

OPUS NEWTON												
	Unit	Floor	# BR	SF	IZ Bed	IZ & Accessible	AMI Breakdown for Entire Project			Unit Type Info for Entire Project		
<b>First Floor</b>												
<b>1 Bedroom, 1 Bath</b>							<b>Total Bedrooms (proposed)</b>			<b>Total Bedrooms (proposed)</b>		
7115	1	1	1	682	0	0	50% AMI	0	0.00%	1BR/1BA	5	2%
Subtotal / Avg.	1	3%	1	682.0			65% AMI	0	0.00%	1BR/1.5BA	28	8%
<b>1 Bedroom, 1.5 Bath</b>							80% AMI			17		
7108	1	1	1	743	0	0	110% AMI	0	0.00%	2BR/1.5BA	66	20%
7130	1	1	1	743	0	0	MR	313	94.85%	2BR/2BA	84	25%
7132	1	1	1	743	0	0	<b>Total</b>	<b>330</b>	100%	2BR/2BA/Den	100	30%
										<b>Total</b>	<b>330</b>	<b>20100%</b>
Subtotal / Avg.	3	10%	3	743.0	0	0				<b>% Required</b>	<b>16.50</b>	<b>5%</b>
<b>1 Bedroom, 1.5 Bath, Den</b>							<b>IZ Bedrooms Required</b>					
7103	1	1	1	808	0	1	1BR/1BA	0.00	0%	1BR/1.5BA	2.00	12%
7104	1	1	1	813	0	0	1BR/1.5BA/Den	3.00	18%	2BR/1.5BA	4.00	24%
7105	1	1	1	813	0	0	2BR/2BA	4.00	24%	2BR/2BA/Den	4.00	24%
7113	1	1	1	813	0	0	<b>Total</b>	<b>17.00</b>	<b>100%</b>			
7129	1	1	1	813	0	0						
7131	1	1	1	813	0	0						
7137	1	1	1	922	0	0						
Subtotal / Avg.	7	24%	7	827.9	0	1						
<b>2 Bedroom, 1.5 Bath</b>							Per Sec. 5.11.7.F., at a minimum, the IZ units must have an equivalent mix of disabled accessible units as that of the market-rate units					
7117- Site Rep.	1	1	2	1036.0	0	0						
7121	1	1	2	1036.0	1	0						
7123	1	1	2	1036.0	0	0						
Subtotal / Avg.	3	10%	6	1036.0	1.00	0.00						
<b>2 Bedroom, 2 Bath</b>												
7106	1	1	2	1146	0	0						
7124	1	1	2	1162	0	0						
7133	1	1	2	1146	0	0						
7134	1	1	2	1146	0	0						
7135	1	1	2	1146	0	0						
7136	1	1	2	1158	0	0						
Subtotal / Avg.	6	21%	12	1150.7	0	0						
<b>2 Bedroom, 2 Bath, Den</b>												
7101	1	1	2	1348	0	0						
7102	1	1	2	1352	0	0						
7109	1	1	2	1352	0	0						
7111	1	1	2	1348	0	0						
7122	1	1	2	1240	0	0						
7125	1	1	2	1402	0	0						
7127	1	1	2	1348	0	0						
7138	1	1	2	1348	0	0						
7139	1	1	2	1352	0	0						
Subtotal / Avg.	9	31%	18	1341.4	0	0						
Subtotal / Avg.	29	14%	47.0	1116.6	1.0	1.0						
<b>Second Floor</b>												
<b>1 Bedroom, 1 Bath</b>												
7215	1	2	1	682	0	0						
Subtotal / Avg.	1	3%	1	682.0	0	0						
<b>1 Bedroom, 1.5 Bath</b>												
7208	1	2	1	743	0	0						
7217	1	2	1	743	0	0						
7230	1	2	1	743	1	0						

**Legend:**

17.00	Proposed Inclusionary Bedrooms
11.00	Proposed Inclusionary Apartments
2	IZ Accessible (5%)

**Per the City's IZ Ordinance, Section 5.11.7.C.**

IZ units must have the following minimum areas:			
Studio	250 sq. ft.		1 bath
1-Bedroom	700 sq. ft.		1 bath
2-Bedroom	900 sq. ft.		1 bath
3-Bedroom	1,200 sq. ft.		1.5 baths
4-Bedroom	1,400 sq. ft.		2 baths

**OR**  
IZ units must have an average square footage of not less than 80% of the avg. sq. ft. of the market-rate units with the same number of bedrooms (see table below)

**Average Square Footage of Units**

	80%	Market-Rate Units:	80% of Avg. of MR:	Inclusionary Units:
<b>1BR 1BA</b>		682	546	0
<b>1BR 1.5 BA</b>		743	594	743
<b>1BR 1.5 BA Den</b>		828	662	828
<b>2BR 1.5 BA</b>		1,036	829	1,036
<b>2BR 2BA</b>		1,151	921	1,151
<b>2BR 2BA Den</b>		1,341	1073	1,341
<b>Average SF of all units</b>		1,059	847	1,064

**In Addition:**

**Per the City's IZ Ordinance, Section 5.11.7.C.**

Total Square Footage Requirements		Sq. Ft.
Sum of total square footage of all market-rate and all IZ units		183,596
5% of the above number		9,180
Total square footage of IZ units		9,208

Per the IZ ordinance, the total square footage of inclusionary units in a proposed development must not be less than 5% of the sum of the total square footage of all market-rate units and all inclusionary units in the