

City of Newton Housing Projects Approved and/or Built; and Pending and Potential Applications  
2003-Present\* DRAFT DOCUMENT (Updated by Planning Department on 4.11.19)

\*projects with three or more units; building permits issued for projects approved after 4/22/2003; but includes 287 Langley Road, The Terraces, approved in 2001, 4 affordable units, met through IZ funds of \$3,669,344

Note: 135 Wells Avenue is not included in this list, as the request to waive the Deed Restriction to allow for housing was denied

SP= Special Permit CP= Comp. Permit

Address / Project Name	Tenure	Zone	Total Number of Units	Deed-Restricted Affordable Units (<80% AMI)	Deed-Restricted Affordable Units (81% - 110% AMI)	% Affordable (<110% AMI)	Units Eligible for SHI	SHI-Eligible Units as % of Total Number of Units	Method for Approval	Planning Approval Date	Building Permit Date	Notes
Construction Completed												
152 Adams Street	Rental	BU1/BU2	9	1	0	11.11%	1	11%	SP	February-13	November-13	1 unit demolished, 8 net units
244 Adams Street	Rental	BU1	6	0	0	0.00%	0	0%	SP	October-10	March-11	Payment-in-lieu of \$186,000; no affordable units were built
1521 Beacon Street	Ownership	SR2	8	2	0	25.00%	8	100%	CP	November-16	December-17	
160 Boylston Street (Avalon at Chestnut Hill)	Rental	BU1/MR3	204	43	0	20.98%	204	100%	CP	November-03	July-05	41 units at or below 50% AMI; 2 units at or below 80% AMI; only 20% affordable required because 20% of units at or below 50% AMI
198 California Street	Ownership	BU1	4	0	0	0.00%	0	0%	SP	November-14	June-15	2 units removed
244 California Street	Ownership	BU1	4	0	0	0.00%	0	0%	SP	Nov-09	February-10	
35 Commonwealth Ave. (Covenant Residences on Commonwealth)	Ownership	MR1/MR2	44	15	0	34.09%	44	100%	CP	July-06	January-07	
12 and 18-20 Curve Street (Myrtle Village)	Rental	MR2	7	4	0	57.14%	7	100%	CP	January-15	May-16	
77 (75 & 83) Court Street	Ownership	MR1	36	9	0	25.00%	9	25%	CP	October-14	May-16	
16-26 Dalby Street	Ownership	MR2	6	0	0	0.00%	0	0%	SP	June-17	September-17	3 lots combined to create two sets of three units
254 and 262 Derby Street	Ownership	SR3	8	2	0	25.00%	2	25%	CP	March-07	November-10	renovate existing single-family and construct 7 new dwelling units
13 Elm Street	Ownership	MR1	5	0	0	0.00%	0	0%	SP	May-07	May-13	IZ payment of \$36,000 is for 3% of \$1.2 million; 5 units in 2 buildings
200 Estate Drive (Hancock Estates / Kessler Woods @ Lagrange Street)	Rental	MR3	88	13	0	14.77%	13	15%	SP	April-15	April-16	
107 Florence Street (The Farm at Chestnut Hill or The Birches)	Ownership	MR1	4	0	0	0.00%	0	0%	SP	January-09	January-10	4 units in 2 structures

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287 #1-48 Langley Road	Ownership	SR3	48	0	0	0.00%	0	0%	SP	December-01		The Newton Terraces; 41 attached townhouses, 7 attached townhouses; approved 2001; IZ requirement - 4 units; NHA received \$3,669,344 in lieu of the 4 IZ units, including \$801,144 in a "look back provision" (for Newton Terraces)
192 Lexington Street	Ownership	SR3	10	6	4	100.00%	6	60%	CP	November-09	July-10	6 units <80% AMI, 4 units <100% AMI
281 Nevada Street	Ownership	MR1	4	0	0	0.00%	0	0%	SP	May-13	May-14	2 existing units plus 2 new units
288 Nevada Street	Ownership	MR1	4	0	0	0.00%	0	0%	SP	April-13	August-13	
45 Pelham Street	Rental	SR2	10	10	0	100.00%	10	100%	CP	October-03	December-04	
28 Sumner Street (26-30)	Rental	MR1	3	0	0	0.00%	0	0%	SP	December-15	March-16	
87-89 Waban Street	Ownership	MR1	4	0	0	0.00%	0	0%	SP	February-12	March-12	
36 Walnut Park (Walnut Park Condominiums)	Ownership	MR1	4	0	0	0.00%	0	0%	BP	NA	August-16	Building Permit - 2016; Converted a barn into a 2-family (16-18 Walnut Park) and a single into a 2-family (22-36 Walnut Park)
<b>TOTAL</b>			<b>520</b>	<b>104.8</b>	<b>4</b>	<b>20.92%</b>	<b>304</b>	<b>58%</b>				
Under Construction												
232 Auburn Street (aka 236 Auburn Street)	Rental	MR1	8	8	0	100.00%	8	100%	CP	February-18	Jan. 2019	
28 Austin Street	Rental	MU4	68	23	0	33.82%	68	100%	SP	December-15	April-18	
429 Cherry Street	Rental	BU1	13	3	0	23.08%	3	23%	SP	August-16	November-18	
157 Herrick Road (Benchmark Senior Living)	Congregate Living	SR3	75	0	0	0.00%	0	0%	SP	December-15	January-18	\$1,250,000 payment-in-lieu of providing affordable beds; Rehab existing Farwell Hall to be used for 24 beds in 12 dorm rooms as a congregate living facility specializing in memory care; construct addition including 51 beds and common space
400 Langley Road (Langley Terrace)	Rental	MR3	66	4	0	6.06%	4	6%	SP	December-17	October-18	replace two existing units with 20 units of new construction (16 market-rate units, 4 affordable units); plus 46 existing market-rate rental units in three other apartment buildings
283 Melrose Street	Rental	MR1	16	2	0	12.50%	2	13%	SP	March-16	foundation permit issued Feb. 2019	2 units at 65% AMI

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431 Washington Street (Sunrise Assisted Living)	Assisted Living	BU2	85	3	0	3.53%	0	0%	SP	October-17	Dec. 2018	85 total units; 122 total beds; 3 beds offered at no cost to income-eligible households at or below 80% AMI
875 Washington Street (Washington Place)	Rental	MU4	140	21	14	25.00%	21	15%	SP	June-18	currently building as of Jan. 2019	
<b>TOTAL</b>			<b>471</b>	<b>64</b>	<b>14</b>	<b>16.56%</b>	<b>106</b>	<b>23%</b>				
Permit Granted, But Not Under Construction												
189-193 Adams Street	Rental	BU2	12	2	0	16.67%	2	17%	SP	October-18	no building permit to date	both units at 65% AMI; as of March 2019, under appeal
200-230 Boylston Street (Chestnut Hill Square)	Unknown	BU4	100	15	0	15.00%	15	15%	SP	December-10	no building permit to date	Phase 1 of project has been built; Phase 2 includes the multifamily building, which has yet to be built
182-184 California Street	Ownership	MAN	20	3	0	15.00%	2	10%	SP	March-19	no building permit to date	
432 Cherry Street	Ownership	BU1	9	1	0	11.11%	1	11%	SP	April-19	no building permit to date	9 total units in 2 different blgs. - existing office bldg to be converted into 6 dwelling units; IZ unit at 80% AMI
83-127 and 106-128 John F. Kennedy Circle (Haywood House)	Rental	MR2	55	32	23	100.00%	55	100%	CP	July-18	no building permit to date	LIHTC app submitted Feb. 2019
160R Stanton Ave. (Golda Meir House)	Rental	MR3	68	50	10	88.24%	69	101%	CP	November-18	no building permit to date	LIHTC app submitted Feb. 2019
386-390 Watertown Street	Rental	BU1	9	2	0	22.22%	2	22%	SP	November-17	no building permit to date	
<b>TOTAL</b>			<b>273</b>	<b>105</b>	<b>33</b>	<b>50.55%</b>	<b>146</b>	<b>53%</b>				
Pending Applications (Formal applications submitted to City, but no Permit granted to date)												
335, 399 Grove Street (Riverside)	Rental	BU5	675	101	0	14.96%	101	15%	SP	Filed for Special Permit, March 2019		Project is seeking rezoning to MU-3; hotel is currently zoned BU-5
Northland, Needham Street	Rental	MU1	800	123	0	15.38%	123	15%	SP	Filed for Special Permit, Aug. 2018		
39 Herrick Road	Rental	BU1	9	1	0	11.11%	1	11%	SP	Filed for Special Permit, Nov. 2018		1 rental unit - IZ set at 80% AMI
<b>TOTAL</b>			<b>1484</b>	<b>225</b>	<b>0</b>	<b>15.16%</b>	<b>225</b>	<b>15%</b>				
<b>TOTAL</b>			<b>2748</b>	<b>498.8</b>	<b>51</b>	<b>20.01%</b>	<b>781</b>	<b>28%</b>				