



1314 Washington Street						
9 Inclusionary Units						
Unit	Floor	# BR	SF	% AMI	Fully-Accessible	
<b>Second Floor</b>						
<b>1 Bedroom, 1 Bath</b>						
201	2	1	659	50%	y	
203	2	1	1002	MR		
207	2	1	764	MR		
208	2	1	752	MR		
209	2	1	764	MR		
211	2	1	1010	MR		
213	2	1	1132	MR		
Subtotal / Avg.	7	54%	7	869.0		
<b>2 Bedroom, 2 Bath</b>						
202	2	2	1,220	MR		
204	2	2	1,131	50%		
205	2	2	1,262	MR		
206	2	2	1,146	MR		
210	2	2	1,187	MR		
212	2	2	1,280	MR		
Subtotal / Avg.	6	46%	12	1201.2		
Subtotal / Avg. by Floor	13	26%	19.0	996.1		
<b>Third Floor</b>						
<b>1 Bedroom, 1 Bath</b>						
303	3	1	1005	MR		
307	3	1	764	MR		
308	3	1	752	MR		
309	3	1	764	80%		
311	3	1	1010	MR		
Subtotal / Avg.	5	38%	5	859.0		
<b>2 Bedroom, 2 Bath</b>						
301	3	2	1,034	50%		
302	3	2	1,286	MR		
304	3	2	1,131	MR		
305	3	2	1,262	MR		
306	3	2	1,145	80%		
310	3	2	1,187	MR		
Subtotal / Avg.	6	46%	12	1174.2		
<b>3 Bedroom, 2 Bath</b>						
312	3	3	1,515	MR		
313	3	3	1,442	MR		
Subtotal / Avg.	2	15%	6	1478.5		
Subtotal / Avg. by Floor	13	26%	23.0	1099.8		
<b>Fourth Floor</b>						
<b>1 Bedroom, 1 Bath</b>						
407	4	1	764	MR		
408	4	1	752	MR		
409	4	1	764	50%		
411	4	1	836	MR		
Subtotal / Avg.	4	33%	4	779.0		
<b>2 Bedroom, 2 Bath</b>						
402	4	2	1,285	MR		
404	4	2	1,132	80%		
405	4	2	1,262	MR		
406	4	2	1,146	MR		
410	4	2	1,187	MR		
413	4	2	1,060	MR		

AMI Breakdown for Entire Project			Unit Type Info for Entire Project		
			<b>Total Units (proposed)</b>		
50% AMI	4	8.00%	1 Bedroom	21	42%
65% AMI	0	0.00%	2 Bedroom	23	46%
80% AMI	4	8.00%	3 Bedroom	6	12%
110% AMI	1	2.00%	<b>Total</b>	<b>50</b>	<b>100%</b>
MR	41	82.00%	<b>IZ Units Required</b>		
<b>Total</b>	<b>50</b>	<b>100%</b>	1 Bedroom	3.78	42%
			2 Bedroom	4.14	46%
			3 Bedroom	1.08	12%
			<b>Total</b>	<b>9</b>	<b>100%</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					

**Legend:**  
 Proposed Inclusionary Units  
 Fully-Accessible (Group 1 Units)

Per the City's IZ Ordinance, Section 5.11.7.C.			
<b>IZ units must have the following minimum areas:</b>			
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	850	680	750
2-Bedroom	1,188	950	1,111
3-Bedroom	1,461	1169	1,374
Average SF of all units	1,025		

In Addition:	
Per the City's IZ Ordinance, Section 5.11.7.C.	
<b>Total Square Footage Requirements</b>	<b>Sq. Ft.</b>
Sum of total square footage of all market-rate and all IZ units	52,259
10% of the above number	5,226
Total square footage of IZ units	8,889
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.	