

INCLUSIONARY HOUSING PLAN

FOR - The Chestnut Hill, 219 Commonwealth Avenue

August 3, 2018

Proponent – 219 Comm LLC

Project Overview

The Chestnut Hill is a 29 unit apartment building located on a 14,560 s/f lot at 219 Commonwealth Avenue at the corner Manet Road.

The four-story building was built in 1900. It has been used for rental housing for many decades. The proposal is to renovate the building to 29 units consisting of two studios, 17 one-bedroom units and 9 two-bedroom apartments. The proposal is to provide at The Chestnut Hill four (4) of the required inclusionary zoning units from Hancock Estates (as required by special permit Board Order 102-06 (15)). In addition, the proposal is to make five (5) additional units at the Project as voluntary inclusionary zoning units and make the remaining nineteen (19) units at the Project rent and income restricted workforce housing units. This proposal was anticipated in the Regulatory Agreement for Hancock Estates recorded at Middlesex South Registry of Deeds at Book 71276, Page 573.

The existing on-site parking lot is an unstriped, lawful pre-existing non-conforming parking lot accessed off Manet Road. The proposal is to stripe the pre-existing parking lot to maximize the number of usable parking stalls. A proposed parking lot striping plan is attached as Exhibit "A". The utilization of the parking will be set forth in a Transportation Demand Management Plan agreed to by the Project Proponent and the City of Newton Director of Planning and Development. Bicycle storage will be added. The location of the property lends itself to alternative modes of transportation due its proximity to the Green Line and employment opportunities.

I. Description of the Affordable Units

The proposed inclusionary zoning units are listed on the spreadsheet attached hereto as Exhibit "B".

Location and Size of Units

The location and sizes of the inclusionary zoning units and the workforce housing units are shown on the floor plans attached hereto as Exhibit "C".

Rent Levels

The rent levels are shown on the spreadsheet attached hereto as Exhibit "B".

II. Construction Standards and Specification

All inclusionary units shall be fully built out and finished dwellings units containing complete living facilities including a stove, kitchen cabinets, plumbing features, refrigerator and access to a laundry facility.

The construction specification for the Project is to renovate the entire existing building. The renovation covers the building common areas, utilities and all the units. All inclusionary units shall have exteriors and interiors that are indistinguishable in design (allowing for different unit sizes and shapes due to the layout of the units in the historic building) and of equivalent materials to the exteriors and interiors of the other units—both other inclusionary units and workforce housing units—in the building.

All the units will be renovated and all the units will have hardwood floors; wood cabinets in all kitchens; solid surface granite countertops; stainless steel energy star appliances; new doors, trim and hardware; new recessed lights in living rooms; renovated bathrooms with ceramic tile floors, fiberglass tubs and surrounds, new fixtures and ventilation fans.

The building common areas will have new carpeting, lighting, paint and an enlarged laundry facility. A fire sprinkler system is being installed throughout the building.

III. Affirmative Fair Housing Marketing and Resident Selection Plan

The Applicant has hired SEB Housing to produce an Affirmative Fair Housing and Resident Selection Plan that:

- meets the requirements set out in DHCD's Comprehensive Permit Guidelines, Sec. III., as in effect June 1, 2009, including informational materials for applicants, a general description of the overall project that provides key information such as the number of workforce/affordable units, amenities, parking information, distribution of bedrooms by workforce and affordable units, accessibility, etc.
- Provides for a local preference for up to 70% of the inclusionary units in the project, and includes a demonstration of need for the preference
- Includes sample ads and flyers with HUD Equal Housing Opportunity logo.
- Informational materials for lottery applicants
- Eligibility requirements
- Lottery and resident selection procedures
- Lottery application and financial forms, including:

- A statement regarding the housing provider’s obligation not to discriminate in the selection of applicants on the basis of race, color, national origin, disability, age, ancestry, children, familial status, genetic information, marital status, public assistance reciprocity, religion, sex, sexual orientation, gender identity, veteran/military status, or any other basis prohibited by law, and such a statement must also be included in the application materials.
- Information indicating that persons with disabilities are entitled to request a reasonable accommodation in rules, policies, practices, or services, or to request a reasonable modification in the housing, when such accommodations or modifications may be necessary to afford persons with disabilities an equal opportunity to use and enjoy the housing.
- An authorization for consent to release information.
- Measures to ensure affirmative fair marketing, including outreach methods and venue list.
- Name of Lottery Agent with contact information.
- A signature by the Developer and contractor, if any, that includes the language provided in DHCD’s Comprehensive Permit Guidelines, Sec. III.C.2.i.:

“As authorized representatives of [Developer] and [contractor], respectively, each of us has reviewed this plan and agrees to implement this AFHMP, which shall be made effective as of the approval date. Further, by signing this form, [Developer] agrees to review and update this AFHMP as necessary in order to comply with all applicable statutes, regulations, executive orders and other binding DHCD requirements pertaining to affirmative fair housing marketing and resident selection plans reasonably related to such statutes, regulations, executive orders, as same may be amended from time to time. We hereby certify that all the information stated herein, as well as any information provided herewith, is true and accurate.”

List of Exhibits:

- Exhibit A: Parking Lot Plan
- Exhibit B: Unit List
- Exhibit C: Floor Plans

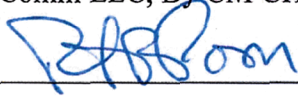
Section IV: Agreement by the applicant (statement including signature and date)
that resident selection at initial sale and rental and all subsequent sales and rentals shall be conducted and implemented in accordance with the approved affirmative fair housing marketing and resident selection plan and DHCD's Comprehensive Permit Guidelines, Sec. III.

Section IV - 219 Comm LLC agrees to Section IV that resident selection at initial sale and rental and all subsequent sales and rentals shall be conducted and implemented in accordance with the approved affirmative fair housing marketing and resident selection plan and DHCD's Comprehensive Permit Guidelines, Sec. III.

Name - Peter Poras

219 Comm LLC, By CM CHR, INC, Its Manager

Signed

 ~~THS~~

Date

8/2/18

Section V: Agreement by the applicant (statement including signature and date) that 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 that the applicant shall execute and record an affordable covenant in the Registry of Deeds for the Southern District of Middlesex County or the Land Court Registry of Deeds for the Southern District of Middlesex County as the senior interest in title for each inclusionary unit and which shall endure for the life of the residential development, as follows:

- For rental units, a covenant to be filed prior to the issuance 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 this Section.

Section V - 219 Comm LLC agrees to Section V:

Name - Peter Poras

219 Comm LLC, By CM CHR, INC, Its Manager

Signed  Date 8/2/18

Section VI: In the case of rental housing, an agreement by the applicant (statement including signature and date) to submit an annual (IZ units) or every other year (Workforce Housing units) compliance report to the Director of Planning and Development, in a form approved by the City Solicitor, certifying compliance with the provisions Newton's Inclusionary Zoning Ordinance, Sec. 5.11

Section VI - 219 Comm LLC agrees to Section VI:

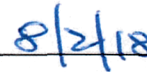
Name - Peter Poras

219 Comm LLC, By CM CHR, INC, Its Manager

Signed

The signature is written in blue ink and appears to be "Peter Poras".

Date

The date is written in blue ink as "8/2/18".

PARKING STUDY	SB	TC	06.01.18
Issued	By	Appd.	MM.DD.YY

File Name:	Dwn.	Chkd.	Dsgn.	MM.DD.YY
2108xxxx_base_all.dwg				

Permit-Seal

Client/Project
Chestnut Hill Realty

COMM. AVE PARKING STUDY

Chestnut Hill, MA

Title

PARKING STUDY

Project No.
2108XXXXX

Scale

Sheet

Drawing No.

of

n/f
Vincent & Gracie Wong
28 Manet Road
Cert. of Title No. 188760
Section 63 Block 8 Lot 18

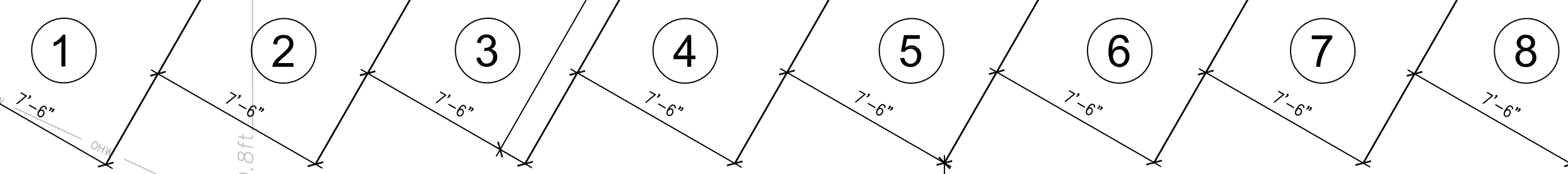
104.37' to stone
bound found

EXISTING RETAINING WALL TO REMAIN 10' WAY (L.C.P. 4600C)

BICYCLE RACK, TYP.

S64°18'31"E 86.60'

retaining wall



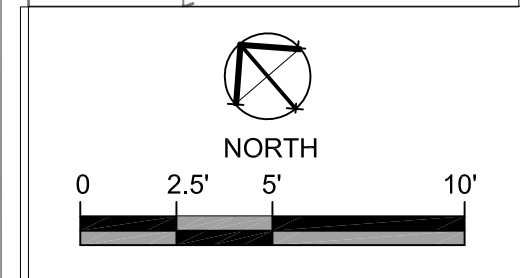
9

16'

Building Footprint = 4,835±s.f.

Building Height = 44.3'

10' WAY
L.C.P. (4600D)



"The Chestnut Hill"

219 Commonwealth Avenue / Newton, MA

Unit	Floor	Unit Type	# BR	SF	Market Rent	Proposed Program **	
						% AMI	2018 Rent
11	1	Studio	1	325	\$2,175	65%	\$1,227
15	1	Studio	1	324	\$2,100	65%	\$1,227
Subtotal		2	2	649	\$4,275		\$2,454
5	G	1	1	653	\$2,375	50%	\$1,011
10	1	1	1	527	\$2,750	120%	\$2,427
14	1	1	1	526	\$2,725	120%	\$2,427
21	2	1	1	546	\$2,900	120%	\$2,427
22	2	1	1	524	\$2,775	120%	\$2,427
25	2	1	1	562	\$2,550	80%	\$1,521
26	2	1	1	527	\$2,630	120%	\$2,427
31	3	1	1	588	\$2,950	120%	\$2,427
32	3	1	1	518	\$2,825	120%	\$2,427
35	3	1	1	584	\$2,650	120%	\$2,427
36	3	1	1	528	\$2,700	120%	\$2,427
40	4	1	1	813	\$3,150	120%	\$2,427
41	4	1	1	461	\$2,825	120%	\$2,427
42	4	1	1	666	\$3,100	120%	\$2,427
44	4	1	1	805	\$3,100	120%	\$2,427
45	4	1	1	451	\$2,500	65%	\$1,315
46	4	1	1	687	\$3,050	120%	\$2,427
Subtotal		17	17	9,966	\$47,555		\$37,825
1	G	2	2	950	\$3,175	50%	\$1,152
3 *	G	2	2	850	\$3,160	120%	\$2,913
4	G	2	2	751	\$2,975	120%	\$2,913
12	1	2	2	939	\$3,400	120%	\$2,913
16	1	2	2	1,059	\$3,400	80%	\$1,764
20	2	2	2	813	\$3,475	120%	\$2,913
24	2	2	2	800	\$3,225	120%	\$2,913
30	3	2	2	934	\$3,575	80%	\$1,764
34	3	2	2	933	\$3,525	50%	\$1,152
Subtotal		9	18	8,029	\$29,910		\$20,397
TOTAL		28	37	18,644	\$81,740		\$60,676
TOTAL ANNUAL INCOME					\$980,880		\$728,112

* Unit 3 was converted from a 1BR to a 2BR (120% AMI)

** Average AMI of units at or below 80% is 65%

50% AMI Unit

65% AMI Unit

80% AMI Unit

PROJECT NUMBER	CA-001	REV. NO.	DATE
FILE NAME			
SCALE	1/4"=1'-0"		
DATE	07/26/2018		
DRAWN BY			



300 Independence Drive
Chestnut Hill, MA 02467

219 COMM AVE

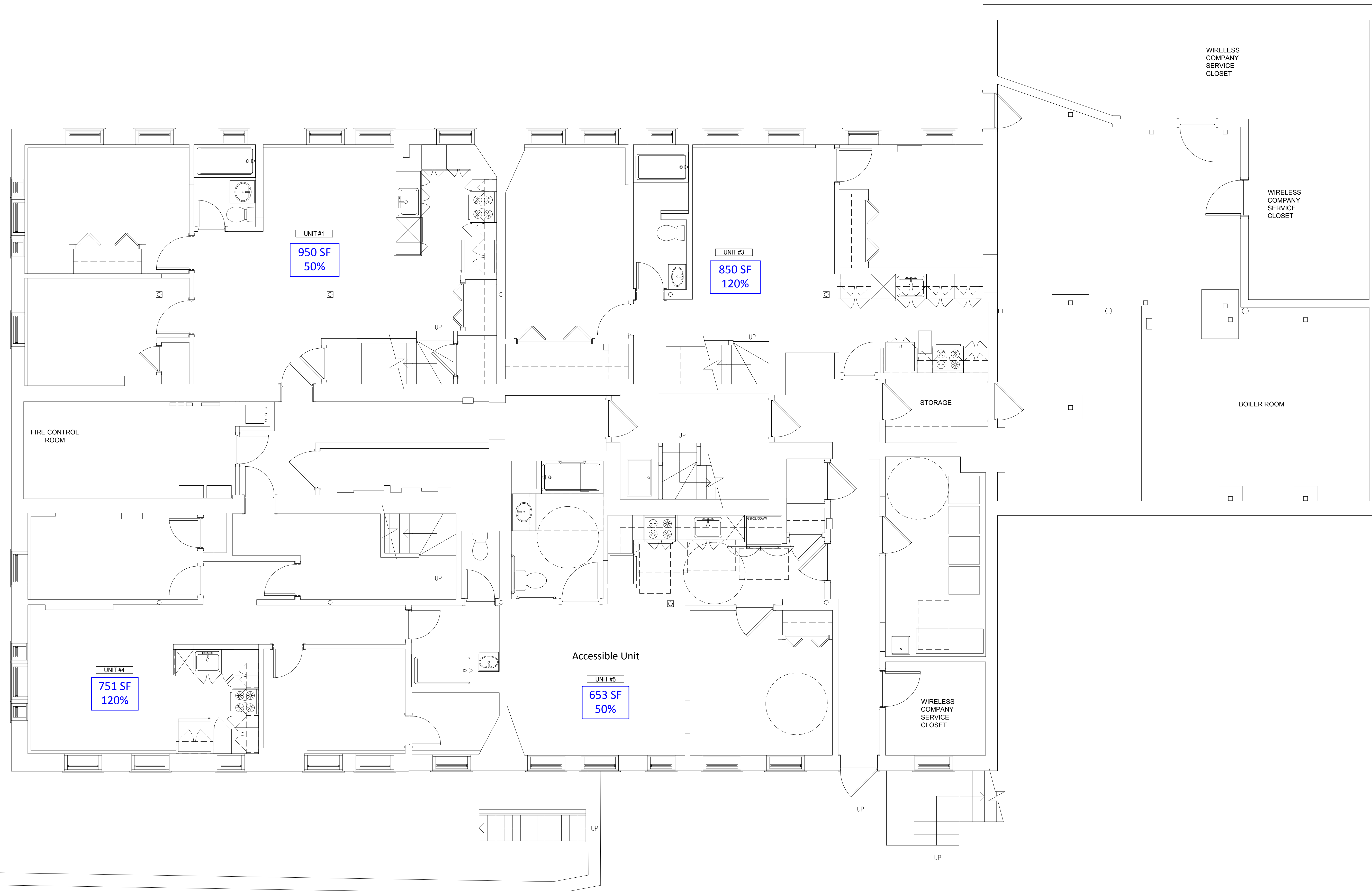
219 COMMONWEALTH AVE
NEWTON, MA 02467

RENOVATION
PROJECT

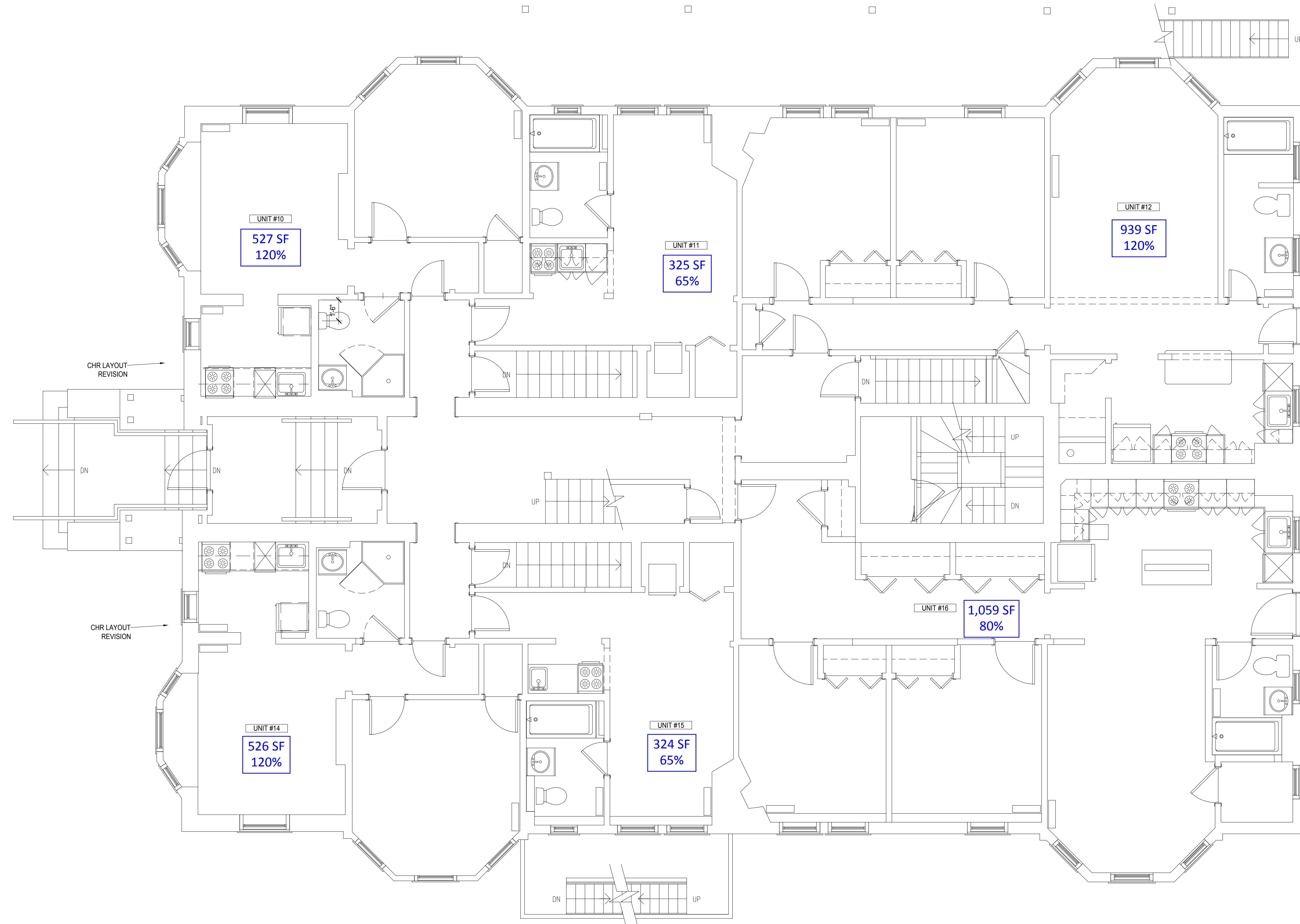
ADJUSTED
MEDIAN
INCOME
LOCATIONS

GROUND FLOOR
PROPOSED PLAN

AMI-0

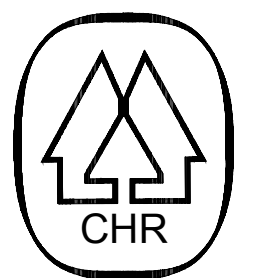


10 PROPOSED GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0" 5,465 GSF



10 PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0" 4,342 GSF

PROJECT NUMBER	CA-001	REV. NO.	DATE
FILE NAME			
SCALE	1/4"=1'-0"		
DATE	07/26/2018		
DRAWN BY			



Chestnut Hill Realty

300 Independence Drive
 Chestnut Hill, MA 02467

219 COMM AVE

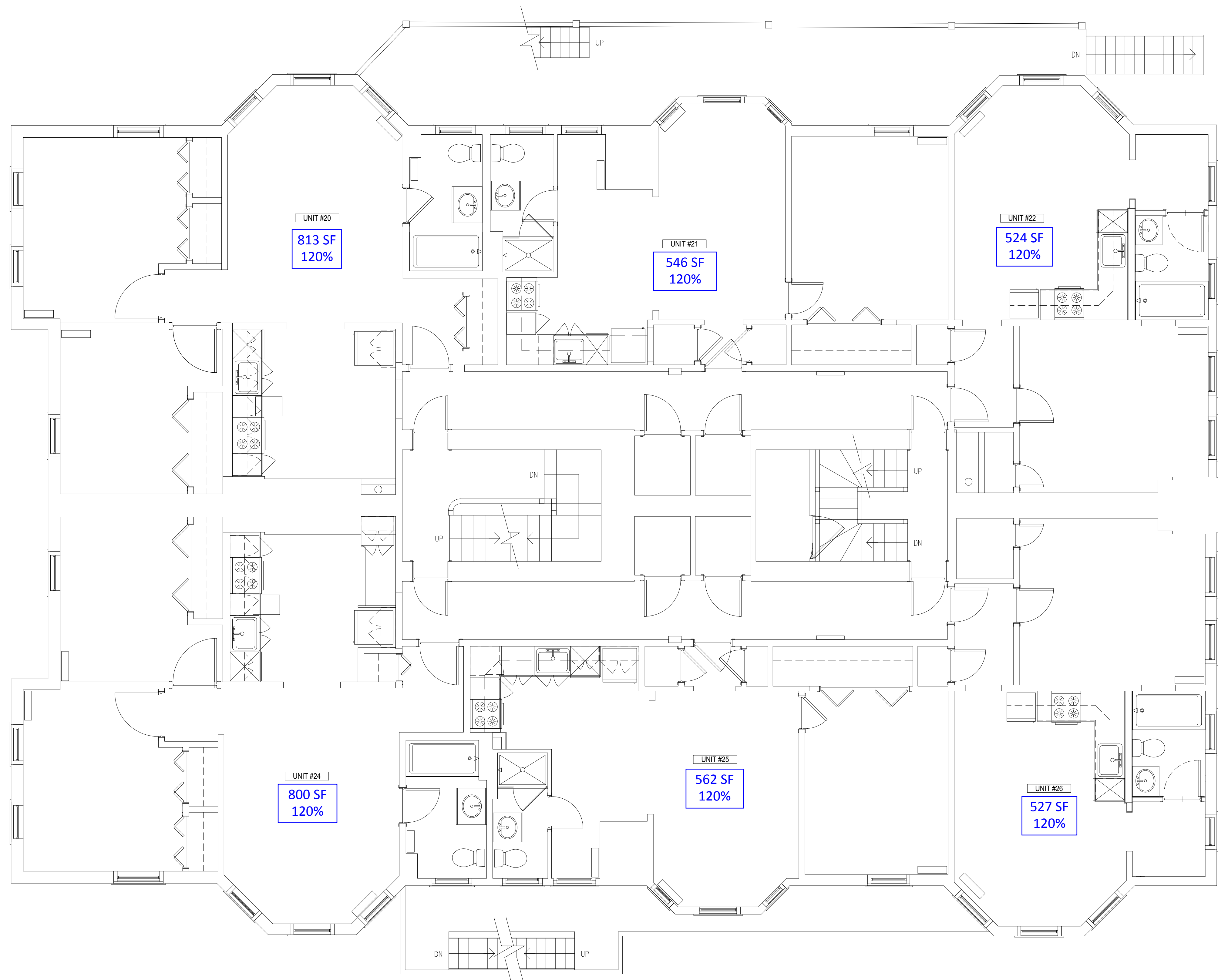
219 COMMONWEALTH AVE
 NEWTON, MA 02467

RENOVATION
 PROJECT

AREA
 MEDIAN
 INCOME
 LOCATIONS

FIRST FLOOR
 PROPOSED PLAN

AMI-1



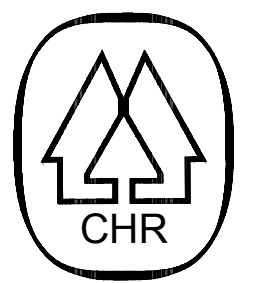
10

PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

4,428 GSF

PROJECT NUMBER	CA-001	REV. NO.	DATE
FILE NAME			
SCALE	1/4"=1'-0"		
DATE	07/26/2018		
DRAWN BY			



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219 COMM AVE

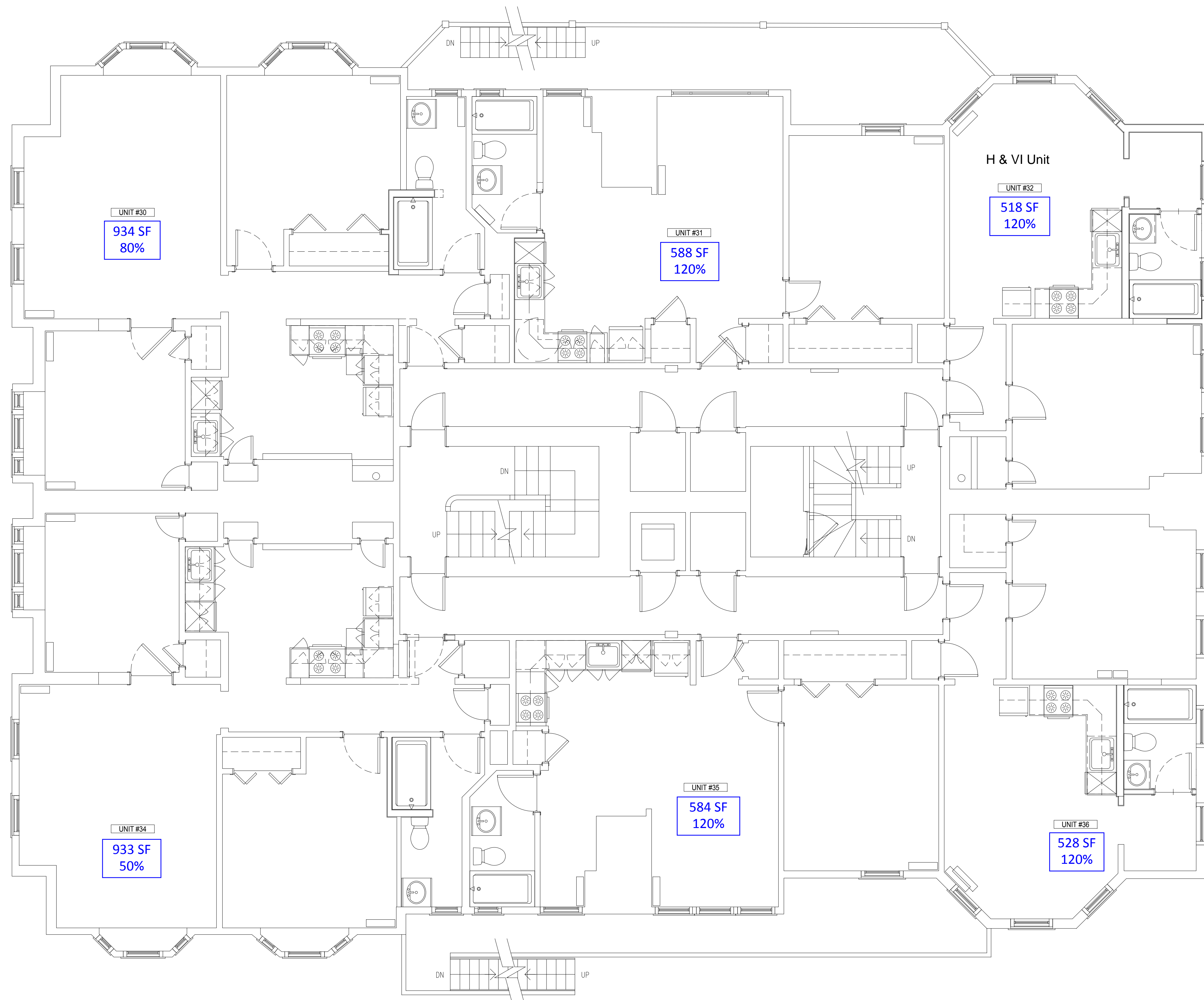
219 COMMONWEALTH AVE
NEWTON, MA 02467

RENOVATION
PROJECT

AREA
MEDIAN
INCOME
LOCATIONS

SECOND FLOOR
PROPOSED PLAN

AMI-2



10 PROPOSED THIRD FLOOR PLAN
 SCALE: 1/4" = 1'-0" 4,739 GSF

PROJECT NUMBER	CA-001	REV. NO.	DATE
FILE NAME			
SCALE	1/4"=1'-0"		
DATE	07/26/2018		
DRAWN BY			



Chestnut Hill Realty

300 Independence Drive
 Chestnut Hill, MA 02467

219 COMM AVE

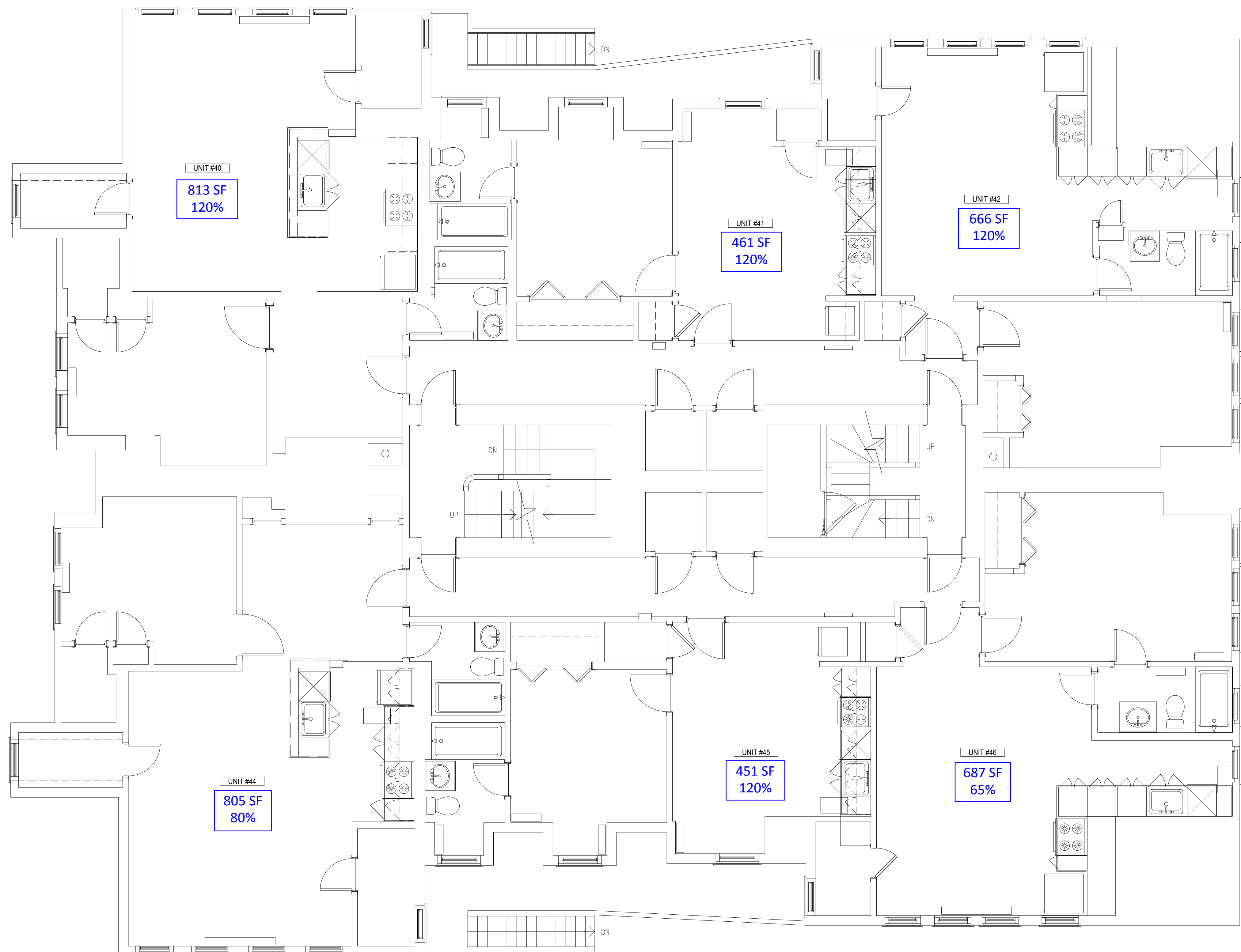
219 COMMONWEALTH AVE
 NEWTON, MA 02467

RENOVATION
 PROJECT

AREA
 MEDIAN
 INCOME
 LOCATIONS

THIRD FLOOR
 PROPOSED PLAN

AMI-3



10 PROPOSED FOURTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

4,612 GSF

PROJECT NUMBER	CA-001	REV. NO.	DATE
FILE NAME			
SCALE	1/4"=1'-0"		
DATE	07/26/2018		
DRAWN BY			



Chestnut Hill Realty

300 Independence Drive
Chestnut Hill, MA 02467

219 COMM AVE

219 COMMONWEALTH AVE
NEWTON, MA 02467

RENOVATION
PROJECT

AREA
MEDIAN
INCOME
LOCATIONS

FOURTH FLOOR
PROPOSED PLAN

AMI-4