

**Inclusionary Zoning Plan**  
**1149-1151 Walnut Street**

The proponent intends to comply with Section 5.11 of the Newton Zoning Ordinance, Inclusionary Zoning as set forth herein.

The development at 1149 – 1151 Walnut Street consists of twenty-six (26) rental units, five (5) of which will be inclusionary units which will be available as follows:

- 1) Four (4) units will be designated at “Tier 1”, which will be available to households earning up to 50-80% of AMI; and
- 2) One (1) unit will be designated at “Tier 2”, which will be available to households earning up to 110% of AMI.

The inclusionary units will consist of:

- One (1) studio/one-bath apartment, at 471 s.f.
- Three (3) one-bed/one-bath apartments at 623 s.f.
- One (1) two-bed/two-bath apartment at 851 s.f

The chart on the following page includes the breakdown of all 26 units. The highlighted units are inclusionary units.

| Unit | Floor | Beds/Baths   | SF  |
|------|-------|--------------|-----|
| 201  | 2     | 2bed 2 bath  | 992 |
| 202  | 2     | Studio       | 569 |
| 203  | 2     | 1-bed        | 668 |
| 204  | 2     | 1-bed        | 623 |
| 205  | 2     | 1-bed        | 623 |
| 206  | 2     | 2 bed 2 bath | 851 |
| 207  | 2     | studio       | 391 |
| 208  | 2     | 1bed         | 688 |
| 209  | 2     | studio       | 471 |
| 210  | 2     | studio       | 610 |
| 301  | 3     | 2 bedroom    | 992 |
| 302  | 3     | studio       | 480 |
| 303  | 3     | studio       | 569 |
| 304  | 3     | 1 bed        | 667 |
| 305  | 3     | 1 bed        | 623 |
| 306  | 3     | 1 bed        | 623 |
| 307  | 3     | 2 bed        | 891 |
| 308  | 3     | 2 bed        | 778 |
| 401  | 4     | 2 bed        | 972 |
| 402  | 4     | studio       | 480 |
| 403  | 4     | studio       | 589 |
| 404  | 4     | 1 bed        | 667 |
| 405  | 4     | 1 bed        | 623 |
| 406  | 4     | 1 bed        | 623 |
| 407  | 4     | 2 bed        | 891 |
| 408  | 4     | 2 bed        | 778 |