

Inclusionary Housing Plan

15-21 Lexington Street

Newton, MA 02465

1. The 15-21 Lexington Street project (the "Project") is a 24-unit (five of the 24 units will be inclusionary) multi-family apartment development in a single building, located on Lexington Street in West Newton, right on the Waltham line. The existing single family and three family home as well as the garage in the rear are to be demolished. The new three-story building is to be constructed with below grade garage parking for twenty-two (22) vehicles and above ground rear parking for an additional twenty-nine (29) vehicles. The apartments will consist of a mix of unit sizes ranging from 610 to 1,500 square feet. There will be four (4) studios, thirteen (13) one-bedroom and seven (7) two-bedroom units. Each inclusionary unit will be assigned one outdoor parking space. Underground parking spaces will be available to rent as they will be to all tenants. Unit layouts subject to change depending on architectural and structural design. Note there are not enough underground spaces for each unit to have one. According to the mix of total units we have allocated one (1) Studio, Three (3) one bedrooms, and one (1) two bedroom units for a total of five as inclusionary. Out of the five inclusionary units two of them will also be accessible. We came to this inclusionary mix according to the following data.

Tier 1 Requirement (50%-80% AMI units): 15% of 24 units = 3.6,
which equals **4 IZ units** (which must average out at 65% AMI).

Tier 2 Requirement (110% AMI units): 2.5% of 24 units = 0.6,
which equals **1 IZ unit** (at 110% AMI)

Below is the info regarding our inclusionary and accessible units.

- Unit 1, Studio, First floor, one bathroom, 571 square feet
- Unit 2, two bedroom, First floor, 2.5 baths, 1,275 square feet
- Unit 5, one bedroom, First floor, one bath, 828 square feet
- Unit 12, one bedroom, second floor, one bath, 827 square feet

- Unit 20, one bedroom, third floor, one bath, 828 square feet
Note Unit 2 (two bed, 2.5 baths) and Unit 12 (one bed, one bath) will also be accessible units.

All tenants will have access to the buildings outdoor green space, fenced in dog run area, and building common areas. Parking is also provided. All tenants will have one assigned outdoor parking spot. Additional outdoor and garage parking will be for rent to all tenants depending on availability. The units are to be individually metered for consumption of water, electric and gas, which are the responsibility of each tenant. Snow removal and landscape maintenance are included in the rent, which has yet to be established. All market rate rent levels will depend on the current market.

2. Draft Mix Unit Spreadsheet Included

3. Draft floor plans, indicating potential locations of all inclusionary units, accessible units, and market-rate units, as well as inclusionary units' parking spaces are attached. We will fully comply with Section 5.11.7. "Design and Construction;". All Inclusionary units will be built the same as any other unit in the building. We also feel that the mix of units, location in the building, and assigned parking fully comply.

Dante Capasso

Petitioner