

SUNRISE OF CHESTNUT HILL												
6 REQUIRED BEDS												
	Units	Floor	# Beds	SF	% AMI	Fully-Accessible	AMI Breakdown for Entire Project (Beds)			Unit Type Info for Entire Project		
First Floor										Total Units (proposed)		
Studio	5	1	5	1,740	MR	100%	50% AMI		0.00%	Studio	37	39%
							65% AMI		0.00%	1 Bedroom	22	23%
Subtotal / Avg.	5	36%	5	1,740			80% AMI	6	5.00%	2 Bedroom	36	38%
							110% AMI		0.00%	Total	95	100%
1 Bedroom							MR	114	95.00%	IZ (Units) Required		
Denver	1.5	1	2	651	MR	100%				Studio	2	50%
Denver	0.5	1	1	217	80%	100%				1 Bedroom	1	25%
Subtotal / Avg.	2	14%	3	434						2 Bedroom	1	25%
										Total	4	100%
2 Bedroom										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		
Twin	2.5	1	3	1,328	MR	100%						
Twin	0.5	1	1	266	80%	100%						
2 Bedroom	4	1	6	3,307	MR	100%						
Subtotal / Avg.	7	50%	10	1,633								
Subtotal / Avg. by Floor	14	15%	18	1251								
Second Floor												
Studio	7	2	7	2,436	MR	100%						
Studio	1	2	1	348	80%	100%						
Subtotal / Avg.	8	38%	8	1,392								
1 Bedroom												
Denver	4	2	5	1,736	MR	100%						
Subtotal / Avg.	4	19%	5	1,736								
2 Bedroom												
Twin	3.5	2	4	1,859	MR	100%						
Twin	0.5	2	1	266	80%	100%						
2 Bedroom	5	2	7	4,156	MR	100%						
Subtotal / Avg.	9	43%	12	2,093								
Subtotal / Avg. by Floor	21	22%	25	1,800								
Third Floor												
Studio	9	3	9	3,132	MR	100%						
Subtotal / Avg.	9	43%	9	3,132								
1 Bedroom												
Denver	5	3	8	2,170	MR	100%						
Subtotal / Avg.	5	24%	8	2,170								
2 Bedroom												
Twin	6	3	9	3,186	MR	100%						
2 Bedroom	1	3	2	849	MR	100%						
Subtotal / Avg.	7	33%	11	2,018								
Subtotal / Avg. by Floor	21	22%	28	2334.3								
Fourth Floor												
Studio	10	4	10	3,480	MR	100%						
Subtotal / Avg.	10	48%	10	3,480								
1 Bedroom												
Denver	4	4	6	1,736	MR	100%						
Subtotal / Avg.	4	19%	6	1,736								
2 Bedroom												
Twin	6	4	9	3,186	MR	100%						
2 Bedroom	1	4	2	849	MR	100%						
Subtotal / Avg.	7	33%	11	2,018								
Subtotal / Avg. by Floor	21	22%	27	2,505								
Fifth Floor												
Studio	4	5	4	1,392	MR	100%						
Studio	1	5	1	348	80%	100%						
Subtotal / Avg.	5	28%	5	870								
1 Bedroom												
Denver	5.5	5	6	2,387	MR	100%						
Denver	0.5	5	1	217	80%	100%						
1 Bedroom	1	5	1	653	MR	100%						

Legend:

4	Proposed Inclusionary Units
95	Fully-Accessible (Group 1 Units)
6	Proposed Inclusionary Beds

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

	Market-Rate Units:	80% of Avg. of MR:	Inclusionary Units:
Studio	348	278	696
1-Bedroom	653	522	868
2-Bedroom	849	679	1,062
Average SF of all units	386		

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	46,262
10% of the above number	4,626
Total square footage of IZ units	2,626

Per the IZ ordinance, the total square footage of inclusionary units in a proposed development must not be less than 10 percent of the sum of the total square footage of all market-rate units and all inclusionary units in the proposed development.