

INCLUSIONARY HOUSING PLAN

20 KINMONTH ROAD

20 Kinmonth Road Investment LLC

August 23, 2019

PROJECT OVERVIEW

The 20 Kinmonth Road project (the "Project") is a 20-unit multi-family dwelling, condominium development in a single building, located on a 24,302 square foot lot in Waban. The existing building is to be demolished. The new three-story building is to be constructed with below grade garage parking for twenty-four (24) vehicles. The apartments will consist of a mix of unit sizes ranging from 815 to 1,575 square feet with an average size of 1,076 square feet. There will be thirteen (13) one-bedroom, nine (9) two-bedroom and two (2) three-bedroom, flat units. Except for the inclusionary units which will each be assigned parking one space, the remaining spaces will be "unbundled" and available on an 'as needed' basis to service residents and/or visitors to the building.

I. DESCRIPTION OF INCLUSIONARY UNITS

Section 5.11.4.B.5 of the recently amended inclusionary zoning ordinance requires that this special permit development provide 15% of the proposed units as Inclusionary Units, which in this case is 3 (20 x .15%). However Section 5.11.4.C provides an incentive for projects that include additional inclusionary units. Specifically, for every additional three-bedroom inclusionary unit proposed the development will be awarded three (3) additional market rate units. Accordingly there will be four (4) Inclusionary Units, one of which shall a 3BR Tier 1 unit and project will now contain a total of 24 units.

Location & Size of Units

The Inclusionary Units and their location are shown on the Floor Plans attached hereto as: **Unit #101 (First Floor)**. Unit #101 contains **1,121 square feet**. The unit includes a Living Room, Kitchen, 2 BR, 2 Baths and Laundry closet with a washer/dryer hook-up. **Unit #205 (Second Floor)**. Unit #205 contains **1,575 square feet**. The unit includes a Living Room, Kitchen, 3 BR, 3 Baths and Laundry closet with a washer/dryer hook-up. **Unit #208 (Second Floor)**. Unit #208 contains **828 square feet**. The unit includes a Living Room, Kitchen, 1 BR, 1 Bath and Laundry closet with a washer/dryer hook-up. **Unit #303 (Third Floor)**. Unit #303 contains **841 square feet**. The unit includes a Living Room, Kitchen, 1BR, 1 Bath and Laundry closet with a washer/dryer hook-up. All units will be Tier 1 handicap accessible.

The average square footage of the two 1BR Inclusionary Units (835 sf) exceeds the average square footage of the eight market rate units with the same number of bedrooms (831.5 sf). The square footage of the one 3BR Inclusionary Unit (1,575 sf) equals the square footage of the only

other 3BR market rate unit, which far exceeds the minimum requirement. The average square footage of the 2BR Inclusionary Unit (1,121 sf) is 83.6% of the average square footage of the eight market rate units with the same number of bedrooms (1,340 sf), which exceeds the 80% minimum square footage requirement in Section 5.11.7.C.2.b of the Ordinance. The square footage of the Inclusionary Units (4,365 sf) is 16.9% of the total for all units (4,365/25,814 sf), which far exceeds the 10% minimum requirement of Section 5.11.7.C.3.

The units are to be individually metered for consumption of water, electric and gas, which are the responsibility of each owner. The Inclusionary unit will have one (1) parking space assigned to the unit included in the rent. Snow removal and landscape maintenance are included in the monthly condominium fee, which has yet to be established.

Sales Price

The maximum sale price for the Inclusionary Units will be calculated as affordable to household with a number of household members equal to the number of bedrooms in the unit +1 regardless of the actual number of persons occupying the unit. The maximum price will be in accordance with the current HUD Income and Sale Price Limits.

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 A** 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)

An Affirmative Fair Housing Marketing Plan (AFHMP) meeting the requirements set out in the DHCD comprehensive permit guidelines will be submitted to the city and DHCD for their approval prior to the marketing or sale of any of the units in the development.

IV. 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 sale 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.

Signed this ___ day of _____, 2019

20 KINMONTH INVESTMENT, LLC

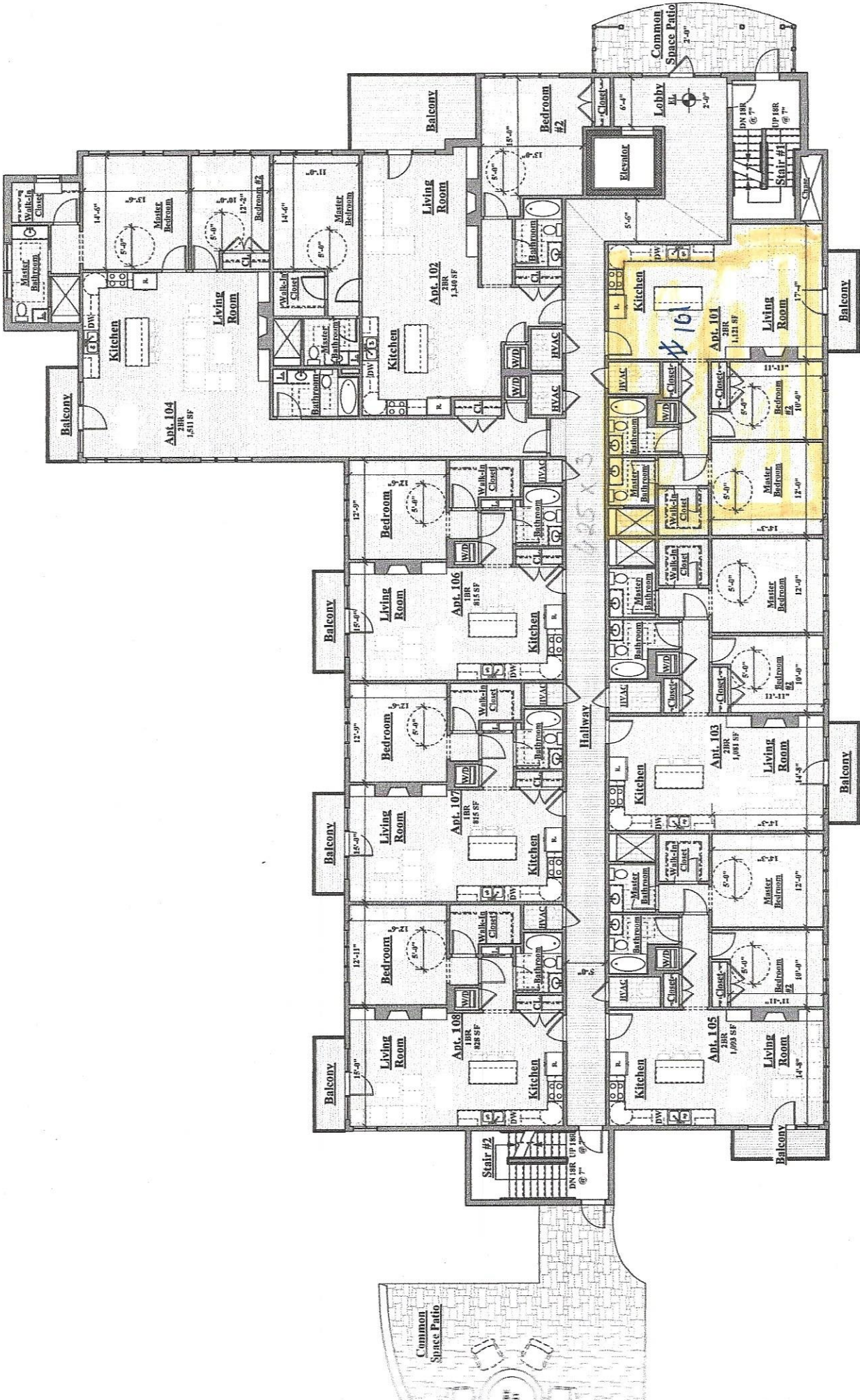
By: _____
Armando Petruzzello, Manager

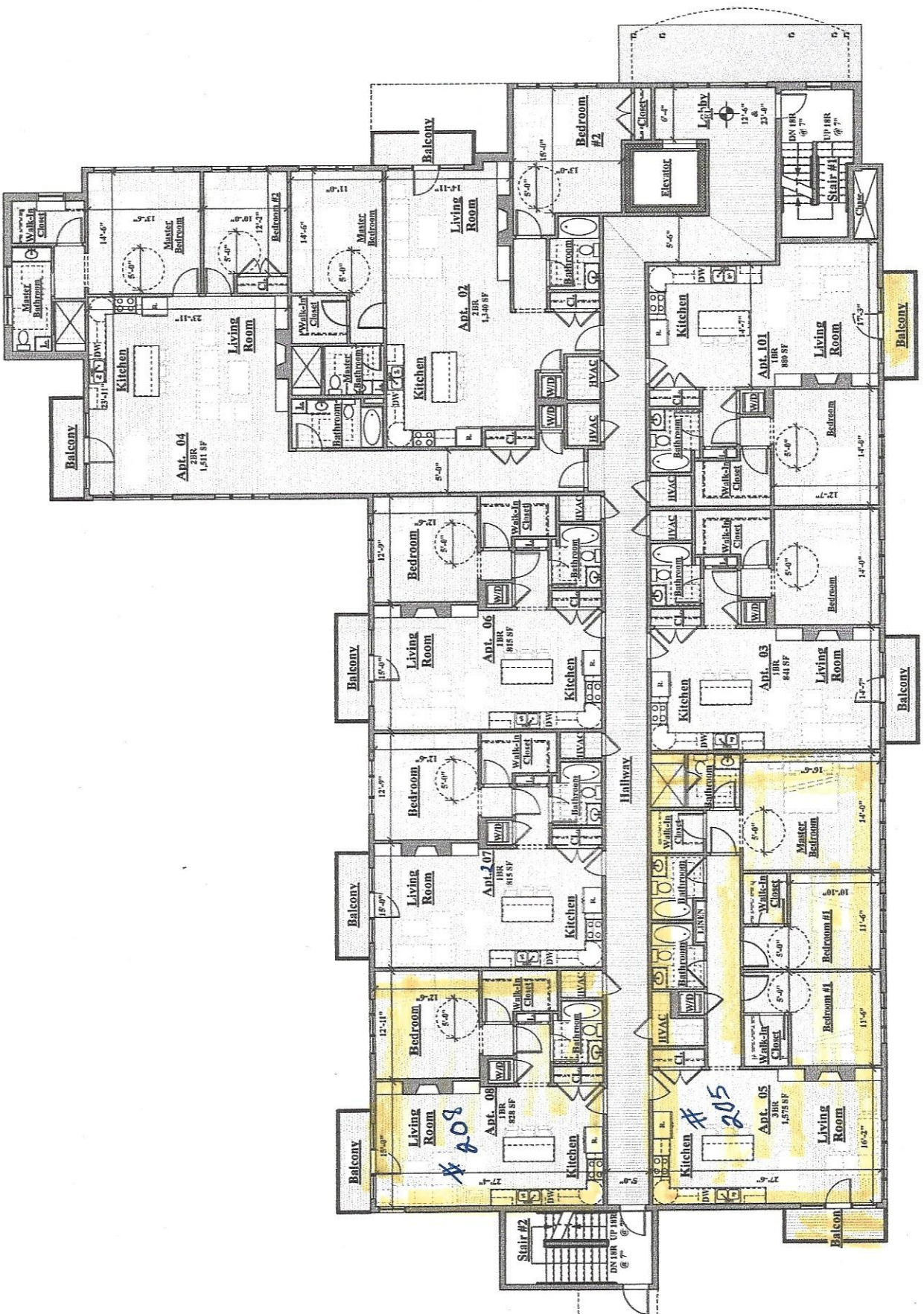
20 KINMONTH ROAD

UNIT BREAKDOWN

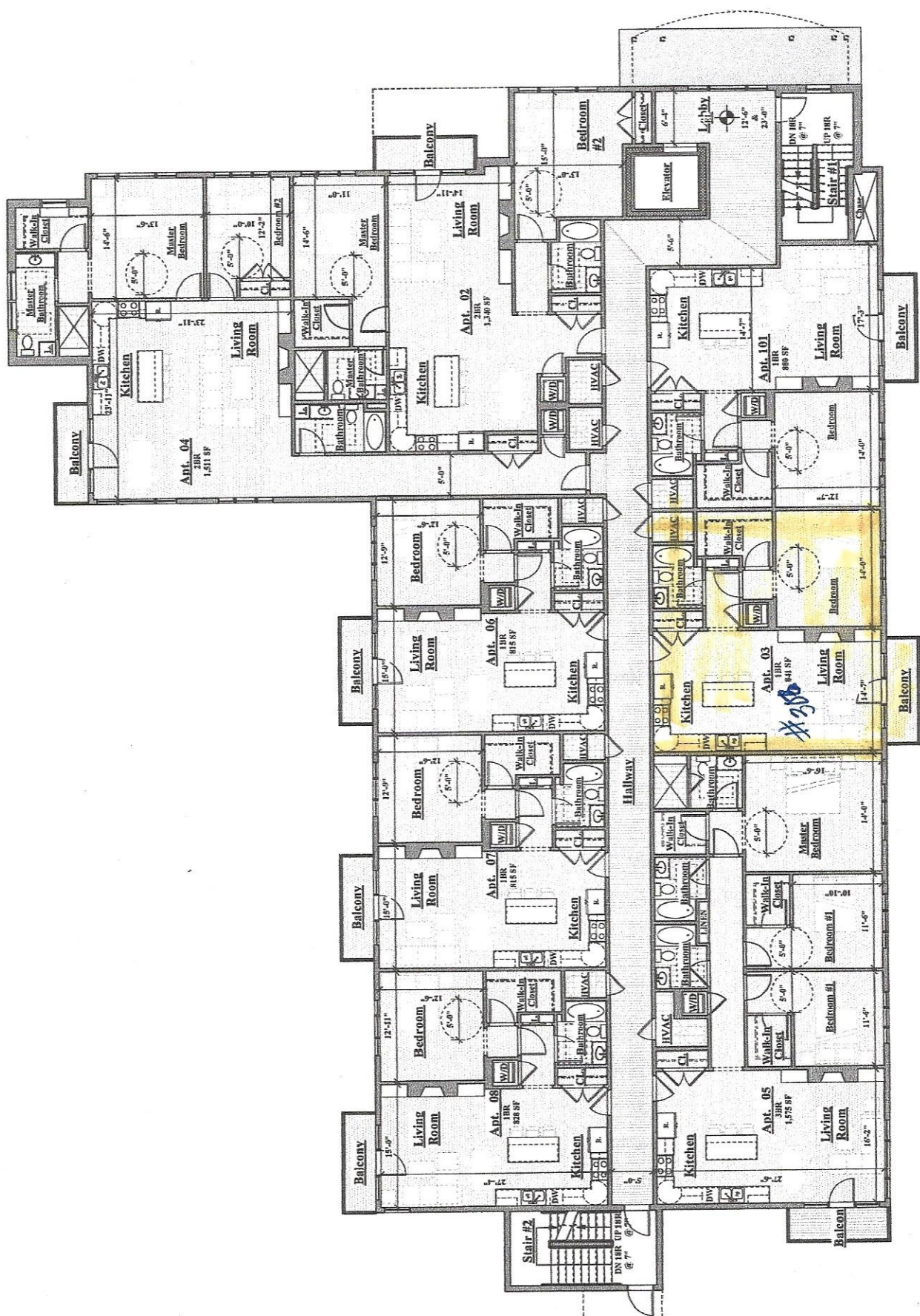
Location	Unit #	# BRs	# Baths	Unit Size (SF)	# Units	Total FI Area (SF)	Inclusionary FI Area (SF)
1st Flr	106	1	1	815	1	815	
1st Flr	107	1	1	815	1	815	
2nd Flr	206	1	1	815	1	815	
2nd Flr	207	1	1	815	1	815	
3rd Flr	306	1	1	815	1	815	
3rd Flr	307	1	1	815	1	815	
1st Flr	107	1	1	828	1	828	
2nd Flr*	208	1	1	828	1	828	828
3rd Flr	308	1	1	828	1	828	
2nd Flr	203	1	1	841	1	841	
3rd Flr*	303	1	1	841	1	841	841
2nd Flr	201	1	1	880	1	880	
3rd Flr	301	1	1	880	1	880	
1st Flr	103	2	2	1,081	1	1,081	
1st Flr	105	2	2	1,093	1	1,093	
1st Flr*	101	2	2	1,121	1	1,121	1,121
1st Flr	102	2	2	1,340	1	1,340	
2nd Flr	202	2	2	1,340	1	1,340	
3rd Flr	302	2	2	1,340	1	1,340	
1st Flr	104	2	2	1,511	1	1,511	
2nd Flr	204	2	2	1,511	1	1,511	
3rd Flr	304	2	2	1,511	1	1,511	
2nd Flr*	205	3	3	1,575	1	1,575	1,575
3rd Flr	305	3	3	1,575	1	1,575	
Totals/Ave				1,076	24	25,814	4,365

* Inclusionary Unit





2ND FLOOR



3RD FLOOR