

City of Newton Income-Restricted Homeownership Opportunity

The Beacon
1114 Beacon Street
Newton, MA 02461

6 Income-Restricted Homeownership Units

# of Units	# of Bedrooms	Estimated Square Feet	Estimated Monthly Condo Fee	Price	Maximum Income Limit (% AMI)
1	1-Bedroom	1,206	\$111	\$256,600	80%
1	1-Bedroom	1,653	\$111.39	\$256,600	80%
1	2-Bedroom	1,634	\$131.10	\$302,000	80%
1	1-Bedroom	1,071	\$160.61	\$370,000	110%
1	2-Bedroom	1,649	\$198.16	\$456,500	110%
1	3-Bedroom	1,392	\$200.68	\$462,300	110%

Maximum Income Limits (set by HUD + based on household size + Area Median Income (AMI))			
Household Size	80% AMI	100% AMI	110% AMI
1	\$91,200	\$114,200	\$125,620
2	\$104,200	\$130,600	\$143,660
3	\$117,250	\$146,900	\$161,590
4	\$130,250	\$163,200	\$179,520
5	\$140,700	\$176,300	\$193,930
6	\$151,100	\$189,400	\$208,340

*2024 Area Median Incomes for Boston, Cambridge, Quincy, MA-NH MSA

Maximum Asset Limits
80% AMI: \$75,000; 110% AMI: \$150,000

Do not include Retirement. Do include Real Estate

Applications are available during the application period, from
Wednesday, February 19th, 2025 — Sunday, April 20th, 2025

To request an online application or to have one sent by email, visit www.TheBeaconAffordables.com

To have a hard copy of the application mailed to your mailing address, please call (617) 531-7123 Ext 781 | US Relay 711, email TheBeacon@MaloneyProperties.com, or visit www.TheBeaconAffordables.com and use the ‘Contact Us’ form at the bottom of the page.

Applications can also be picked up in-person at:

Newton Free Library	330 Homer Street Newton, MA 02459
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During normal business hours

Information Session:

Attendance at the information session is not required. The session will be recorded and available for at-request viewing
Wednesday, March 12th, 2025 at 1pm

<https://maloneyproperties.zoom.us/j/84460325377?pwd=LPhmvzhHDBGnuUmpbtVDm3KoTt2Tii.1>

Meeting ID: 844 6032 5377

Passcode: 768488

DEADLINE: Applications must be submitted online or postmarked no later than **Sunday, April 20th, 2025**
Mailed to: Maloney Properties, Inc., 27 Mica Lane, ATTN: The Beacon Lottery, Wellesley, MA 02481

- Selection by Lottery.
- Asset & Use Restrictions Apply.
- Preferences Apply.

For more information, free language assistance, or reasonable accommodations for persons with disabilities please call
(617) 531-7123 Ext 781 | US Relay 711 or email TheBeacon@MaloneyProperties.com