

INCLUSIONARY HOUSING PLAN

FOR 189-193 ADAMS STREET

March 16, 2018

By 189-193 Adams Street, LLC

PROJECT OVERVIEW

The 189-193 Adams Street project is located on a 19,349 will all square foot lot Nonantum and consists of a single, 4-story, building containing a multi-family dwelling with eighteen (18) apartment-style units (the "Project"). The apartments will consist of a mix of unit sizes ranging from 625 square feet to 1,890 square feet. There will be five one-bedroom units, eight two-bedroom units, two three-bedroom units and three three-bedroom units with a loft. All of the 13 units on the first and second levels will be flat units. Five of the six units on the third level will have lofts. Parking for 24 cars including one HP space will be provided in open air stalls behind the building.

I. DESCRIPTION OF INCLUSIONARY UNITS

Section 5.11.4 of the zoning ordinance requires that this special permit development must provide 15% of the proposed units as Inclusionary Units. However, since this project is seeking a density bonus under section 5.11.15, there will be three (3) Inclusionary Units representing 16.7% of the proposed units.

Location & Size of Units

The Inclusionary Units and their locations are shown on the on the Floor Plans and Unit Breakdown attached hereto as Appendix A: Type A Unit (625 sq. ft.), a 1BR/1Bath unit on the 1st Floor , Type B Unit (985 sq. ft.), a 2BR/2Bath unit on the 2nd Floor and Type D Unit (1,740 sq. ft.), a 3BR/3Bath unit on the 3rd Floor. In addition all three (3) units include a laundry area/closet. The Type A and B units are adaptable for accessibility.

The average square footage of the Inclusionary Units (1,116) exceeds the average square footage of the Market Rate Units (1,097). The total square footage of the Inclusionary Units (i.e. 3,350 sf) is 16.9 % of the total for all units (3,350/19,815 sf), which exceeds 10% of the total square footage in the Project and the Habitable Space requirements of section 5.11.8 of the Ordinance.

The units are to be individually metered for consumption of water, electric and gas. Therefore the basic monthly rent does not include these services, which are the responsibility of each tenant. The Inclusionary units will have one (1) parking space assigned to the unit included in the rent. Snow removal and landscape maintenance are included in the rent. Accordingly there are no other monthly fees assessed to any unit.

Rent Levels

The rent levels for all of the Inclusionary Units, which consist of one one-bedroom unit (625 sq. ft.), one two-bedroom unit (985 sq. ft.) and one three-bedroom unit (1,740 sq. ft.), based on the respective household sizes and with the maximum incomes at 65% AMI as set forth in the table below, would have a maximum rents of \$1,346, \$1,513 and \$1,680 (including utilities) respectively, according to the HUD Income and Rent Limits, updated 10/02/17. However, the maximum rents adjusted for NHA utility allowances of \$247 result in a contract rents of \$1,099, \$1,266 and \$1,434. The rent levels for the market rate units are to be established at the time the units are ready for marketing sometime in 2019.

2017 Calculation of Maximum Affordable Rent - 65% AMI (all utilities included in rent)				
Unit Type	Household Size (# of BR + 1)	65% of Adjusted Median Family Income*	Monthly Income	Maximum Gross Rent (30% of income)
Studio	1	\$ 47,060.00	\$ 3,921.67	\$ 1,176.50
1 BR Unit	2	\$ 53,820.00	\$ 4,485.00	\$ 1,345.50
2 BR Unit	3	\$ 60,515.00	\$ 5,042.92	\$ 1,512.88
3 BR Unit	4	\$ 67,210.00	\$ 5,600.83	\$ 1,680.25
4 BR Unit	5	\$ 72,605.00	\$ 6,050.42	\$ 1,815.13

II. CONSTRUCTION STANDARDS AND SPECIFICATIONS

All product and material designations are intended to establish uniform design and quality standards for construction of all the units. Accordingly, all units shall conform to the specifications and standards set forth in **Appendix B** attached hereto. All inclusionary units in development shall be fully built-out and finished dwelling units, containing complete living facilities including a stove, kitchen cabinets, plumbing features, a refrigerator, microwaves, and access to laundry facilities. All inclusionary units shall have exteriors and interiors that are indistinguishable in design and of equivalent materials to the exteriors and interiors of market rate units in the development.

III. AFFIRMATIVE FAIR HOUSING MARKETING & RESIDENTIAL SELECTION PLAN (AFHMP)

The Applicant, 189-193 Adams Street LLC, likely will contract with Metro West Collaborative Development Inc. to administer the Affirmative Fair Housing Marketing Plan, Lottery and Tenant Selection process under Metro West’s Regional Ready Renter Program consistent with the Program Model, **Appendix C**, attached hereto.

IV. COMPLIANCE WITH AFHMP

The Applicant hereby agrees that at all times, initial rental and all subsequent rentals, resident selection shall be conducted and implemented in accordance with the approved Affirmative Fair Housing Marketing and Resident Selection Plan and DHCD guidelines.

V. RESTRICTIVE COVENANT

All inclusionary units shall comply with the Use Restrictions requirements set out in in the Comprehensive Permit Guidelines of the DHCD, Sec. II.A.1.e. "Use Restriction," and Sec. VI.B.9. "Regulatory Agreement and Use Restrictions" and shall be subject to a Regulatory Agreement and Declaration of Restrictive Covenants executed by and between the Applicant, the City of Newton and DHCD, which the Applicant shall record with the Middlesex South Registry of Deeds as the senior interest in title for each Inclusionary Unit and enduring for the life of the residential development. The Regulatory Agreement and Declaration of Restrictive Covenants shall be filed prior to grant of an occupancy permit and running in favor of the City of Newton, in a form approved by the City Solicitor, which shall limit rental of inclusionary units to eligible households in accordance with provisions reviewed and approved by the Director of the Planning and Development Department which incorporate the provisions of Newton's Inclusionary Zoning Ordinance, Sec. 5.11.

VI. ANNUAL COMPLIANCE Applicant hereby agrees to submit an annual compliance report to the Director of Planning and Development, in a form approved by the City Solicitor, certifying compliance with the provisions of Newton's Inclusionary Zoning Ordinance, Section 5.11.

Signed this day of March, 2018

189-193 ADAMS STREET LLC

By: _____
Stephen Trotta, Manager

Appendix A

FLOOR PLANS AND UNIT BREAKDOWN

189-193 ADAMS STREET

UNIT BREAKDOWN

Total Flr Area	# of Units	Unit Size (sq ft)	# of BRs	# of Baths	Unit Type/ Designation	
3125	5	625	1	1	Flat	A
4925	5	985	2	2	Flat	B/G
2150	2	1075	2	2.5	Flat	C
1250	1	1250	2	3	Bi-level	E
1490	1	1490	3	3	Flat w/loft	H
1505	1	1505	3	3	Flat w/loft	I
3480	2	1740	3	3	Flat w/loft	D
1890	1	1890	3	3	Flat w/loft	F

Totals/Ave 19815 18 1101

Appendix B

CONSTRUCTION STANDARDS AND SPECIFICATIONS

All product and material designations below are intended to establish minimum design and quality standards for construction of all units. All units, both market rate and inclusionary, shall conform to the following standards:

I. BUILDING

1. Exterior facade shall be hardi-plank and masonry veneer.
2. All units will have one parking space in the parking area behind the building.

II. FOUNDATIONS

1. All foundation walls shall be poured concrete.
2. Basement slab shall be reinforced poured concrete.

III. WATERPROOFING

1. Project shall have catch basin drains for run-off from hard surface areas.

IV. FIRE SEPARATION

1. Fire separation to meet or exceed state building code.

V. INSULATION

1. Insulation to meet or exceed state building code.

VI. ROOFING

1. EPDM rubber roofs.

VII. WINDOWS

1. double-hung insulating glass with screens.

VIII. INTERIOR WALLS AND CEILINGS

1. Wall and ceiling material shall be gypsum wall board.
2. Paint - One primer coat, two coats color latex finish on walls.
3. Moisture resistant, concrete reinforced 1/2 "cement board at all tubs and showers.

IX. FINISH CARPENTRY- (Paint Grade - 1 coat primer, 2 coats semi-gloss)

1. All window & doors shall have a minimum of 3 1/2" casings.
2. Wood base shall be a minimum of 3 1/2" one piece.

X. BUILDING AMENITY PACKAGE

1. Washer/Dryer connection in laundry area/closet room.

XI. FLOORS

1. Floors in kitchen shall have red oak.
2. Floors in LR, BRs, dining area and foyer shall be wood.
3. Floors in all baths shall be Ceramic Tile.

XII. KITCHENS

1. Cabinets - Wood finish.
2. Counters - Granite.
3. Sink - with integral spray nozzle.

XIII. BATH ROOMS

Units will have 2 bathrooms:

1. Toilet – two piece white, American Standard or equal.
2. Faucets - American Standard or equal.
3. Lavatory - American Standard or equal.
4. Tub /Shower - single piece fiberglass unit or similar.

XIV. DOORS

1. Stained, fiberglass entry doors.
2. Solid core, raised panel, Masonite interior door.

XV. HARDWARE

1. Unit entry doors shall have a mortised interlock.
2. All interior doors shall have passage, privacy set.

XVI. PLUMBING, HEATING AND COOLING

1. Ventilation or vents for bathrooms.
2. Complete plumbing system exceeding all state and local codes.
3. Heating & cooled by forced hot-air system w/ thermostatic control in unit.

XVII. ELECTRICAL

1. One telephone jack in LR; one cable jack in each room.
2. Individual electric meters for each unit.
3. Lighting - Typical lighting package for each unit.
4. Kitchen - Surface mounted on separate switch.
5. A minimum of 100 amp service to unit.

XVIII. SECURITY & SAFETY

1. Hard-wired smoke and carbon monoxide detector system.

XIX. APPLIANCES

1. Gas cook top and oven, 30" minimum.
2. Frigidaire Refrigerator.
3. Microwave/exhaust combo over cook top.
4. All appliances shall be Energy Star certified.

Appendix C

READY RENTER PROGRAM MODEL

(under separate cover)