

275 Grove Street, Suite 2-150  
Newton, MA 02466

**Inclusionary Housing Plan**

**1314 Washington Street, 31 and 33 Davis Street**

05.25.22

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This plan is submitted under Section 5.11.4 in connection with the Special Permit application of HQ, LLC (the “Applicant”) to develop 50 residential rental units at the site of the combined above-named parcels.

**Total Affordable Units**

As required by Section 5.11.4.B.4, the Applicant will set aside 15% of the total units at Tier 1 (50%-80% AMI) and 2.5% of the total units at Tier 2 (110% AMI).

Total Units = 50	Requirement	Fraction <sup>1</sup>	Units <sup>2</sup>
<b>Tier 1: 50% - 80% AMI</b>	15%	7.5	8
<b>Tier 2: 110% AMI</b>	2.5%	1.3	1

**Cash Payment in Lieu of Fractional Unit**

Section 5.11.4.B.2. provides that where the inclusionary zoning requirement results in a fraction of a unit less than .5, the development may choose to provide one unit to capture that fraction or contribute a fractional cash payment to the City to cover the fraction.

With respect to the Tier 2 inclusionary units, the Applicant chooses to cover the fractional .3 unit requirement by making a cash payment. The cash payment is calculated according to the average total development costs (TDC) per unit in Newton. The current TDC is \$578,239.20.

Cash Payment = .3 x \$578,239.20 = **\$173,472.**

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<sup>1</sup> Fractions are rounded to the nearest tenth. Section 5.11.4.B.3.

<sup>2</sup> Where the requirement results in a fraction of a unit greater than .5, the development must provide one Inclusionary Unit to capture that fraction. Section 5.11.4.B.1.

## Overall Unit Mix and Inclusionary Unit Mix

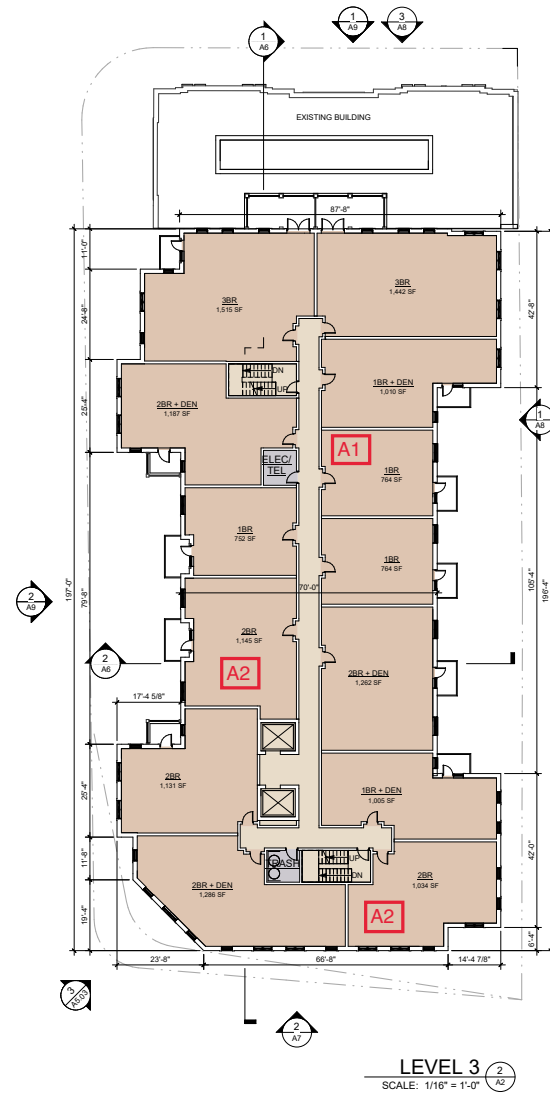
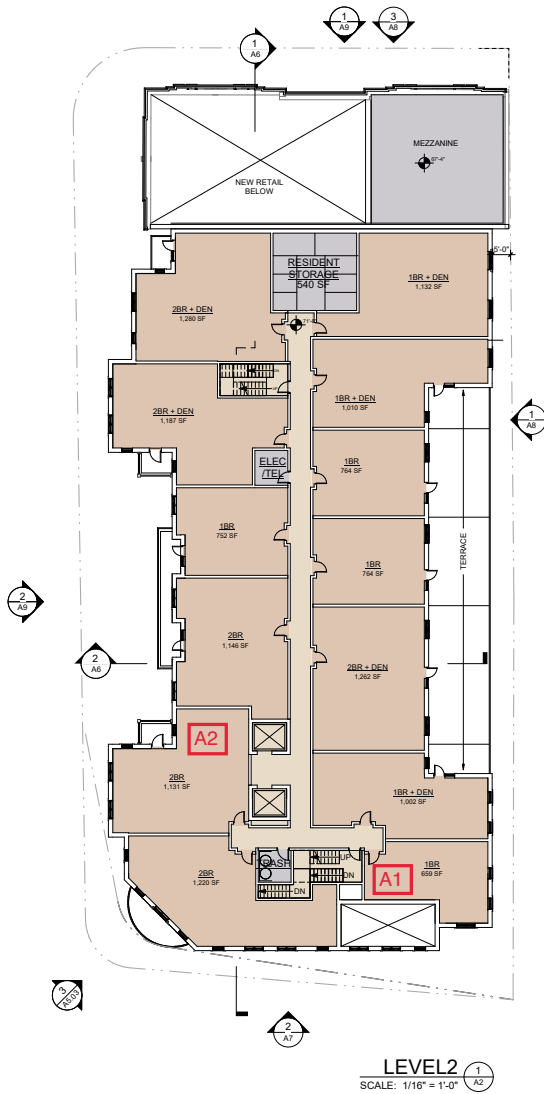
	Studio	1 BR	2 BR	3 BR	Total
<b># of Units</b>	0	21	23	6	50
<b>% of Total</b>	0	42%	46%	12%	100%
<b>Average Size</b>	-	838 SF	1,187 SF	1,432 SF	1,070 SF
<b>Total Affordable Units</b>	0	4	4	1	9
<b>50% AMI Affordable</b>	0	2	2	0	4
<b>80% AMI Affordable</b>	0	2	2	0	4
<b>110% AMI Affordable</b>	0	0	0	1	1

The approximate size of these units and location of the units are set forth on the attached Inclusionary Housing Plans. The Applicant notes that the size and location of units may change over time. Nevertheless, it is its intent to comply with all Fair Housing Rules and Regulations and evenly disburse the affordable units throughout the building.

Pursuant to Section 5.11.8, the Applicant will submit an Affirmative Fair Housing Marketing and Resident Selection Plan to the Director of Planning and Development for review prior to marketing the units for rental. The inclusionary units will be subject to an affordable housing covenant approved in accordance with Section 5.11.8. F.2.

**Exhibit 1 – Floors Plans Showing Affordable Unit Locations**

# Inclusionary Housing Plan



**1314 WASHINGTON STREET**  
WEST NEWTON, MA

**OWNER**  
**MARK DEVELOPMENT**  
MARK DEVELOPMENT  
275 GROVE STREET, SUITE 2-150  
NEWTON, MA 02466  
617.614.5148

**DESIGN ARCHITECT**  
**DAVID M. SCHWARZ ARCHITECTS**  
DAVID M. SCHWARZ ARCHITECTS  
1707 L STREET NW, SUITE 400  
WASHINGTON, DC 20008  
202.862.0777

**CIVIL ENGINEER**  
**BOHLER**  
BOHLER ENGINEERING  
322 TURNPIKE ROAD  
SOUTHBOROUGH, MA 01772  
508.480.8500

**LANDSCAPE ARCHITECT**  
**HALVORSON**  
HALVORSON | TIGHE & BOND STUDIO  
25 KINGSTON STREET  
BOSTON, MA 02111-2290  
617.538.0380

PROFESSIONAL SEAL

**REVISIONS**

#	DATE	DESCRIPTION

**REVIEW SET**  
NOT FOR CONSTRUCTION

**ISSUED:** Project Issue Date

**SHEET TITLE:**  
LEVEL 2 & 3

**SHEET NO.:**

A2

**1314  
WASHINGTON  
STREET**  
WEST NEWTON, MA

**OWNER**  
**MARK DEVELOPMENT**

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SOUTHBOROUGH, MA 01772  
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*landscape architects*

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25 KINGSTON STREET  
BOSTON, MA 02111-2290  
617.538.0380

PROFESSIONAL SEAL



**REVISIONS**

#	DATE	DESCRIPTION

**REVIEW SET**

NOT FOR  
CONSTRUCTION

**ISSUED:** Project Issue Date

**SHEET TITLE:**  
LEVEL 4 & 5

**SHEET NO.:**

**A3**

