

106 RIVER STREET						
NUMBER OF REQUIRED IZ UNITS: 1						
Unit	Floor	# BR	SF	% AMI	Fully-Accessible	
<b>1 Bedroom, 2.5 Bath</b>						
C		1	1535			
<b>Subtotal / Avg.</b> 0 NA 1 1535						
<b>2 Bedroom, 2.5 Bath</b>						
D		2	1,559			
E		2	1669			
F		2	1579			
G		2	1597			
H		2	1585			
I		2	1574			
<b>Subtotal / Avg.</b> 0 12 1594						
<b>3 Bedroom, 2.5 Bath</b>						
A		3	1,730			
B		3	1,766			
<b>Subtotal / Avg.</b> 0 6 1748						
<b>TOTAL</b> 19.0 14594						
<b>AVERAGE</b> 2.1 1,622						

  

AMI Breakdown for Entire Project		Unit Type Info for Entire Project	
50% AMI	#DIV/0!	1 Bedroom	1 11%
65% AMI	#DIV/0!	2 Bedroom	6 67%
80% AMI	#DIV/0!	3 Bedroom	2 22%
110% AMI	#DIV/0!	<b>Total</b>	<b>9</b> 100%
MR	#DIV/0!	<b>IZ Units Required</b>	
<b>Total</b>	<b>0</b> #DIV/0!	1 Bedroom	0 17%
		2 Bedroom	1 50%
		3 Bedroom	0.666667 33%
		<b>Total</b>	<b>2</b> 100%
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			

This spreadsheet was completed by Terrence P. Morris, Esq., July 4, 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	1,559	1247	NA
2-Bedroom	1,553	1242	1,559
3-Bedroom	1,741	1393	NA
Average SF of all units	1,622		

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	14,594
10% of the above number	1,459
Total square footage of IZ units	1,559
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.	