

Sherman Avenue Apartments
Inclusionary Zoning Units Calculations

	Area of each Unit Type^	Market Rate (MR)				Inclusionary Zoning (IZ)				Howard Affordable Units				All Units			
		Quantity		Area		Quantity		Area		Quantity		Area		Quantity		Area	
		MR Unit Count	% of MR Unit Count	Total MR Unit Area	% of MR Unit Area	IZ Unit Count	% of IZ Unit Count	Total IZ Unit Area	% of IZ Unit Area	Affordable Unit Count	% of Affordable Unit Count	Area of Total Affordable Units	% of Affordable Unit Area	Unit Count	% of Unit Count	Total Unit Area	% of Unit Area
Studio	584	140	49.47%	81,826	38.80%	15	55.56%	8,767	44.58%	4	44.44%	2,338	33.19%	159	49.84%	92,931	39.11%
1 Bedroom	745	97	34.28%	72,257	34.26%	8	29.63%	5,959	30.30%	3	33.33%	2,235	31.73%	108	33.86%	80,451	33.86%
2 Bedroom	1,235	46	16.25%	56,817	26.94%	4	14.81%	4,941	25.12%	2	22.22%	2,470	35.08%	52	16.30%	64,228	27.03%
Totals		283	100.00%	210,900	100.00%	27	100.00%	19,667	100.00%	9	100.00%	7,043	100.00%	319	100.00%	237,611	100.00%
% of Total Unit Count		88.71%		88.76%		8.46%		8.28%		2.82%		2.96%		100.00%		100.00%	

Inclusionary Zoning Gross Floor Area Required at 8% of GFA	19,009 gsf
Inclusionary Zoning Gross Floor Area Provided	19,667 gsf
Howard Affordable Units Gross Floor Area Provided	7,043
Total of IZ and Affordable Gross Floor Area Provided	26,710 gsf

^ Areas are a weighted average in gross square feet.



Levels 3-5



Level 2

Legend

Inclusionary Zoning Units (IZU)

TOTAL: 27 IZ UNITS (8.3% of Residential sq ft)

(qty 15) Studios @ 584 sq ft each 75% of IZ units

(qty 8) 1-Bedrooms @ 745 sq ft each 25% of IZ units

(qty 4) 2-Bedroom Units @ 1,235 sq ft each

19,667 Total IZU sq ft (8.3% of Total Residential)

237,611 Total Residential sq ft



Legend

■ Howard Affordable Units (HAU)

TOTAL: 9 UNITS (3% of Residential sq ft)

(qty 4) Studios @ 584 sq ft each — 65% of HAU
(qty 3) 1-Bedrooms @ 745 sq ft each — 35% of HAU
(qty 2) 2-Bedroom Units @ 1,235 sq ft each

7,043 Total Affordable Housing Units sq ft (3% of Total Residential)

237,611 Total Residential sq ft