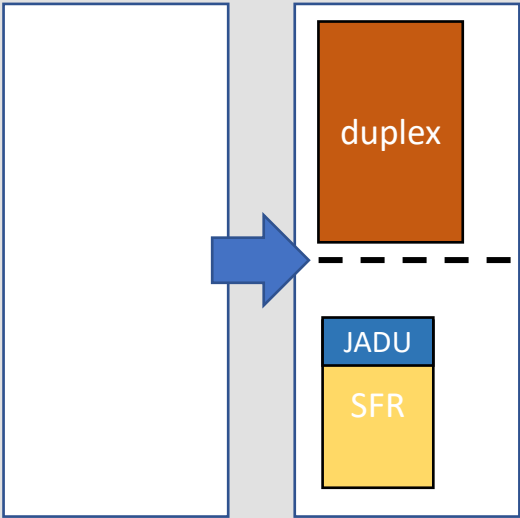
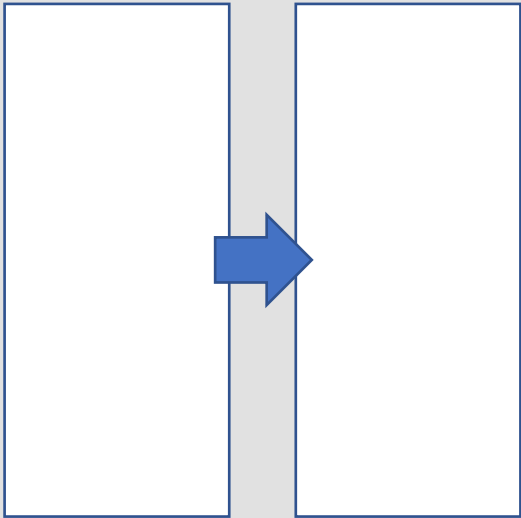
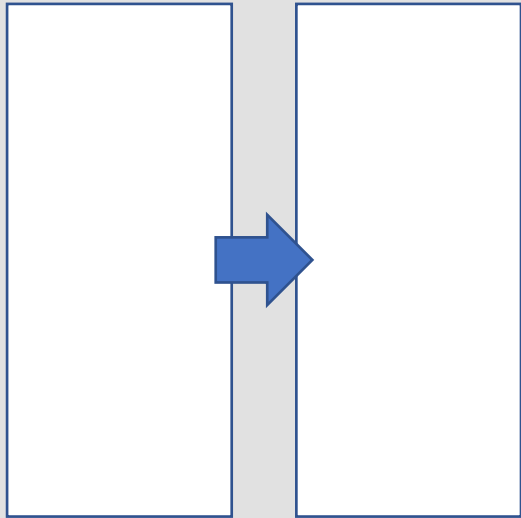
Scenario 1	Scenario 2	Scenario 3	Scenario 4
Existing lot configuration: SFR	Existing lot configuration: SFR	Existing lot configuration: SFR	Existing lot configuration: vacant
Proposed lot configuration: New SFR	Proposed lot configuration: SFR & ADU	Proposed lot configuration: Duplex	Proposed lot configuration: Duplex
			
Total # of units resulting: 1	Total # of units resulting: 2	Total # of units resulting: 2	Total # of units resulting: 2
TUMF Due: no Amount: n/a (SFR fee – SFR fee = 0)	TUMF Due: no Amount: n/a (ADUs exempt from TUMF)	TUMF Due: yes Amount: 2 Multi-Family unit fee – 1 SFR fee = delta	TUMF Due: yes Amount: 2 Multi-Family unit fee

Scenario 5	Scenario 6	Scenario 7	Scenario 8
Existing lot configuration: SFR	Existing lot configuration: Vacant	Existing lot configuration: SFR	Existing lot configuration: Vacant
Proposed lot configuration: Split w/ 1 SFR on each lot	Proposed lot configuration: Split w/ 1 SFR on each lot	Proposed lot configuration: Split w/ 1 SFR & 1 duplex	Proposed lot configuration: Split w/ 1 SFR & 1 duplex
			
Total # of units resulting: 2	Total # of units resulting: 2	Total # of units resulting: 3	Total # of units resulting: 3
TUMF Due: yes Amount: 1 SFR fee	TUMF Due: yes Amount: 2 SFR fee	TUMF Due: yes Amount: 2 Multi-Family unit fee	TUMF Due: yes Amount: 1 SFR fee & 2 Multi-Family unit fee

Scenario 9	Scenario 10	Scenario 11	Scenario 12
Existing lot configuration: SFR	Existing lot configuration: Vacant	Existing lot configuration: SFR	Existing lot configuration: Vacant
Proposed lot configuration: Split w/ 2 SFRs & 1 ADU	Proposed lot configuration: Split w/ 2 SFRs & 1 ADU	Proposed lot configuration: Split w/ 2 SFRs & 2 ADUs	Proposed lot configuration: Split w/ 2 SFRs & 2 ADUs
			
Total # of units resulting: 3	Total # of units resulting: 3	Total # of units resulting: 4	Total # of units resulting: 4
TUMF Due: yes Amount: 1 SFR fee	TUMF Due: yes Amount: 2 SFR fee	TUMF Due: yes Amount: 1 SFR fee	TUMF Due: yes Amount: 2 SFR fee

Scenario 13	Scenario 14	Scenario 15	Scenario 16
Existing lot configuration: SFR	Existing lot configuration: Vacant	Existing lot configuration: SFR	Existing lot configuration: Vacant
Proposed lot configuration: Split w/ 2 SFRs & 1 JADU	Proposed lot configuration: Split w/ 2 SFRs & 1 JADU	Proposed lot configuration: Split w/ 2 SFRs, 1 ADU, 1 JADU	Proposed lot configuration: Split w/ 2 SFRs, 1 ADU, 1 JADU
			
Total # of units resulting: 3	Total # of units resulting: 3	Total # of units resulting: 4	Total # of units resulting: 4
TUMF Due: yes Amount: 1 SFR fee	TUMF Due: yes Amount: 2 SFR fee	TUMF Due: yes Amount: 1 SFR fee	TUMF Due: yes Amount: 2 SFR fee

Scenario 17	Scenario 18	Scenario 19	Scenario 20
Existing lot configuration: SFR	Existing lot configuration: Vacant	Existing lot configuration: SFR	Existing lot configuration: Vacant
Proposed lot configuration: Split w/ duplex on each lot	Proposed lot configuration: Split w/ duplex on each lot	Proposed lot configuration: Split w/ 1 duplex, 1 SFR, 1 ADU	Proposed lot configuration: Split w/ 1 duplex, 1 SFR, 1 ADU
			
Total # of units resulting: 4	Total # of units resulting: 4	Total # of units resulting: 4	Total # of units resulting: 4
TUMF Due: yes Amount: 4 multi-family unit fee – 1 SFR fee = delta	TUMF Due: yes Amount: 4 multi-family unit fee	TUMF Due: yes Amount: 2 multi-family unit fee	TUMF Due: yes Amount: 2 multi-family unit fee + 1 SFR unit fee

Scenario 21	Scenario 22	Scenario	Scenario
Existing lot configuration: SFR	Existing lot configuration: Vacant	Existing lot configuration:	Existing lot configuration:
Proposed lot configuration: Split w/ 1 duplex, 1 SFR, 1 JADU	Proposed lot configuration: Split w/ 1 duplex, 1 SFR, 1 JADU	Proposed lot configuration:	Proposed lot configuration:
			
Total # of units resulting: 4	Total # of units resulting: 4		
TUMF Due: yes Amount: 2 multi-family unit fee	TUMF Due: yes Amount: 2 multi-family unit fee	TUMF Due: Amount:	TUMF Due: Amount: