

**INCLUSIONARY HOUSING PLAN
386-394 WATERTOWN STREET**

By JLM Realty Trust
June 15, 2021

PROJECT OVERVIEW

The 386-394 Watertown Street project is located on a 9,542 square foot lot in Nonantum and consists of a single, 3-story, mixed-use, building containing 833 square feet of commercial space on the ground floor and a multi-family dwelling with ten (10) apartment-style units on the 2nd and 3rd floors above (the "Project"). The apartments will consist of a mix of unit sizes ranging from 694 to 1,089 square feet with an average size of 947 square feet. There will be three one-bedroom units and seven two-bedroom units. All of the units will be flats. Parking for 16 cars, 8 year I in the lower level and 8 at grade level including a car park beneath the building's two upper levels, which are accessible by elevator. One of the spaces is an HP van space located next to the elevator. Each unit will be assigned one space with the remainder available on an as needed basis to service the commercial space and/or visitors to the building.

I. DESCRIPTION OF INCLUSIONARY UNITS

Section 5.11.4 of the zoning ordinance requires that this special permit development must provide 15% of the proposed units as Inclusionary Units. However, since this project is seeking a density bonus under section 5.11.4.C, there will be two (2) Inclusionary Units representing 20% of the proposed units.

Location & Size of Units

The Inclusionary Units and their locations are shown on the Floor Plans attached hereto as: Unit #4 (2nd Floor) and Unit #8 (3rd Floor). Unit #4 is a 1BR with 1Bath and contains 694 square feet. Unit #8 is a 2BR with 2 Baths and contains 1,050 square feet. Both units include a Living-Dining Area, Kitchen, and laundry closet with a washer/dryer hook-up. In addition, Unit #3 is an accessible market unit and all other 2-BR, market units are adaptable for accessibility.

The square footage of the one 1BR Inclusionary Unit (694 sf) exceeds the average square footage of the two market rate units with the same number of bedrooms (707 sf). The average square footage of the 2BR Inclusionary Unit (1,050 sf) is 99.7% of the average square footage of the six market rate units with the same number of bedrooms (1,053 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 (1,744 sf) is 18.4% of the total for all units (1,744/9472 sf), which far exceeds the 10% minimum in the Habitable Space 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 price. Accordingly, there are no other monthly fees assessed to any unit.

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 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 Newton's Inclusionary Zoning Ordinance, Sec. 5.11.

VI. ANNUAL COMPLIANCE

Applicant hereby agrees to submit an annual compliance report to the Director of Planning and Development, in a form approved by the City Solicitor, certifying compliance with the provisions of Newton's Inclusionary Zoning Ordinance, Section 5.11.

Signed this day of June 2021.

NPV1, LLC

By: _____
Robert Laughrea, Manager

Appendix A

CONSTRUCTION STANDARDS AND SPECIFICATIONS

All product and material designations below are intended to establish minimum design and quality standards for construction of all units. All units, both market rate and inclusionary, shall conform to the following standards:

I. BUILDING

1. Exterior facade shall be hardi-plank or stucco and/or masonry veneer.
2. All units will have one parking space in the common car park beneath the building's 2 upper levels.

II. FOUNDATIONS

1. All foundation/slab walls shall be cast-in-place concrete.

III. WATERPROOFING

1. Project shall have catch basin drains for run-off from hard surface areas and car park.

IV. FIRE SEPARATION

1. Fire separation to meet or exceed state building code.
- 2.

V. INSULATION

1. Insulation to meet or exceed state building code.

VI. ROOFING

1. EPDM rubber roofs.

VII. WINDOWS

1. double-hung insulating glass with screens plus curtain wall.

VIII. INTERIOR WALLS AND CEILINGS

1. Wall and ceiling material shall be gypsum wall board.
2. Paint - One primer coat, two coats color latex finish on walls.
3. Moisture resistant, fiber reinforced 1/2 "cement board at all tubs and showers.

IX. FINISH CARPENTRY- (Paint Grade - 1 coat primer, 2 coats semi-gloss)

1. All window & doors shall have a minimum of 3 1/2" casings.
2. Wood base shall be a minimum of 3 1/2" one piece.

X. BUILDING AMENITY PACKAGE

1. Washer/Dryer connection in laundry closet.

XI. FLOORS

1. Floors in kitchen shall have Ceramic tile.
2. Floors in LR, BRs, dining area and foyer shall be carpet.
3. Floors in all baths shall be Ceramic Tile.

XII. KITCHENS

Rent Levels

Since two rental inclusionary units are required at Tier 1 level of affordability the AMI used to establish rent income limits for these units will average no more than 65% of AMI. This level of affordability may be attained by renting both units at 65% of AMI or alternatively renting one at 50% and the other at 80% of AMI, according to HUD Income and Rent Limits, as most recently updated. The rent levels for the market rate units are to be established at the time the units are ready for marketing sometime in 2022.

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)

The Applicant, JLM Realty Trust, has contracted with Metro West Collaborative Development Inc. to administer the Affirmative Fair Housing Marketing Plan, Lottery and Tenant Selection process under Metro West's Regional Ready Renter Program as set forth in **Appendix B** (Scope of Services Contract) and **Appendix C** (Ready Renter Program) attached hereto.

IV. COMPLIANCE WITH AFHMP

The Applicant hereby agrees that at all times, initial rental and all subsequent rentals, resident selection shall be conducted and implemented in accordance with the approved Affirmative Fair Housing Marketing and Resident Selection Plan and DHCD guidelines.

V. 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

1. Cabinets - factory painted or wood finish.
2. Counters - Granite.
3. Sink - with integral spray nozzle.

XIII. BATH ROOMS

Units will have 2 bathrooms:

1. Toilet – two piece white, American Standard or equal.
2. Faucets - American Standard or equal.
3. Lavatory - American Standard or equal.
4. Tub /Shower - single piece fiberglass unit or similar.

XIV. DOORS

1. Stained, fiberglass entry doors.
2. Solid core, raised panel, Masonite interior door.

XV. HARDWARE

1. Unit entry doors shall have a mortised interlock.
2. All interior doors shall have passage, privacy set.

XVI. PLUMBING, HEATING AND COOLING

1. Ventilation or vents for bathrooms.
2. Complete plumbing system exceeding all state and local codes.
3. Heating & cooling by forced hot-air system w/ thermostatic control in unit.

XVII. ELECTRICAL

1. One telephone jack in LR or kitchen; one cable jack in each room.
2. Individual electric meters for each unit.
3. Lighting - Typical lighting package for each unit.
4. Kitchen - Surface mounted or recessed on separate switch.
5. A minimum of 100 amp service to unit.
6. Wi-Fi ready access for each unit.

XVIII. SECURITY & SAFETY

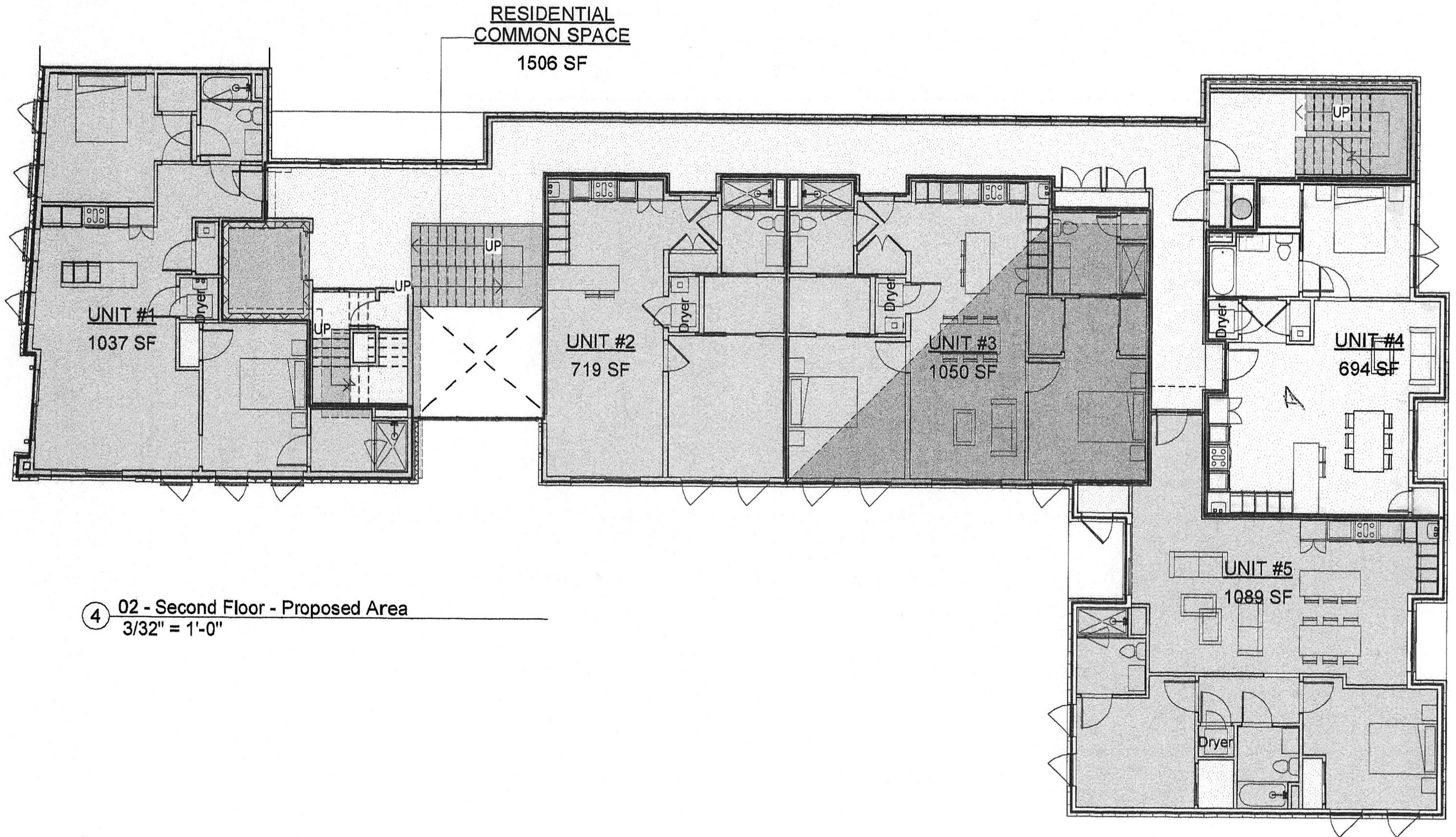
1. Hard-wired smoke and carbon monoxide detector system.

XIX. APPLIANCES

1. Gas cook top and oven, 30" minimum.
2. Frost-free Refrigerator/freezer.
3. Microwave/exhaust combo over cook top.
4. All appliances shall be Energy Star certified.

XX. SPRINKLER SYSTEM

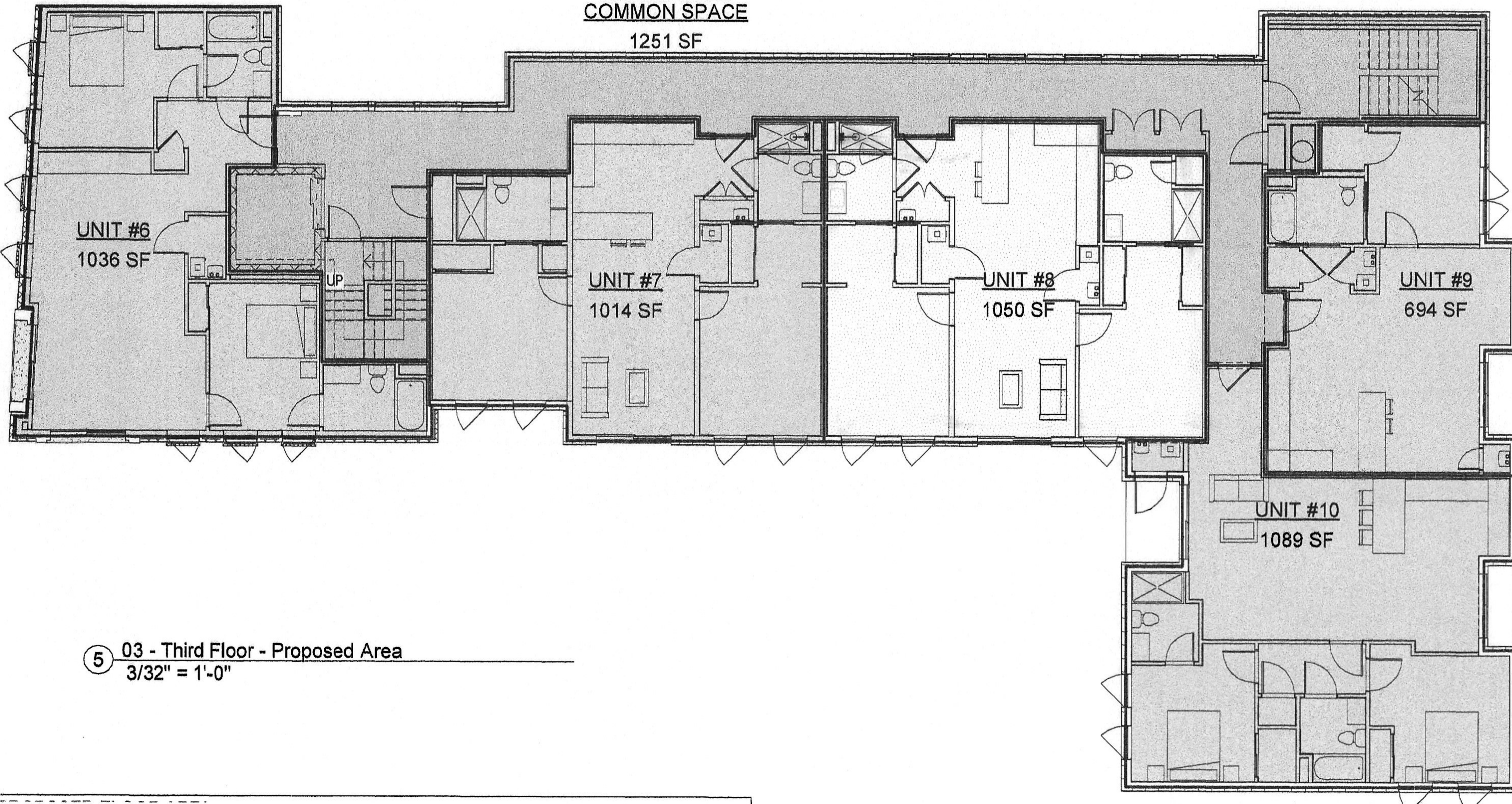
1. Sprinklers to meet or exceed state building code.



4 02 - Second Floor - Proposed Area
 3/32" = 1'-0"

**RESIDENTIAL
COMMON SPACE**

1251 SF



5 03 - Third Floor - Proposed Area
3/32" = 1'-0"

| 386-394 Watertown Street | | | | | | | | | | | | |
|---------------------------------|-----------|-------------|------------|----------------|------------------|-----------------|------------------------|-----------|-------------|-----------------------------------|-----------|-------------|
| Two Inclusionary Units | | | | | | | | | | | | |
| Unit | Floor | # BR | SF | % AMI | Fully-Accessible | Proposed Price* | AMI Breakdown by Floor | | | Unit Type Info for Entire Project | | |
| Second Floor | | | | | | | | | | | | |
| 1 Bedroom, 1 Bath | | | | | | | | | | Total Units (proposed) | | |
| 4 | 2 | 1 | 694 | | | \$0 | 80% AMI | 2 | 20% | 1 Bedroom | 3 | 30.0% |
| | | | | | | \$0 | 110% AMI | 0 | 0% | 2 Bedroom | 7 | 70.0% |
| | | | | | | \$0 | MR | 8 | 80% | 3 Bedroom | 0 | 0% |
| Subtotal / Avg. | 1 | 20% | 1 | 694 | | \$0 | Total | 10 | 80% | Total | 10 | 100% |
| 2 Bedroom, 2 Bath | | | | | | | | | | IZ Units Required | | |
| 1 | 2 | 2 | 1,037 | | | | 1 Bedroom | 1 | 50% | | | |
| 2 | 2 | 2 | 719 | | | | 2 Bedroom | 1 | 50% | | | |
| 3 | 2 | 2 | 1,050 | | | | 3 Bedroom | 0 | 0% | | | |
| 5 | | | 1,089 | | | | Total | 2 | 100% | | | |
| Subtotal / Avg. | 4 | 80% | 4 | 974 | | | | | | | | |
| Subtotal / Avg. by Floor | 5 | 50% | 5.0 | 875 | | \$0 | | | | | | |
| Third Floor | | | | | | | | | | | | |
| 2 Bedroom, 2 Bath | | | | | | | | | | | | |
| 6 | 2 | 2 | 1,036 | MR | | | 80% AMI | 2 | 20% | | | |
| 7 | 2 | 2 | 1,014 | MR | | | 110% AMI | 0 | 0% | | | |
| 8 | 2 | 2 | 1,050 | MR | | | MR | 8 | 80% | | | |
| 9 | 2 | 2 | 694 | | | | Total | 10 | 80% | | | |
| 10 | 2 | 2 | 1,089 | MR | | | | | | | | |
| Subtotal / Avg. | 5 | 3 | 6 | 977 | | | | | | | | |
| Subtotal / Avg. by Floor | 5 | 50% | 6 | 1033 | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| Subtotal / Avg. | | | | | | | | | | | | |
| Subtotal / Avg. | 0 | 0% | 0.0 | #DIV/O! | | | | | | | | |
| TOTAL | 10 | 100% | 0.0 | 9,472 | | | | | | | | |
| AVERAGE | | | 2.4 | 947 | | | #REF! | | | | | |

Legend:

| | |
|---|----------------------------------|
| | Proposed Inclusionary Units |
| Y | Fully-Accessible (Group 1 Units) |

| Average Square Footage of Units | | | |
|---------------------------------|--------------------|--------------------|---------------------|
| | Market-Rate Units: | 80% of Avg. of MR: | Inclusionary Units: |
| 1-Bedroom | 707 | 566 | 694 |
| 2-Bedroom | 1,053 | 842 | 1,050 |
| 3-Bedroom | | 0 | |
| Average SF of all units | 947 | 758 | 872 |

| Per the City's IZ Ordinance, Section 5.11.7.A. | | | |
|---|-------------|----------------|------|
| IZ units shall have habitable space of not less than: | | | |
| 1-Bedroom | 650 sq. ft. | | 694 |
| 2-Bedroom | 950 sq. ft. | | 1050 |
| 3-Bedroom | 1,250 sf | | |
| OR | | | |
| 60% of the ave square footage of the market-rate units with the same number of BRs, whichever is greater | | | |
| Per the City's IZ Ordinance, Section 5.11.8. | | | |
| Habitable Space Requirements: | | Sq. Ft. | |
| Sum of total habitable space of all market-rate units and IZ units | | 9,472 | |
| 10% of the above number | | 947 | |
| Total habitable space of IZ units | | 1,744 | |
| Per the IZ ordinance, the total habitable space of inclusionary units in a proposed development shall be no less than 10 percent of the sum of the total habitable space of all market-rate units and all inclusionary units in the proposed development. | | | |

This spreadsheet was completed by INSERT NAME OF APPLICANT HERE, INCLUDING DATE OF COMPLETION

Notes:
 Proposed fees are inclusive of cost of parking
 Insert any additional notes here

| PARKVIEW | | | | |
|--------------------------|-----------------------------------|--------|-------------|------------|
| Bldg Prmt Plans | Unit Breakdown by Size & Location | | | |
| LEVELS | | | Condominium | Totals |
| Apartment | Floor | Unit # | NSF | # Bedrooms |
| | 2 | 1 | 1037 | 2 |
| | | 2 | 719 | 1 |
| | | 3 | 1050 | 2 |
| Affordable Unit | | 4 | 694 | 1 |
| | | 5 | 1089 | 2 |
| | 3 | 6 | 1036 | 2 |
| | | 7 | 1014 | 2 |
| Affordable Unit | | 8 | 1050 | 2 |
| | | 9 | 694 | 1 |
| | | 10 | 1089 | 2 |
| | | | | |
| Apt. Building Unit Count | | | 9472 | |
| Average | | | 947 | |
| 1 Bedroom | | | | 3 |
| 2 Bedroom | | | | 7 |
| Total # Units | | | | 10 |

AVE

| MR 1BR | MR 2BR | AH ALL |
|--------|--------|--------|
| | | |
| | 1037 | |
| 719 | | |
| | 1050 | |
| | | 694 |
| | 1089 | |
| | 1036 | |
| | 1014 | |
| | | 1050 |
| 694 | | |
| | 1089 | |
| 1413 | 6315 | 1744 |
| 707 | 1053 | 872 |

**Affirmative Marketing Plan and Lottery Administration
Scope of Services**

Metro West Collaborative Development, Inc. & JLM Realty Trust
December 14, 2017

1. General Conditions of Engagement

Metro West Collaborative Development, Inc. is an independent contractor and not an employee of JLM Realty Trust.

1.1 Fee: In consideration of the Marketing Agent conducting the marketing for the initial leasing of the two (2) Affordable Units described below, the Marketing Agent shall receive a fee of \$5,000. This fee is due 25% at the signing of this contract and 25% at the approval of AFHM plan by DHCD and 50% at the conclusion of the leasing of all of the affordable units. This fee does not include any additional paid advertising as might be required by the Developer or Municipality. The address of the development is:

- 386 Watertown St., Newton, MA

Lottery Administration shall be due upon completion of the lottery and is dependent on the number of applications received.

| | 0-35 applications | 36-70 apps | 71-105 apps | 106-140 apps |
|------------------------|-------------------|------------|-------------|--------------|
| 30 days of advertising | \$3,900 | \$4,650 | \$5,400 | \$6,150 |
| 60 days of advertising | \$5,400 | \$6,150 | \$6,900 | \$7,650 |

2. Scope of Services

Metro West CD shall perform the following services:

- Creation of an Affirmative Marketing Plans in accordance with DHCD regulations and guidelines, and modifying, if necessary, to meet DHCD approval
- Implementation of the Affirmative Marketing Plan in accordance with DHCD regulations and guidelines
- Collection and processing of Pre-Applications from income eligible applicants.
- Preliminary Income Eligibility Screening
- Administration of Lottery and Wait List Management
- Coordination of communication with Leasing Office and Affordable Unit Applicants
- Renter referrals to developer for final owner eligibility screenings (credit, CORI, other to be determined)
- Final eligibility certifications
- Review and approval of affordable leases

- Maintain records of all income eligible applicants from the affirmative marketing effort for a period of twenty-four months. Developer may request this information in the case of affordable unit vacancy after initial rental.

These activities are outlined in more detail in the Ready Renter Affirmative Marketing Plan.

- 2.1 Throughout the term of this Agreement, Metro West CD shall perform such services in accordance with the schedule for completion in the Affirmative Marketing Plan. The developer shall provide Metro West CD with information regarding units, rents and leases on a timely basis.
- 2.2 The term of this Agreement shall be from the date of signature below until December 31, 2018. Should the units fail to be leased by this date then this contract may be extended by agreement of both parties.

3 Approval of Materials and Reports

Metro West CD shall submit all outreach, application, and informational materials to the developer prior to submission to DHCD. Metro West CD will provide intermittent progress reports to the developer.

4 Additional Services

In consideration of the support of a Local Action Unit (LAU) application, Metro West CD shall receive a fee of \$2,500 payable upon submission of the LAU to DHCD.

Metro West CD is available to provide annual tenant eligibility determinations (\$200/household) and filling of vacant units (one month's rent per vacancy).

Accepted by:

For: Metro West Collaborative Dev., Inc.

For: JLM Realty Trust

Date

Date