CRDD Affordability Requirements

ATTACHMENT A

Current Status	Required by Zoning	CURRENT STATUS Auburn Court (HRI)	Forest City	TOTAL
Low-income units	100	69	77	146
Moderate-income units	50	22	0	22
TOTAL UNITS	150	91	77	168

Forest City Housing	Low-income Units	Moderate-income Units	Market Units	Total Units
Kennedy Biscuit Lofts	36	0	106	142
100 Landsdowne	41	0	162	203
23 Sidney Lofts	0	0	51	51
91 Sidney Street	0	0	135	135
TOTAL	77	0	454	531

Auburn Court Housing (HRI)	Low-income Units	Moderate-income Units	Market Units	Total Units
Auburn Court I	39	7	31	77
Auburn Court II	30	15	15	60
TOTAL	69	22	46	137

ATTACHMENT B

UNIVERSITY PARK AFFORDABLE HOUSING

EXISTING REQUIREMENTS FOR

KENNEDY BISCUIT LOFTS

AND

100 LANDSDOWNE STREET

Existing University Park zoning requires that a total of 150 units in University Park be made available as affordable units (100 low income units and 50 moderate income units), for a period of at least thirty (30) years (and up to 75 years as described below).

Kennedy Biscuit Lofts

Zoning-based affordability restrictions remain in place until at least 2021

-Forest City's current financing requires that these units remain affordable until at least **2029**

100 Landsdowne Street

Zoning-based affordability restrictions remain in place until at least **2036**

-Forest City's current financing also requires that these units remain affordable until **2036**

Pursuant to agreements with the City, after the thirty (30) year period required by zoning, Forest City has an obligation to seek governmental subsidies to keep the units affordable for the full period of time that Forest City controls the property (75 years). For Kennedy Biscuit Lofts this would be until 2064; for 100 Landsdowne this would be until 2078.

ATTACHMENT C

AUBURN COURT I

AND

AUBURN COURT II

Existing University Park zoning requires that a total of 150 units in University Park be made available as affordable units (100 low income units and 50 moderate income units), for a period of at least thirty (30) years (to be extended up to 75 years, as discussed below). Affordable units at University Park are located in four properties: 100 Landsdowne and Kennedy Biscuit Lofts, controlled by forest City, and Auburn Court I and Auburn Court II, controlled by Homeowner's Rehab Inc (HRI).

AUBURN COURT I

Zoning-based affordability restrictions remain in place until at least 2025, to be extended as described below

-HRI's current financing requires that these units remain affordable until at least 2035

AUBURN COURT II

Zoning-based affordability restrictions remain in place until at least 2030, to be extended as described below

-HRI's current financing requires that these units remain affordable until at least 2059

Pursuant to agreements with the City, after the first thirty (30) year period required by zoning, Forest City, the groundlessor to HRI, has an obligation to seek governmental subsidies to keep the units affordable for the full period of time that Forest City controls the property (75 years). For Auburn Court I this would be until at least 2070; for Auburn Court II this would be until at least 2074.