



CALCULATING INCLUSIONARY UNITS FOR RESIDENTIAL DEVELOPMENT PROJECTS WITH RENTAL UNITS

This worksheet sets forth the procedure for calculating the number of inclusionary units to be provided at each income level in a residential development project with five or more rental units.

I. Calculating the Total Number of Inclusionary Units

- 1. Number of residential units proposed for the development _____
- 2. Fifteen percent of units
Multiply 0.15 x the number in Step 1 above _____
- 3. Total number of inclusionary units
Round number from Step 2 above up if fraction is 0.5 or more, otherwise round down _____

II. Distribution of Inclusionary Units by Income Level

- 4. Number of very low and low income units required
Calculate 80% of the number of units in Step 3. Round up if fraction is 0.5 or more, otherwise round down _____
- 5. Number of very low income units required
Divide the number from Step 4 by two. Round up if fraction is 0.5 or more, otherwise round down _____
- 6. Number of low income units required
Subtract the number from Step 5 from the number from Step 4 _____
- 7. Number of moderate income units required
Subtract the number from Step 4 from the number from Step 3 _____

Summary of Required Units:	
Very Low Income Units (<i>enter number from Step 5</i>):	_____
Low Income Units (<i>enter number from Step 6</i>):	_____
Moderate Income Units (<i>enter number from Step 7</i>):	_____
Total Inclusionary Units (<i>enter number from Step 3</i>):	_____



**CALCULATING INCLUSIONARY UNITS FOR
RESIDENTIAL DEVELOPMENT PROJECTS WITH FOR-SALE UNITS**

This worksheet sets forth the procedure for calculating the number of inclusionary units to be provided at each income level in a residential development project with five or more for-sale units.

I. Calculating the Total Number of Inclusionary Units

1. Number of residential units proposed for the development _____
2. Fifteen percent of units
Multiply 0.15 x the number in Step 1 above _____
3. Total number of inclusionary units required
Round number from Step 2 above up if fraction is 0.5 or more, otherwise round down _____

II. Distribution of Inclusionary Units by Income Level

4. Number of low income units required
Calculate 15% of the number of units in Item 5. Round up if fraction is 0.5 or more, otherwise round down _____
5. Number of moderate income units required
Subtract the number from Step 4 from the number from Step 3 _____

Summary of Required Units:

Low Income Units (*enter number from Step 4*): _____
Moderate Income Units (*enter number from Step 5*): _____
Total Inclusionary Units (*enter number from Step 3*): _____