

**TABLE II  
MINIMUM NET LIVABLE SQUARE FEET  
FOR EACH UNIT TYPE AND INCOME CATEGORY**

<u>Unit Type</u>	<u>Categories 1 &amp; 2 Square Feet</u>	<u>Categories 3 &amp; 4 Square Feet</u>	<u>Categories 5 &amp; 6 Square Feet</u>	<u>Category 7 Square Feet</u>
Studio	400	500	600	700
1 Bedroom	600	700	800	900
2 Bedroom	850	950	1,000	1,100
3 Bedroom	1,000	1,200	1,300	1,400
Single-Family Detached	1,100	1,400	1,700	1,900

In order to calculate mitigation requirements, 400 square feet of affordable housing units shall be used to equate to one full-time employee in determining the required affordable housing mitigation for the free-market residential component of a mixed use development. Net Livable Square Footage (see Definitions) calculations are required for the affordable housing component of a project. The Community Development Department prior to issuance of any building permits for either the free market or affordable housing component of the project must verify square footage. The Community Development Department shall retain a set of approved building permit drawings for the project. The Community Development Department or Housing Office may check the actual construction of the affordable housing units for compliance with the approved building permit plans.

The conditions under which reductions may be made are stated below. However, no reduction greater than 20% of the category minimum will be allowed.

- Significant storage – additional storage outside the unit;
- Above average natural light – more windows than the Code requires;
- Efficient and flexible layout – limit to space used for halls and staircases;
- Site amenities – pool, near to park or open space, etc.;
- Location within the project – above ground versus ground level or below ground;
- If the applicant can achieve higher density of deed restricted units with this variance.

Square footage adjustments will be subject to APCA approval. A written analysis and recommendation will be completed during the Development Review Committee referral. Staff comments will be used in developing the project’s approval ordinance. Applicants will be allowed to appeal decisions to the Housing Board, followed by City Council or the BOCC.