

INSTRUCTIONS FOR COMPLETING THE PROJECT SQUARE FOOTAGE INFORMATION.

1	Review Tabs labeled Pg-1 through Pg-3 for the type of information you will need to provide.
2	Currently, "sample" information is in the cells. Please replace the sample information with your "actual" specific project information.
3	If necessary, cells and rows may be added to the spreadsheet to appropriately describe your project. Do not delete any cells or rows. If cells or rows do not apply, insert a zero so the formulas are not disrupted.
4	Check that the information in this spreadsheet is verifiable by the square footages in the plans and Project Application information.
5	Include a hard copy of the completed worksheets with your Project Application. The city's VHDZ underwriter will contact you directly and request you to e-mail a copy of this spreadsheet directly to them.

City of Beaverton as of: 10/23/18

Project S.F. Calculations - Inclusions & Exclusions

Space	Non-Residential	Residential		Common Area	Excluded from S.F.
		Market Rate	Low Income		
Above Grade					
Residential Unit S.F.					
Non-Residential Unit S.F.					
Decks, patios					
Storage (enclosed)					
Corridors					
Stairways					
Elevators					
Vertical penetrations (other)					
Lobby					
Community Room					
Restrooms					
Mechanical rooms					
Unenclosed parking					
Unenclosed areas					
Below Grade					
Residential Unit S.F.					
Non-Residential Unit S.F.					
Storage (enclosed)					
Corridors					
Stairways					
Elevators					
Vertical penetrations (other)					
Community Room					
Restrooms					
Mechanical rooms					
Unenclosed parking					
At Grade					
Residential Unit S.F.					
Non-Residential Unit S.F.					
Decks, patios					
Storage (enclosed)					
Garage attached					
Garage detached					
Corridors					
Stairways					
Elevators					
Vertical penetrations (other)					
Lobby					
Community Room					
Restrooms					
Mechanical rooms					
Unenclosed parking					
Unenclosed areas					
<p>gross building area (GBA): The total floor area of a building, including below-grade space but excluding unenclosed areas, measured from the exterior of the walls. Gross building area for office buildings is computed by measuring to the outside finished surface of permanent outer building walls without any deductions. All enclosed floors of the building including basements, mechanical equipment floors, penthouses, and the like are included in the measurement. Parking spaces and parking garages are excluded. <i>Dictionary of Real Estate Appraisal, 4th ed., 2002</i></p>					
<p><i>City of Beaverton as of: 10/23/18</i></p>					

Project - Buildings by Floor by Use & S.F. or Units

Bldg.	Land Area	Floor	Non Resid. S.F.	Residential				Resid. Common S.F.	Bldg. S.F. Subtotals
				Market Units		Low Income Units			
				S.F.	Units	S.F.	Units		
1	46,000	1	7,500					2,500	10,000
		2		3,332	4	4,998	6	1,670	10,000
		3		4,998	6	3,332	4	1,670	10,000
		4		6,664	8	1,666	2	1,670	10,000
		4	7,500	14,994	18	9,996	12	7,510	40,000

2	15,000	1	7,500					2,500	10,000
		2		3,332	4	4,998	6	1,670	10,000
		3		4,998	6	3,332	4	1,670	10,000
		3	7,500	8,330	10	8,330	10	5,840	30,000

3	10,000	1	7,500					2,500	10,000
		2		3,332	4	4,998	6	1,670	10,000
		2	7,500	3,332	4	4,998	6	4,170	20,000

4	7,000	1	7,500					2,500	10,000
		2		3,332	4	4,998	6	1,670	10,000
		3		4,998	6	3,332	4	1,670	10,000
		3	7,500	8,330	10	8,330	10	5,840	30,000

5	3,000	1	7,500					2,500	10,000
		2		3,332	4	4,998	6	1,670	10,000
		3		4,998	6	3,332	4	1,670	10,000
		3	7,500	8,330	10	8,330	10	5,840	30,000

6	6,000	1	7,500					2,500	10,000
		2		3,332	4	4,998	6	1,670	10,000
		3		4,998	6	3,332	4	1,670	10,000
		3	7,500	8,330	10	8,330	10	5,840	30,000

Total	87,000	18	45,000	51,646	62	48,314	58	35,040	180,000
								check =	180,000

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Project Summary of Buildings for Certification

Building Number:	Building						
	1	2	3	4	5	6	Total
Land Area	46,000	15,000	10,000	7,000	3,000	6,000	87,000
Total Number of Buildings							6
No. of Floors:	4	3	2	3	3	3	18
Average No. Floors per Building							3.00
Total Building S.F.:	40,000	30,000	20,000	30,000	30,000	30,000	180,000
Less: Non-Residential S.F.:	7,500	7,500	7,500	7,500	7,500	7,500	45,000
Total Residential S.F.	32,500	22,500	12,500	22,500	22,500	22,500	135,000
Market Residential S.F.	14,994	8,330	3,332	8,330	8,330	8,330	51,646
Affordable Residential S.F.	9,996	8,330	4,998	8,330	8,330	8,330	48,314
Common Area S.F.	7,510	5,840	4,170	5,840	5,840	5,840	35,040
Total Residential S.F.	32,500	22,500	12,500	22,500	22,500	22,500	135,000
Residential less Common Area S.F.:	24,990	16,660	8,330	16,660	16,660	16,660	99,960
No. Market Units:	18	10	4	10	10	10	62
No: Affordable Units:	12	10	6	10	10	10	58
Total Units	30	20	10	20	20	20	120
<u>New Construction</u>							
Total Project Cost		0	0	0	0	0	0
<u>Substantial Rehabilitation</u>							
Before: Total RMV	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	30,000,000
Cost of Rehab.	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	9,000,000
After: Total Cost							0
Percent Rehab of Before RMV	30%	30%	30%	30%	30%	30%	30%

City of Beaverton as of: 10/23/18

VHD Project Square Footage Certification

Project Name:

Land Area (sf): 87,000

Total Units: 120

No. Market Units: 62

No. Affordable Units: 58

Avg. No. of Floors: 3.00

Total Project S.F.: 180,000

Less: Non-Residential: (45,000)

Total Residential S.F.: 135,000

Market Residential S.F. 51,646

Affordable Residential S.F. 48,314

Common Area S.F. 35,040

Total Residential S.F. 135,000

Residential S.F. (no common) 99,960

$$\text{Equalized Floor} = \frac{\text{Total Project S.F.}}{\text{No. of Floors} \geq 500 \text{ s.f.}} = \frac{180,000}{3} = \mathbf{60,000}$$

$$\text{Residential Allocation of Equalized Floors} = \frac{\text{Total Residential S.F.}}{\text{S.F. of an Equalized Floor}} = \frac{135,000}{60,000} = 2.25 = 2$$

$$\text{Maximum Allowable Equalized Floors for Project} = 2$$

$$\text{Percent Low-Income Common Area} = \frac{\text{Low-Income S.F.}}{\text{Residential S.F.}} = \frac{48,314}{99,960} = \mathbf{48.3\%}$$

$$\text{Low-Income Allocation of Equalized Floors} = \frac{\text{Total Low-Income S.F.}}{\text{S.F. of an Equalized Floor}} = \frac{65,250}{60,000} = 1.09 = 1$$

$$\text{Maximum Allowable Equalized Low-Income Floors for Project} = 1$$

$$\text{Low-Income Land Allocation} = \frac{\text{Total Low-Income S.F.}}{\text{S.F. of an Equalized Floor}} = \frac{65,250}{60,000} = 1.09 = 1$$

$$\text{Maximum Allowable Low-Income Equalized Floors for Land} = 1$$

Project Certification

Building Eligible for Certification:

Percent Improvement Exemption: 40% Based on 2 equalized floors

Percent Low-Income Land Exemption: 20% Based on 1 low-income equalized floors

Date of Certification/Analysis:

Analyst's Signature: _____

Title: _____