

INCLUSIONARY HOUSING PLAN  
136-144 HANCOCK STREET  
By CIVICO DEVELOPMENT  
July 1, 2022

**PROJECT OVERVIEW**

The 136-144 Hancock Street project is located on a 58,492 square foot lot in Auburndale and consists of several freestanding buildings constructed in the early 20<sup>th</sup> century. 2 of these buildings. The Walker Center and the Barton House will be converted into multifamily dwelling units with 7 units being located in the Walker Center and 5 units in the Barton House. The Walker and Barton House dwellings will be laid out in conventional apartment style. Many of the units will be duplexed with units on more than one level serviced with elevator access. The apartments will consist of a mix of unit sizes ranging from 1,064 to 3,163 square feet with an average size of 947 square feet. There will be two one-bedroom units, six two-bedroom units four three-bedroom units. There will be parking for 6 garage spaces beneath the Walker Center. In addition, there will be 4 townhouses containing three-bedroom units with attached garage parking for 2 cars, constructed with frontage on Grove Street. There will be surface parking for an additional 13. The open-air parking will be assigned, with each unit offered one space with the remainder available on an as needed basis to service visitors to the building. The parking space for the inclusionary units will be included in the sale.

**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. Since 15% of 16 units results in a fraction less than .5 ( $16 \times .15\% = 2.4$ ), there will be two (2) Inclusionary Units and a cash payment in accordance with the inclusionary zoning cash payment calculation set forth in section 5.11.5.B.

**Location & Size of Units**

The Inclusionary Units and their locations are shown on the Floor Plans submitted herewith as: Unit #6 (Walker House) and Unit #11 (Barton House). Unit #6 is a 3BR with 2 ½ Baths and contains 2495 square feet. Unit #11 is a 2BR with 2 ½ Baths and contains 1,448 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 3BR Inclusionary Unit (2495 sf) is 95.7% of the average square footage of the seven units with the same number of bedrooms (2, Newton 606). The square footage of the 2BR Inclusionary Unit (1,448 sf) is 84.6% of the average square footage of the five market rate units with the same number of bedrooms (1,749 sf). Both inclusionary units

exceed the 80% minimum square footage requirement in Section 5.11.7.C.2.b of the Ordinance. The square footage of the Inclusionary Units (3,943 sf) is 11.9% of the total for all units (3,943/33109 sf), which 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 sale. Accordingly, there are no other monthly fees assessed to any unit.

### **Sales Prices**

Since two inclusionary units are required at Tier 1 level of affordability the AMI used to establish income limits for these units will average no more than 80% of AMI. This level of affordability may be attained by selling both units at 80% of AMI or alternatively renting one at 50% and the other at 80% of AMI, according to HUD Income Limits, as most recently updated. The sales price levels for the market rate units are to be established at the time the units are ready for marketing sometime in 2023.

## **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, CIVICO Development, has contracted with Metro West Collaborative Development Inc. to develop the West Newton Armory project and will similarly engage them to administer the Affirmative Fair Housing Marketing Plan, Lottery and Buyer Selection process on this project.

## **IV. COMPLIANCE WITH AFHMP**

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 sale. Resident selection shall be conducted and implemented an

accordance with the approved Affirmative Fair Housing Marketing and Resident Selection Plan and DHCD guidelines. The inclusionary unit shall be subject to an affordable housing covenant approved in accordance with section 5.11.8.F.2.

**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 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 sale 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.

Signed this        day of July 2022.

CIVICO DEVELOPMENT

By: \_\_\_\_\_  
David Oliveri, Partner

## 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 EFIS or stucco with precast concrete trim.
2. All units will be offered 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

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

### XIII. BATHROOMS

Units will have 1 or 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.