

## **Exhibit E**

### **Development Standards**

BMR units are subject to the following development standards:

1. Location. BMR units shall be distributed evenly throughout the project.
2. Lot Size. Lot size shall be at least the same size as the smallest lot of a market rate unit within the project;
3. Bedroom Count. Average bedroom count shall be the same as the average bedroom count in the market rate units in the project;
4. Exterior. Exterior trim entry door hardware, and finish to the same standard as the Market Rate
5. Minimum standards for equipment, fixtures, appliances and finishes have been established for the BMR units. All items installed by the developer shall be of good quality and in new condition. Good quality shall be deemed as entry level but generally not the lowest level of product offered for that application. All products shall offer durability, reliability and maintain a quality appearance and function that is standard to most other median priced homes in the area. The below listed items must be installed as a basic feature of each BMR home.
6. Minimum Interior standard finishes will be as follows
  - a. All closets shall have doors
  - b. Interior doors to be raised panel type or same as market rate
  - c. Door hardware to be brass finish or equivalent
  - d. Appliances shall be major brand name
  - e. Microwave with an exhaust vent shall be installed over the range
  - f. Kitchen counters shall be white ceramic tile
  - g. Kitchen cabinets shall be stained wood with white melamine interiors
  - h. Units will be roughed in for AC including electrical and line set
  - i. Basic alarm system to secure all accessible openings to the home
  - j. Carpet in bedrooms, hallways, family rooms
  - k. Linoleum or tile entry, bathroom kitchens
  - l. Laminate flooring may substitute for carpet or linoleum
  - m. Electric garage door opener
7. Timing of Construction. BMR units shall be constructed in proportion to the BMR ownership housing requirement applicable to the project per the rules established for the RDCS. For example, for a project with an 8% BMR ownership housing commitment, at least one BMR unit shall be constructed before or concurrently with every 7th market rate unit constructed. The last market rate unit to be completed in the project may not receive a certificate of occupancy until the last BMR unit has received a certificate of occupancy. The director may approve a modified schedule if the timing requirement will create unreasonable delays in the issuance of certificates of occupancy for market rate units.