

“In addition to the need for housing for households earning less than 80% (AMI) there is growing need across the greater Boston region and in Newton to create “Middle Income” housing. Middle-income households are those earning between 80% - 120% AMI, which traditional housing programs do not serve.”

219 Commonwealth Avenue - 28 Unit Scenario - OPTION 2

6/5/2017

Unit	Unit Type	# BR	SF	Level of Aff.	Affordable Rent
5	1	1	661	65%	\$1,261
25	1	1	554	65%	\$1,261
35	1	1	572	65%	\$1,261
41	1	1	454	65%	\$1,261
45	1	1	444	65%	\$1,261
1	2	2	753	65%	\$1,513
4	2	2	743	65%	\$1,513
16	2	2	1,050	65%	\$1,513
12	2	2	915	65%	\$1,513
20	2	2	806	65%	\$1,513
24	2	2	795	65%	\$1,513
30	2	2	926	65%	\$1,513
34	2	2	926	65%	\$1,513
Subtotal 65%	13	21	9,599	65%	\$1,416 AVG
11	studio	1	308	80%	\$1,448
15	studio	1	311	80%	\$1,448
3	1	1	698	80%	\$1,552
21	1	1	538	80%	\$1,552
22	1	1	520	80%	\$1,552
26	1	1	523	80%	\$1,552
Subtotal 80%	6	6	2,898	80%	\$1,517 AVG
Subtotal 80% or less	19	27	12,497	70% AVG	\$1,448 AVG
10	1	1	523	100%	\$1,939
14	1	1	522	100%	\$1,939
32	1	1	516	100%	\$1,939
36	1	1	524	100%	\$1,939
31	1	1	574	100%	\$1,939
40	1	1	789	100%	\$1,939
42	1	1	652	100%	\$1,939
44	1	1	784	100%	\$1,939
46	1	1	682	100%	\$1,939
Subtotal 100%	9	9	5,566	100%	\$1,939 AVG
TOTAL	28	36	18,063	79% AVG	\$1,606 AVG

Note: Unit 1 combines Unit 1 (current 1BR) and Unit 2 (current STU) to form a new 2BR, thus reducing the building from 28 units.

Hancock Estates has 13 units at or below 80% AMI (overall average of 65% AMI), with 12,242 SF.