

## **Inclusionary Zoning Plan - UPDATED**

### **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 two hundred and five (205) congregate housing independent living rental units, eleven (11) of which will be inclusionary units. All eleven (11) inclusionary units will be available to households earning up to 80% of AMI. The ordinance is calculated according to bedrooms. The development will have 330 bedrooms. The eleven units comprise five 1-bedrooms and six 2-bedrooms for 17 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 17 bedrooms (i.e. eleven inclusionary units) will consist of:

- (2 unit/2 bedrooms) Type B One bedroom and one and a half bath and no den (1/1.5/0) at 750sf
- (3 units/3 bedrooms) Type C One bedroom and one and a half bath and one den (1/1.5/1) at 850sf
- (2 units/4 bedrooms) Type D Two bedroom and one and a half bath and no den (2/1.5/0) at 1,000sf
- (2 units/4 bedrooms) Type E Two bedroom and two bath and no den (2/2/0) at 1,100sf
- (2 units/4 bedrooms) 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.

The inclusionary units will be subject to an affordable housing covenant approved in accordance with Section 5.11.11 F.

05 23 2022

PERKINS —  
EASTMAN

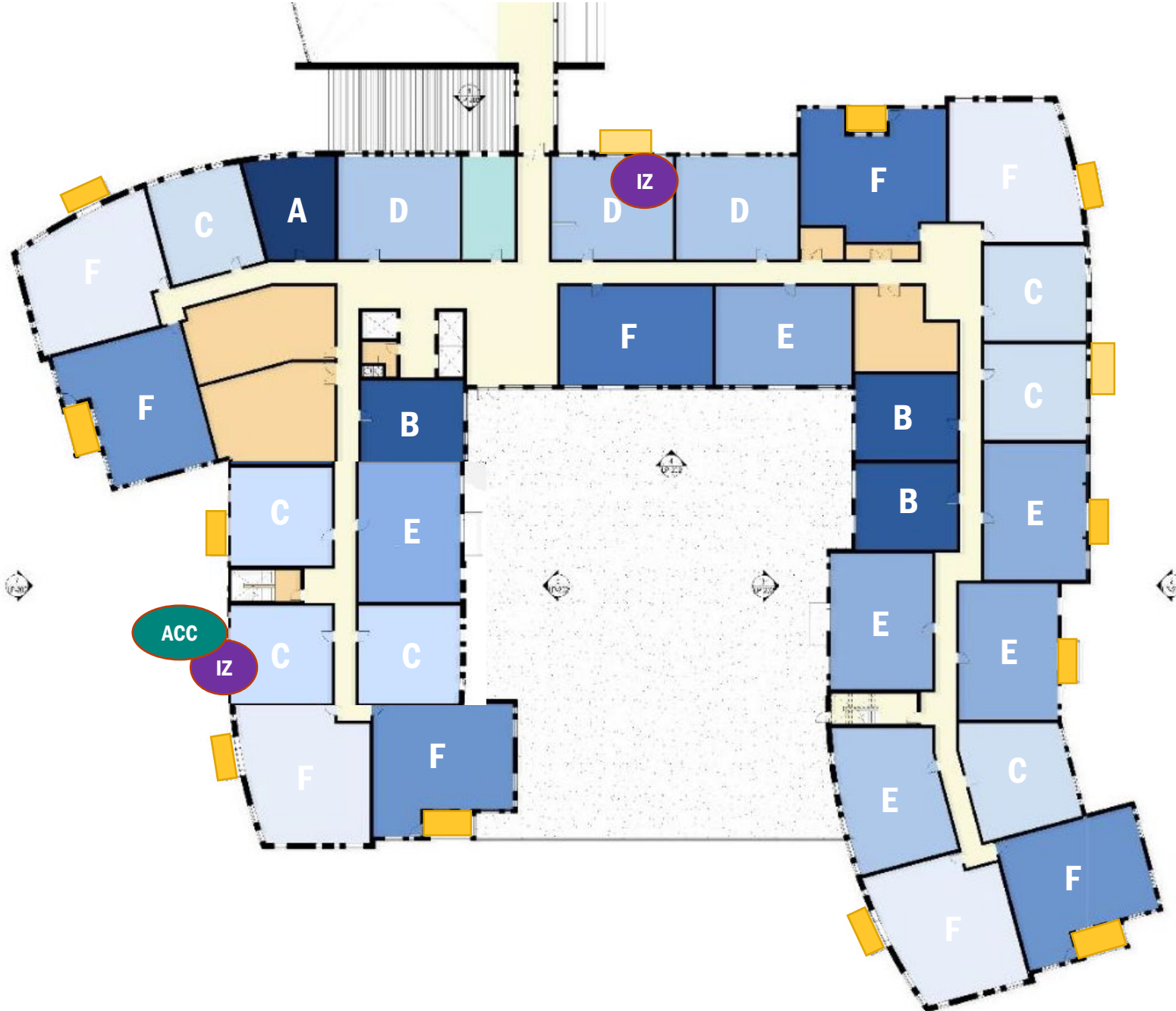
*Human by Design*

# OPUS COMMUNITIES – NEWTON INCLUSIONARY ZONING



# LEVEL 1 PLAN

	No.	Balc	Patio
Unit A	1	0	0
Unit B	3	0	3
Unit C	7	2	2
Unit D	3	1	0
Unit E	6	2	3
Unit F	9	8	1
<b>Totals</b>	<b>29</b>	<b>13</b>	<b>9</b>
Percent	100%	45%	31%



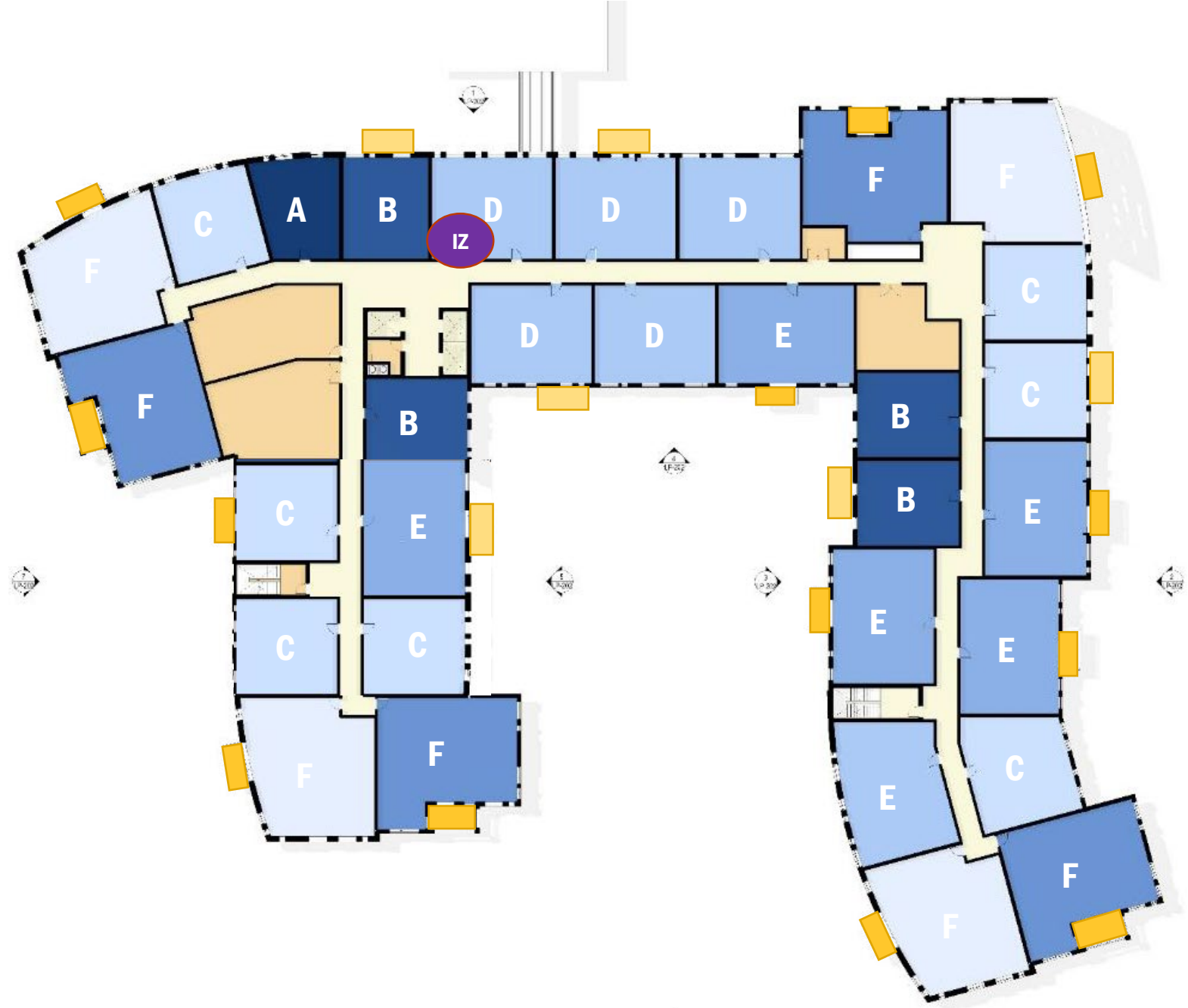
# LEVEL 2 PLAN

	No.	Balc
Unit A	1	0
Unit B	4	2
Unit C	7	2
Unit D	5	2
Unit E	6	5
Unit F	8	8
<b>Totals</b>	<b>31</b>	<b>19</b>
Percent	100%	61%



# LEVEL 3 PLAN

	No.	Balc
<b>Unit A</b>	1	0
<b>Unit B</b>	4	2
<b>Unit C</b>	7	2
<b>Unit D</b>	5	2
<b>Unit E</b>	6	5
<b>Unit F</b>	8	8
<b>Totals</b>	<b>31</b>	<b>19</b>
<b>Percent</b>	<b>100%</b>	<b>61%</b>



# LEVEL 4 PLAN

	No.	Balc
Unit A	1	0
Unit B	4	2
Unit C	7	2
Unit D	5	2
Unit E	6	5
Unit F	8	8
<b>Totals</b>	<b>31</b>	<b>19</b>
Percent	100%	61%



# LEVEL 5 PLAN

	No.	Balc
Unit A	1	0
Unit B	4	2
Unit C	7	2
Unit D	5	2
Unit E	6	5
Unit F	8	8
<b>Totals</b>	<b>31</b>	<b>19</b>
Percent	100%	61%



# LEVEL 6 PLAN

	No.	Balc
Unit A	0	0
Unit B	4	2
Unit C	6	2
Unit D	5	2
Unit E	6	5
Unit F	6	6
<b>Totals</b>	<b>27</b>	<b>17</b>
Percent	100%	63%





# LEVEL 7 PLAN

	No.	Balc
<b>Unit A</b>	0	0
<b>Unit B</b>	5	3
<b>Unit C</b>	6	2
<b>Unit D</b>	5	2
<b>Unit E</b>	6	5
<b>Unit F</b>	3	3
<b>Totals</b>	<b>25</b>	<b>15</b>
<b>Percent</b>	<b>100%</b>	<b>60%</b>



# TOTAL UNIT COUNTS

	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total	IZ	Balc	Patio
<b>Unit A</b>	1	1	1	1	1	0	0	5	0	0	0
<b>Unit B</b>	3	4 IZ	4	4	4	4 IZ	5	28	2	13	3
<b>Unit C</b>	7 IZ/ ACC	7 IZ	7	7 IZ	7	6	6	47	3	14	2
<b>Unit D</b>	3 IZ	5	5 IZ	5	5	5	5	33	2	13	0
<b>Unit E</b>	6	6	6	6 IZ/ ACC	6 IZ	6	6	42	2	32	3
<b>Unit F</b>	9	8	8	8	8 IZ	6 IZ	3	50	2	49	1
<b>Totals</b>	<b>29</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>27</b>	<b>25</b>	<b>205</b>	<b>11</b>	<b>121</b>	<b>9</b>
<b>Percent</b>								<b>100%</b>	<b>5.3%</b>	<b>59.0%</b>	<b>4.4%</b>