



CITY LIGHTS DEVELOPMENT, LLC

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July 21, 2025

BY EMAIL

Lara Kritzer
Director of Housing & Community Development
Newton City Hall
1000 Commonwealth Avenue

Newton, MA 02459

Re: Inclusionary Plan Summary for Riverside Station

Dear Amanda,

I'm enclosing herewith a copy of the Preliminary Inclusionary Housing Plan relative to the above matter.

Please feel free to call if you have any questions respecting the foregoing.

Very truly yours,

David Roache

enclosures



Riverside Station Preliminary Inclusionary Housing Plan

This preliminary inclusionary housing plan is the first phase of what will become the "Final" Inclusionary Housing Plan (IHP). The IHP is phased due to the long-term nature of the permitting process and anticipated design/construction time frame and overall extended time-to-market. Details contained herein are subject to change based on final plans approved by special permit. Prior to applying for a building permit, Mark Development LLC (the "Developer") will submit plans showing the placement of affordable units by floor and by building, as well as detailed floor plans. Because of this extended time-to-market, the IHP is best finalized after the Special Permit is approved so that it will reflect the approved plans, as well as any updated requirements. The Developer will work closely with City staff to prepare and develop the final phase of the IHP.

Project Overview

The project is proposed to include 750 residential apartments broken down as follows:

UNIT TYPE	TOTAL COUNT	# OF TIER 1 (50-80% AMI) AFFORDABLE	# OF TIER 2 (110% AMI) AFFORDABLE	TOTAL INCLUSIONARY UNITS
Studio	43	7 (16.3%)	2 (4.6%)	9 (20.9%)
1BR	371	56 (15.1%)	19 (5.1%)	75 (20.2%)
2BR	298	44 (14.8%)	15 (5.0%)	59 (19.8%)
3BR	38	6 (15.8%)	2 (5.3%)	8 (21.1%)
Total	750	113 (15.1%)	38 (5.1%)	151 (20.1%)

In compliance with Section 5.11.4.B.4.c of the City's Inclusionary Housing Ordinance, the Developer will set aside 15.1% (113 apartments) with an average affordability of 65% AMI, and an additional 5.1% (38 apartments) at 110% AMI. This results in a total of 151 affordable apartments, allocated proportionally by unit type as shown above.

Affordable Rents

The proposed rents to be calculated will be done so according to accepted EOHLC methodology, including specifically for units that are part of a Local Action Unit Application. Any such rents are subject to change with HUD's publication of updated AMIs and the City's updated Utility Allowances.

Construction Specifications

In terms of construction specifications, all apartment homes, whether affordable or market rate, will be constructed utilizing equivalent specifications.



All affordable homes will be allocated one parking space. The amenities have not yet been finalized for each building, but ALL residents will have equal access to whatever amenities are built into the apartment buildings.

Affirmative Fair Housing Marketing & Resident Selection Plan (AFHMP)

Once approved, the project team will prepare the required Affirmative Fair Housing Marketing & Resident Selection Plan (AFHMP) for review and approval by the City.

Additionally, the Developer will enter into the required agreements for ongoing compliance with EOHLC Guidelines for the AFHMP and Use Restrictions, as well as the City's requirement of annual compliance reporting.