

## **Inclusionary Zoning Plan**

### **Opus-Newton**

#### **2Life Communities**

This Plan is submitted under Zoning Ordinance Section 5.11.8.

2Life Communities will comply with Section 5.11 of the Newton Zoning Ordinance, Inclusionary Zoning sub-section Elder Housing With Services as set forth herein.

The development consists of one hundred seventy four (174) congregate housing independent living rental units, nine (9) of which will be inclusionary units. All nine (9) inclusionary units will be available to households earning up to 80% of AMI. The nine units comprise three 1-bedrooms and six 2-bedrooms for 15 bedrooms total. One Type C 1-bedroom and one Type E 2-bedroom will be accessible. Per the ordinance, total monthly housing costs for this independent living facility may not exceed 15% of the applicable household income and there will be no entrance fee applicable to the inclusionary units.

The nine inclusionary units will consist of:

- (1 unit) Type B One bedroom and one and a half bath and no den (1/1.5/0) at 750sf
- (2 units) Type C One bedroom and one and a half bath and one den (1/1.5/1) at 850sf
- (2 units) Type D Two bedroom and one and a half bath and no den (2/1.5/0) at 1,000sf
- (2 units) Type E Two bedroom and two bath and no den (2/2/0) at 1,100sf
- (2 units) Type F Two bedroom and two bath and one den (2/2/1) at 1,250sf

A set of floor plans is provided for reference with the inclusionary units noted.

2Life will submit an Affirmative Fair Housing Marketing and Resident Selection Plan to the Director of Planning and Development for review prior to commencing any public offerings for sale. The inclusionary units will be subject to an affordable housing covenant approved in accordance with Section 5.11.11 F.

28 APRIL 2021

PERKINS —  
EASTMAN

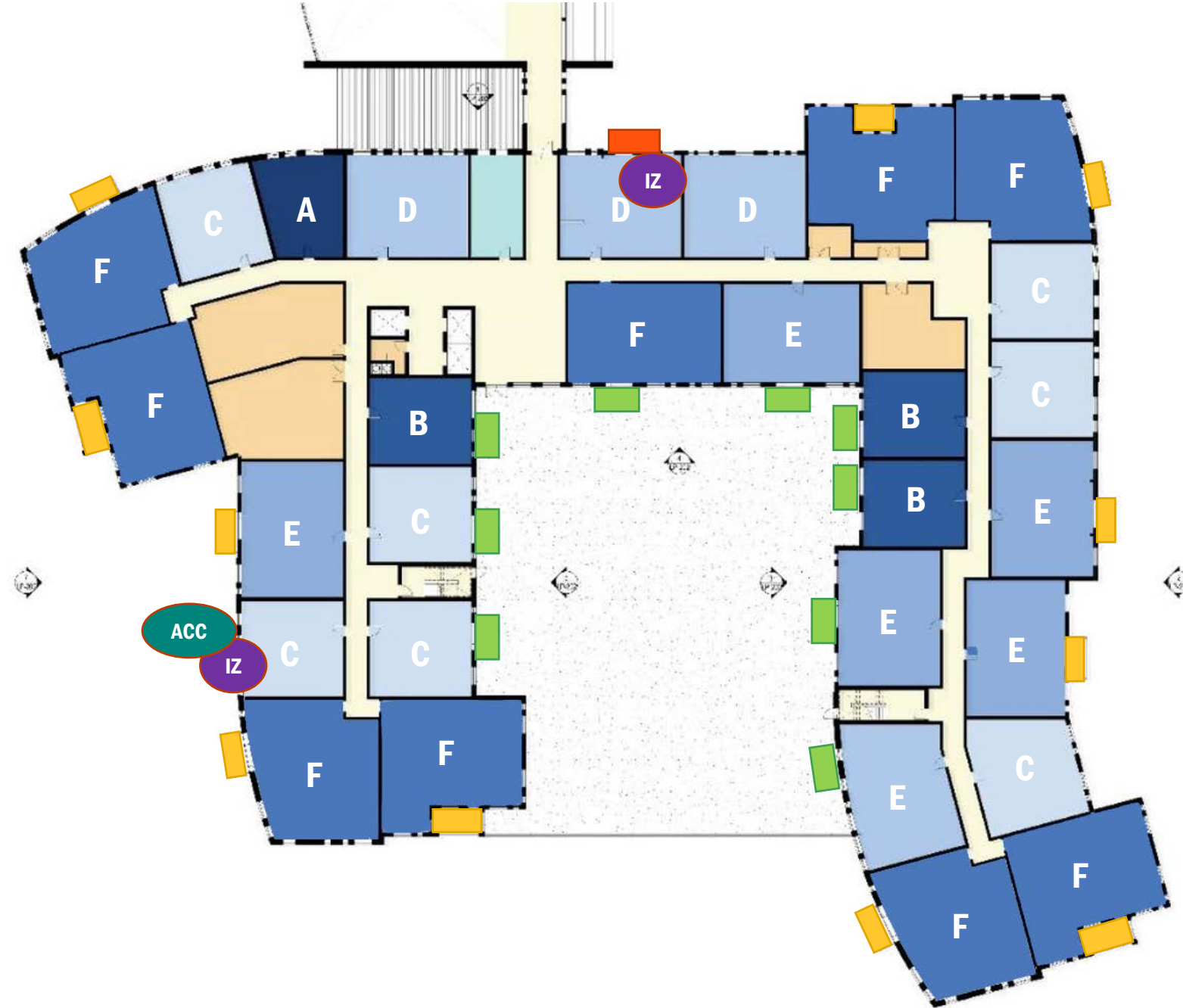
*Human by Design*

# OPUS COMMUNITIES – NEWTON FLOOR PLAN DEVELOPMENT



# LEVEL 1 PLAN

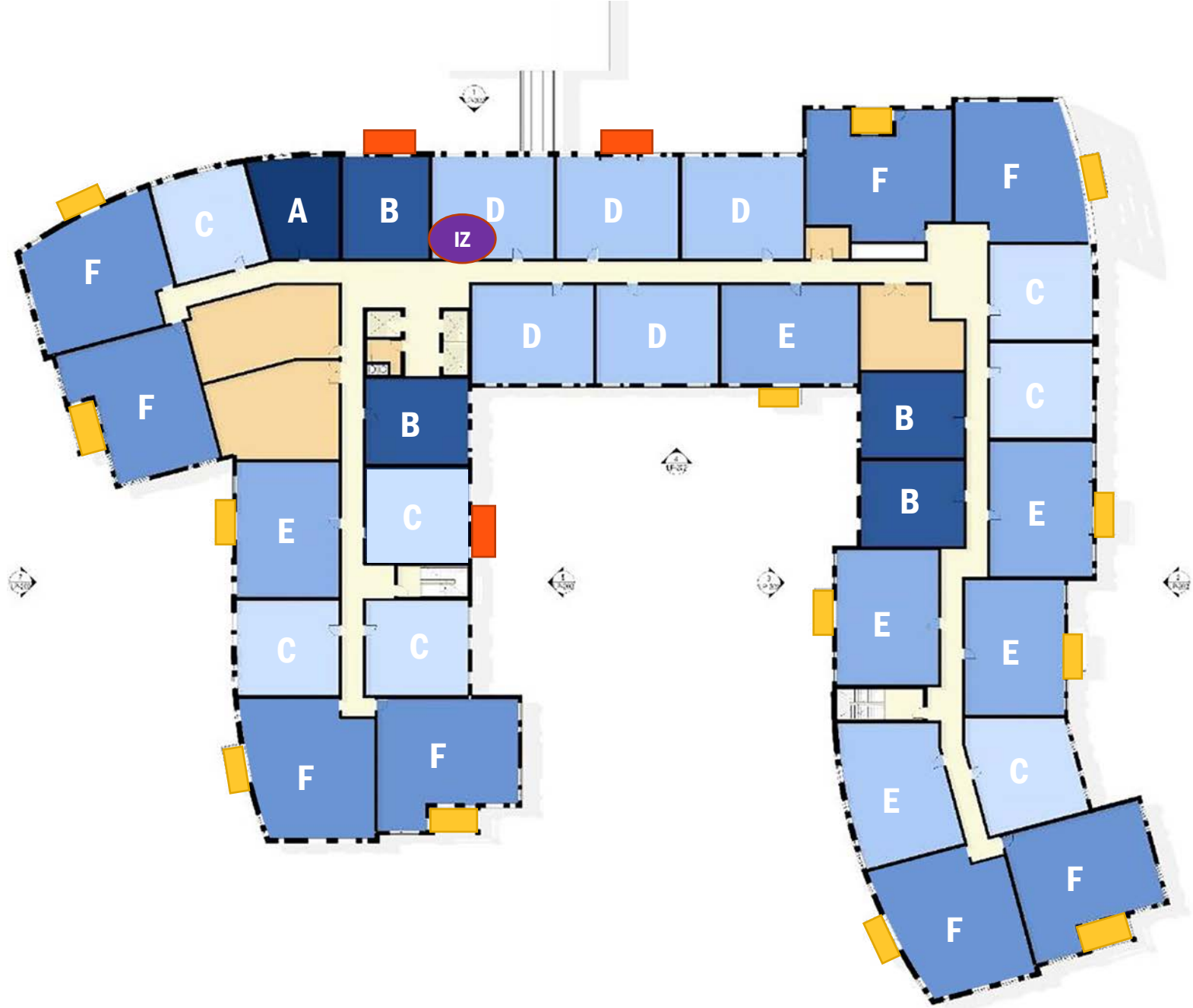
	No.	Balc	Patio
<b>Unit A</b>	1	0	0
<b>Unit B</b>	3	0	3
<b>Unit C</b>	7	0	2
<b>Unit D</b>	3	1	0
<b>Unit E</b>	6	3	3
<b>Unit F</b>	9	8	1
<b>Totals</b>	<b>29</b>	<b>12</b>	<b>9</b>
<b>Percent</b>	<b>100%</b>	<b>41%</b>	<b>31%</b>



- Privatized patio on Level 1 courtyard
- Balcony included in design/submission
- Balcony added as of 02 April

# LEVEL 2 PLAN

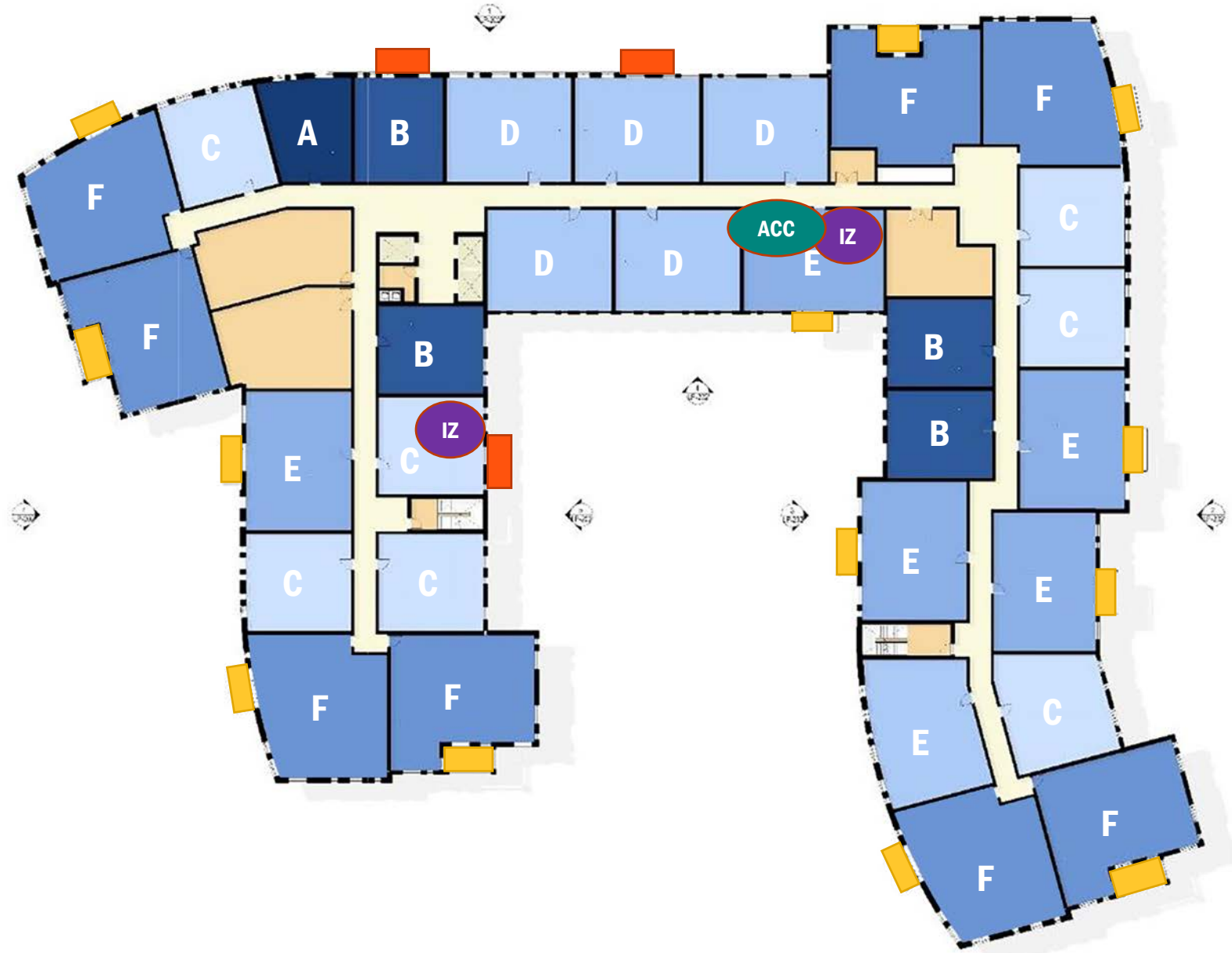
	No.	Balc
<b>Unit A</b>	1	0
<b>Unit B</b>	4	1
<b>Unit C</b>	7	1
<b>Unit D</b>	5	1
<b>Unit E</b>	6	5
<b>Unit F</b>	8	8
<b>Totals</b>	<b>31</b>	<b>16</b>
<b>Percent</b>	<b>100%</b>	<b>52%</b>



- Balcony included in design/submission
- Balcony added as of 02 April

# LEVEL 3 PLAN

	No.	Balc
Unit A	1	0
Unit B	4	1
Unit C	7	1
Unit D	5	1
Unit E	6	5
Unit F	8	8
<b>Totals</b>	<b>31</b>	<b>16</b>
Percent	100%	52%



- Balcony included in design/submission
- Balcony added as of 02 April

# LEVEL 4 PLAN

	No.	Balc
Unit A	1	0
Unit B	4	1
Unit C	7	1
Unit D	5	1
Unit E	6	5
Unit F	8	8
<b>Totals</b>	<b>31</b>	<b>16</b>
Percent	100%	52%



- Balcony included in design/submission
- Balcony added as of 02 April

# LEVEL 5 PLAN

	No.	Balc
Unit A	0	0
Unit B	4	1
Unit C	6	1
Unit D	5	1
Unit E	6	5
Unit F	6	4
<b>Totals</b>	<b>27</b>	<b>12</b>
Percent	100%	44%



- Balcony included in design/submission
- Balcony added as of 02 April

# LEVEL 6 PLAN

	No.	Balc
<b>Unit A</b>	0	0
<b>Unit B</b>	5	1
<b>Unit C</b>	6	1
<b>Unit D</b>	5	1
<b>Unit E</b>	6	5
<b>Unit F</b>	3	3
<b>Totals</b>	<b>25</b>	<b>11</b>
<b>Percent</b>	<b>100%</b>	<b>44%</b>



- Balcony included in design/submission
- Balcony added as of 02 April