

Walker Center												
INSERT NUMBER OF REQUIRED IZ UNITS HERE												
	Unit	Floor	# BR	SF	% AMI	Fully-Accessible	AMI Breakdown for Entire Project			Unit Type Info for Entire Project		
<b>First Floor</b>												
<b>1 Bedroom, 1.5 Bath</b>										<b>Total Units (proposed)</b>		
	5	1	1	1167			50% AMI		0.00%	1 Bedroom	2	13%
							65% AMI		0.00%	2 Bedroom	6	38%
<b>Subtotal / Avg.</b>	<b>1</b>		<b>1</b>	<b>1167.0</b>			80% AMI	2	100.00%	3 Bedroom	8	50%
<b>2 Bedroom, 2.5 Bath</b>										<b>Total</b>		
	1			1,354			110% AMI		0.00%	<b>Total</b>	<b>16</b>	<b>100%</b>
	2			1,646			MR		0.00%	<b>IZ Units Required</b>		
	4			2,199						1 Bedroom	0	13%
	8			2,311						2 Bedroom	1	38%
<b>Subtotal / Avg.</b>	<b>4</b>		<b>0</b>	<b>1877.5</b>						3 Bedroom	2	50%
<b>3 Bedroom, 2.5 Bath</b>										<b>Total</b>		
	9			3,163						<b>Total</b>	<b>3</b>	<b>100%</b>
<b>Subtotal / Avg.</b>	<b>1</b>		<b>0</b>	<b>3163.0</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		
<b>Subtotal / Avg. by Floor</b>	<b>6</b>		<b>1.0</b>	<b>1832.5</b>								
<b>Second Floor</b>												
<b>1 Bedroom, 1.5 Bath</b>												
	12		1	1064								
<b>Subtotal / Avg.</b>	<b>1</b>		<b>1</b>	<b>1064.0</b>								
<b>2 Bedroom, 2.5 Bath</b>												
	10			1,181								
	11			1,448								
<b>Subtotal / Avg.</b>	<b>2</b>		<b>0</b>	<b>1315</b>								
<b>3 Bedroom, 2.5 Bath</b>												
	3		3	2,026								
	6		3	2,495								
	7		3	1,634								
<b>Subtotal / Avg.</b>	<b>3</b>		<b>9</b>	<b>2051.7</b>								
<b>Subtotal / Avg.</b>	<b>6</b>		<b>10.0</b>	<b>1733.4</b>								
<b>Town Homes</b>												
<b>3 Bedroom, 2.5 Bath</b>												
	13		3	2,919								
	14		3	2,129								
	15		3	2,948								
	16		3	2,625								
<b>Subtotal / Avg.</b>	<b>4</b>		<b>12.0</b>	<b>2655</b>								
<b>Subtotal / Avg. by Floor</b>												
<b>TOTAL</b>	<b>16</b>		<b>21.0</b>	<b>2,069</b>								
<b>AVERAGE</b>												

This spreadsheet was completed by Terrence P. Morris, Esq., July 1, 2022

Notes:

insert any additional notes here

Legend:

	Proposed Inclusionary Units
	Fully-Accessible (Group 1 Units)

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:
1-Bedroom	1,116	893	
2-Bedroom	1,690	1,352	1,448
3-Bedroom	2,592	2,074	2,495
Average SF of all units	2,069		

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	2,069
10% of the above number	207
Total square footage of IZ units	3,943
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.	