

CityLine: 15 & 21 Lexington Street, Newton MA														
5 REQUIRED IZ UNITS (4 at 65% AMI and 1 at 110% AMI, per the ordinance)														
	Unit	Floor	# BR	SF	% AMI	Fully-Accessible	AMI Breakdown for Entire Project			Unit Type Info for Entire Project				
First Floor														
Studio, 1 Bath										Total Units (proposed)				
	1	1	1	571			50% AMI	0	0.00%	Studio	4	17%		
	4	1	1	649			65% AMI	4	16.67%	1 Bedroom	13	54%		
Subtotal / Avg.	2	25%	2	610.0			80% AMI	0	0.00%	2 Bedroom	7	29%		
1 Bedroom, 1 Bath							110% AMI			Total				
	3	1	1	947			MR	19	79.17%	IZ Units Required	24	100%		
	5	1	1	828			Total	24	100%	Studio	0.83333	17%		
	6	1	1	896			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					1 Bedroom	2.70833	54%
	7	1	1	906								2 Bedroom	1.45833	29%
Subtotal / Avg.	5	63%	5	894.8								Total	5	100%
	8	1	1	897										
2 Bedroom, 2.5 Bath														
	2	1	2	1,275		Y								
Subtotal / Avg.	1	13%	2	1275.0										
Subtotal / Avg. by Floor	8	33%	9.0	871.1										
Second Floor														
Studio, 1 Bath														
	11	2	1	658										
Subtotal / Avg.	1	13%	1	658.0										
1 Bedroom, 1 Bath														
	10	2	1	947										
	12	2	1	827		Y								
	13	2	1	896										
	14	2	1	906										
Subtotal / Avg.	4	50%	4	894.0										
2 Bedroom, 2.5 Bath														
	9	2	2	1,500										
	15	2	2	1,357										
	16	2	2	1,322										
Subtotal / Avg.	3	38%	6	1393.0										
Subtotal / Avg.	8	33%	11	1051.6										
Third Floor														
Studio, 1 Bath														
	19	3	1	658										
Subtotal / Avg.	1	13%	1	658.0										
1 Bedroom, 1 Bath														
	18	3	1	947										
	20	3	1	828										
	21	3	1	896										
	22	3	1	906										
Subtotal / Avg.	4	50%	4	894.3										
2 Bedroom, 2.5 Bath														
	17	3	2	1,500										
	23	3	2	1,357										
	24	3	2	1,322										
Subtotal / Avg.	3	38%	6	1393.0										

Legend:

Y	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:
Studio	634	507	571
1-Bedroom	894	716	828
2-Bedroom	1,327	1061	1,275
Average SF of all units	992		

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	23,796
10% of the above number	2,379.6
Total square footage of IZ units	4,329
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.	