

Inclusionary Zoning Plan

Sunrise of Chestnut Hill

11 Florence Street, Chestnut Hill, MA 02467

This Plan is submitted under Zoning Ordinance Section 5.11.11.

Sunrise of Chestnut Hill will comply with Section 5.11 of the Newton Zoning Ordinance, Inclusionary Zoning sub-section 5.11.11 Elder Housing with Services as set forth herein.

The Elder Housing with Services development will include one hundred and twenty (120) beds, six (6) of which beds will be inclusionary. The six (6) inclusionary beds will be available to eligible households earning up to 80% of AMI. The six (6) beds will be located in three studio units, two twin units, and one Denver unit. All six (6) beds will be accessible. Per the ordinance, total monthly housing costs for this facility may not exceed 30% of the applicable household income and there will be no entrance fee applicable to the inclusionary beds.

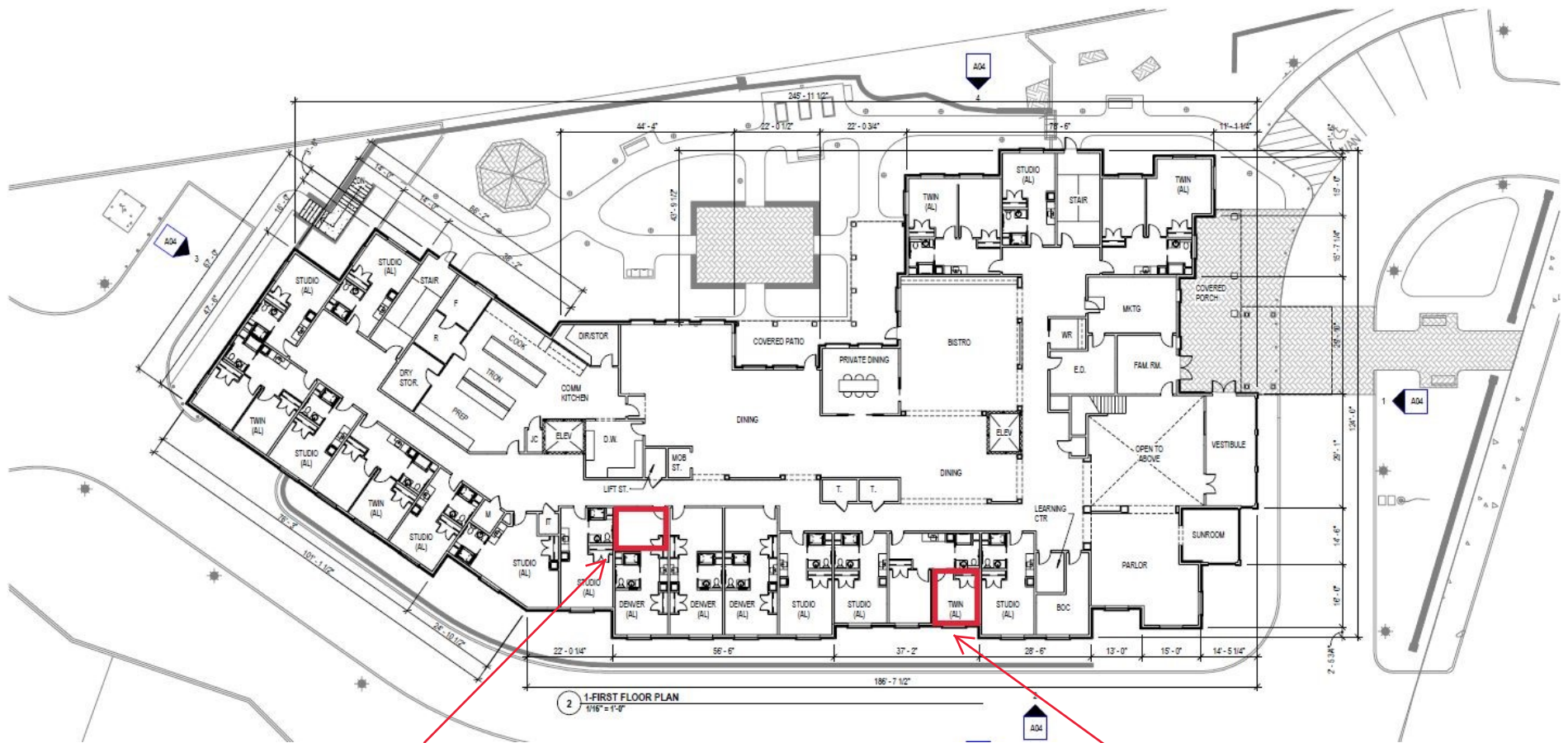
The six (6) inclusionary units will consist of:

- Denver Unit – First Floor (AL)
- ½ Twin Unit – First Floor (AL)
- Studio Unit – Second Floor (AL)
- ½ Twin Unit – Second Floor (AL)
- Studio Unit – Second Floor (AL)
- Studio Unit – Fourth Floor (AL)

A set of floor plans is provided for reference with location of the inclusionary beds noted. The third floor is all memory care.

Pursuant to Section 5.11.8, Sunrise Development, Inc. 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, and base amenities and services comparable to the base amenities and services offered to all residents of Sunrise Development, Inc. (Chestnut Hill) will be included within the rent for the inclusionary beds.

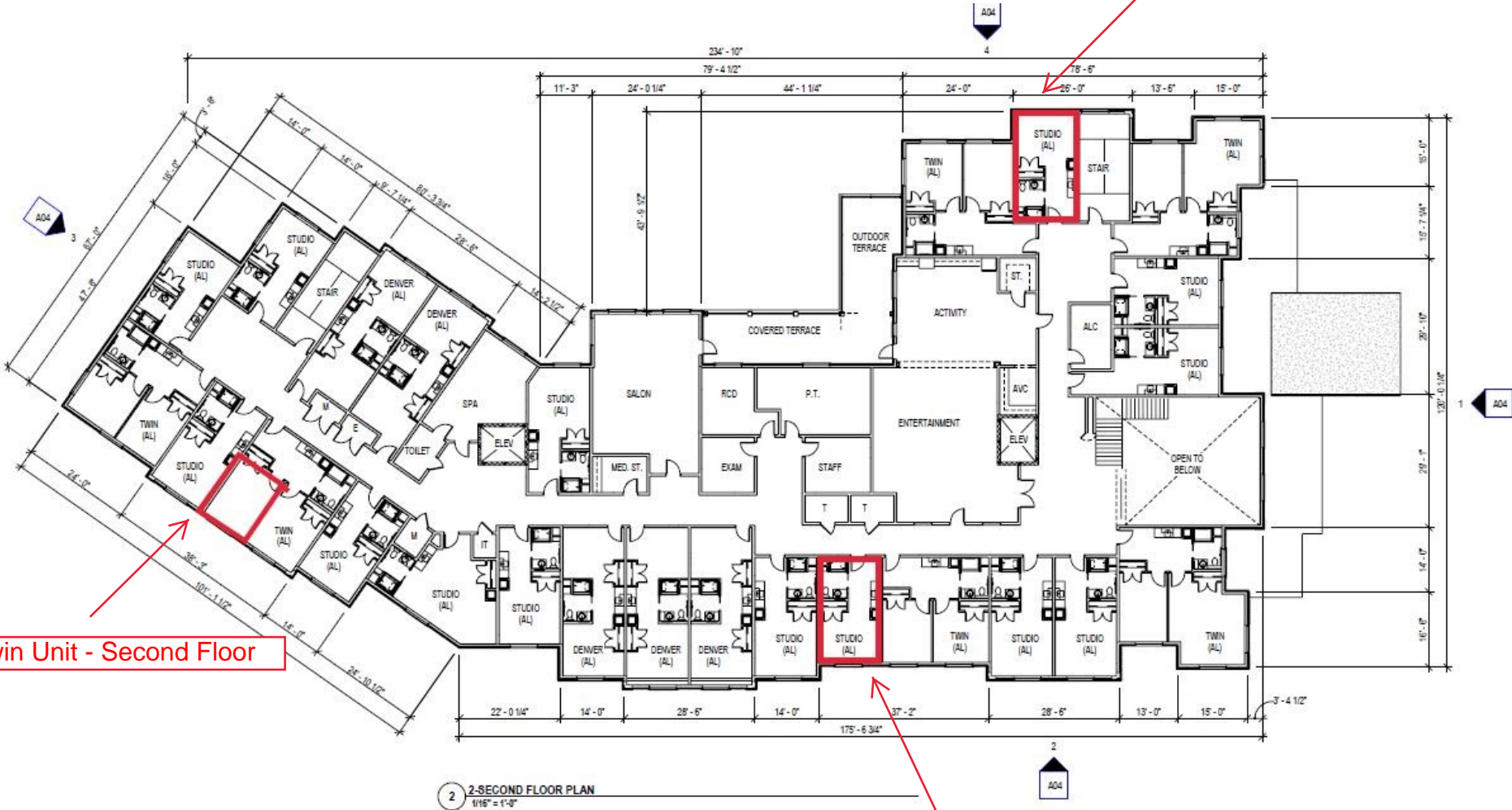




Denver Unit - 1st Floor

1/2 Twin Unit - 1st Floor

Studio Unit - Second Floor

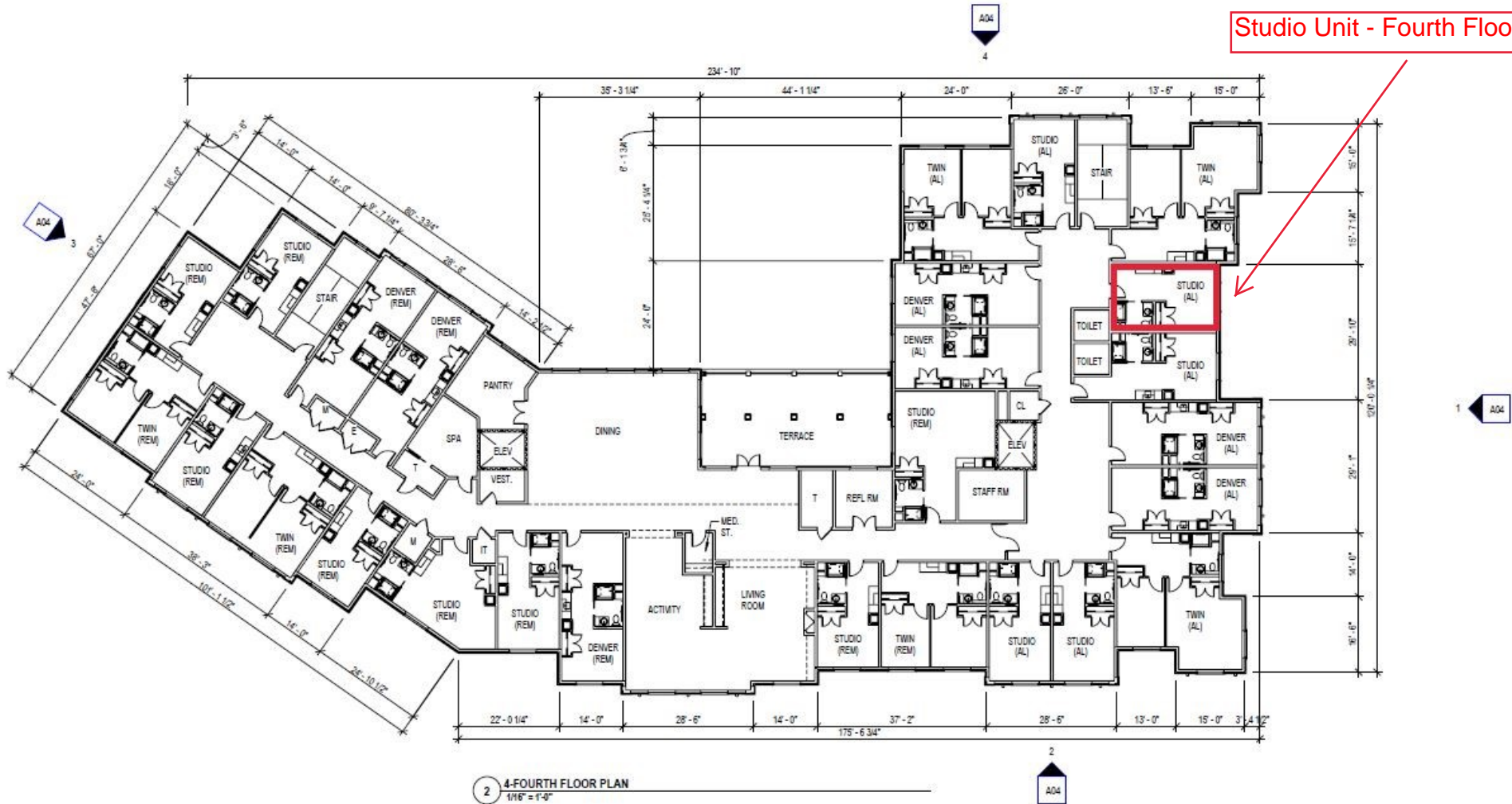


2 SECOND FLOOR PLAN
1/16" = 1'-0"

1/2 Twin Unit - Second Floor

Studio Unit - Second Floor

Studio Unit - Fourth Floor



2 4-FOURTH FLOOR PLAN
1/16" = 1'-0"