

**Application to Zoning Board of  
Appeals/Comprehensive Permit:  
236 Auburn Street**

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## A. Application form



**City of Newton, Massachusetts**  
 Department of Planning and Development  
 1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone  
 (617) 796-1120  
 Telefax  
 (617) 796-1086  
 www.newtonma.gov

Setti D. Warren  
 Mayor

Barney Heath  
 Director

**GENERAL PERMIT APPLICATION**

PROJECT #: \_\_\_\_\_ ZONING DISTRICT: MP-1 DATE RECEIVED: \_\_\_\_\_

PROJECT DESCRIPTION:  
CONSTRUCTION OF 2 BUILDINGS: (1) 5 BR CONGREGATE HOUSE & (1) 2 BR/3 BR DUPLEX AND THE RELOCATION/RESTORATION OF AN EXISTING HISTORIC HOUSE TO A 3 BR HOUSE

**PROPERTY LOCATION INFORMATION**

STREET ADDRESS: 236 AUBURN STREET CITY/ZIP: NEWTON, 02466

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): PROPERTY ID 43014 0016; S. MIDDLESEX REG. OF DEEDS BOOK 64494 Page 22

**PROPERTY OWNER INFORMATION**

NAME: CAV-DO PHONE: 617-923-3505 ALT. PHONE: \_\_\_\_\_

MAILING ADDRESS: 79B Chapel St, Newton, MA 02458 E-MAIL ADDRESS: linda@metrowestcd.org  
jvc@metrowestcd.org

**PROPERTY OWNER CONSENT**

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X [Signature] 11/28/17  
 (Property Owner Signature) (Date)

X \_\_\_\_\_  
 (Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

**APPLICANT / AGENT INFORMATION**

NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_ ALT. PHONE: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ E-MAIL ADDRESS: \_\_\_\_\_

X [Signature] 11/28/17  
 (Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

**CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)**

Zoning Review Application	<input checked="" type="checkbox"/>	Comprehensive Permit
Administrative Site Plan Review	<input type="checkbox"/>	Variance Application
Sign Permit	<input type="checkbox"/>	Historic Preservation Review
Special Permit/Site Plan Approval	<input type="checkbox"/>	Conservation Commission Review
Fence Appeal	<input type="checkbox"/>	Other, describe _____

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

PERMIT INTAKE INITIALS  
 AND DATE STAMP

NOTE: This form MUST accompany all other Department of Planning and Development applications.

To Be Completed By Applicant

Applicant:

Jennifer Van Campen, Exec. Director

CAN-DO

79B Chapel Street

Newton, MA 02048

617-923-3505

[jvc@metrowestcd.org](mailto:jvc@metrowestcd.org)

President of The Price Center:

Justin Salloway

27 Christina Street, Suite 201

Newton, MA 02461

617-244-0065

[jsalloway@thepricecenter.org](mailto:jsalloway@thepricecenter.org)

Engineers:

Everett M. Brooks Co., Inc

Surveyors and Engineers

Michael Kosmo & Bruce Bradford

49 Lexington Street, West Newton, MA 02465

617-527-8750

[m.kosmo@everettbrooks.com](mailto:m.kosmo@everettbrooks.com)

Architects:

Terry Heinlein, AIA Architect

1 Aberdeen Road

Weston, MA 02493

617-699-0791

[heinlein@aol.com](mailto:heinlein@aol.com)

TBA Architects, Inc.

43 Bradford St., Suite 300

Concord, MA 01742

781-893-5828

[jhumphreys@tbaarchitects.com](mailto:jhumphreys@tbaarchitects.com)

Attorney:

Terry Morris

617-202-9132

[tpmorris.landuse.law@comcast.net](mailto:tpmorris.landuse.law@comcast.net)

## B. Assessor's abutters list

43013 0020 FLAHERTY ROBERT P TR 201 AUBURN ST AUBURNDALE, MA 02466	43014 0016 CITIZENS FOR AFFORDABLE HOUSING 79B CHAPEL ST NEWTON, MA 02458	43014 0008 KULIK PHYLLIS M 99 CENTRAL ST AUBURNDALE, MA 02466
43014 0001 ARDINI ANDREW J & STACEY B 208 AUBURN ST AUBURNDALE, MA 02466	43014 0015 CITY OF NEWTON 1000 COMM AVE NEWTON, MA 02459	43015 0003 ASHIN KENNETH A & ANNETTE H E 100 CENTRAL ST AUBURNDALE, MA 02466
43014 0020 BRENNAN LINDA M & LEE ROBERT H 28 ORCHARD AVE WABAN, MA 02468	43014 0005 DAVIS JONATHAN H 81 CENTRAL ST AUBURNDALE, MA 02466	43014 0009 CHRISTAKOS STELLA & FAYE TR 107 CENTRAL ST AUBURNDALE, MA 02466
43013 0011 TAM SUK SUM TR 215 AUBURN ST AUBURNDALE, MA 02466	43015 0006 MCHUGH MARY & STEPHEN F 82 CENTRAL ST AUBURNDALE, MA 02466	43015 0002 ALFREDSON GERTRUDE M TR 108 CENTRAL ST AUBURNDALE, MA 02466
43014 0019 HSIUNG ROBERT & DORA 220 AUBURN ST NEWTON, MA 02459	43014 0006A COLELLA STEPHEN A 85 CENTRAL ST AUBURNDALE, MA 02466	43014 0010 DONOVAN JOSEPH F & JUDITH M 115 CENTRAL ST AUBURNDALE, MA 02466
43013 0010 MCCARTHY SEAN P & LAUREN C 221 AUBURN ST 1 AUBURNDALE, MA 02466	43015 0005 MEYERHOFF NORMAN J 88 CENTRAL ST AUBURNDALE, MA 02466	43015 0001 FANDREY ADAM C 116 CENTRAL ST AUBURNDALE, MA 02466
43013 0010 NIEHAUS MICHAEL J 221 AUBURN ST UNIT 2 AUBURNDALE, MA 02466	43014 0006 SHAN LEI 91 CENTRAL ST UN 91 NEWTON, MA 02466	43018 0004 GONTHIER JON R 132 CENTRAL ST AUBURNDALE, MA 02466
43014 0018 MOSHER WARREN M & PHYLIS M RR 2 LUNENBURG NOVA SCOTIA, 00 BOJ2CO	43014 0006 CHUK ERWIN Y & JUDY H 91-95 CENTRAL ST UN 93 AUBURNDALE, MA 02466	43018 0004A CITY OF NEWTON 1000 COMM AVE NEWTON, MA 02459
43014 0017 MOSHER WARREN M & PHYLIS M RR 2 LUNENBURG NOVA SCOTIA, 00 BOJ2CO	43014 0006 MADFIS JOHN 91-95 CENTRAL ST UN 95 AUBURNDALE, MA 02466	44025 0010 AUBURNDALE PLAZA LTD PTNRSHIP 160 SECOND ST CAMBRIDGE, MA 02142
43013 0007 FAUSTINI CLAYTON FB & DANIA 229 AUBURN ST AUBURNDALE, MA 02466	43015 0004 FERNANDEZ-DEL CASTILLO CARLOS F 94 CENTRAL ST AUBURNDALE, MA 02466	43014 0013 LEFKOWITZ GALINA 6 GROVE ST 1 AUBURNDALE, MA 02466

43014 0013 KENDALL STEPHANIE J 6 GROVE ST 2 AUBURNDALE, MA 02466	44025 0004 GENTILE LEONARD J 99 ASPEN AVE NEWTON, MA 02466	
43014 0012 CHEN JUIFANG 12-14 GROVE ST AUBURNDALE, MA 02466	44025 0004 STALEY STORM KRISHNA T/C 450 LEXINGTON ST 203 AUBURNDALE, MA 02466	
43014 0011 NICKERSON RICHARD TR 18 GROVE ST AUBURNDALE, MA 02466	44025 0004 K & M LENDING TRUST 450 LEXINGTON ST 101 AUBURNDALE, MA 02466	
43018 0005 KUR ALISON L 29 GROVE ST AUBURNDALE, MA 02466	44025 0004 SCHWARTZ EILEEN S 450 LEXINGTON ST 204 AUBURNDALE, MA 02466	
43015 0015 TORCHIA MARY M 36 GROVE ST AUBURNDALE, MA 02466	44025 0004 GAGE & WILSON LLC 450 LEXINGTON ST 202 AUBURNDALE, MA 02466	
43014 0013A CITY OF NEWTON 1000 COMM AVE NEWTON, MA 02459	43014 0001A FONG GIM P & FAY DE TRS 1 NASSAU ST UN 2007 BOSTON, MA 02111	
43015 0013 CHEN XIANG 1381 WASHINGTON ST NEWTON, MA 02465	43014 0002 JOHNSTON ROBERT W 17 MAPLE ST AUBURNDALE, MA 02466	
44025 0004 GAGE & WILSON LLC 450 LEXINGTON ST STE 202 NEWTON, MA 02466	43014 0003 MULLANEY MICHAEL C & TATIANA C 23 MAPLE ST AUBURNDALE, MA 02466	
44025 0004 TIGERPAW HOLDINGS LLC 450 LEXINGTON ST STE 102 AUBURNDALE, MA 02466	43013 0013 BURNS BRIAN J & LINDA C 12 SHERMAN PL AUBURNDALE, MA 02466	
44025 0004 JOYMAR LLC 4409 WOODFIELD BLVD BOCA RATON, FL 33434-5303	43013 0012 TAM SUK SUM TR 215 AUBURN ST AUBURNDALE, MA 02466	

## C. Zoning Review Memorandum



Setti D. Warren  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Barney S. Heath  
Director

## ZONING REVIEW MEMORANDUM

Date: November 29, 2017

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Jennifer Caira, Chief Planner for Current Planning

Cc: CAN-DO, Metro West CD and the Barry Price Center  
Barney Heath, Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: Request for a Comprehensive Permit under MGL Chapter 40B to relocate a single-family dwelling, and to construct a two-family dwelling and a congregate living house for five residents

Applicant: CAN-DO, Metro West CD and the Barry Price Center	
Site: 236 Auburn Street	SBL: 43014 0016
Zoning: Multi Residence 1	Lot Area: 18,726 square feet
Current use: Single-family dwelling	Proposed use: One single-family dwelling, one two-family dwelling and one five-bedroom congregate home

### BACKGROUND:

A Comprehensive Permit under MGL Chapter 40B is requested to renovate an existing single-family dwelling and construct a new two-family dwelling and one five-bedroom single-family congregate home for developmentally disabled adults at 236 Auburn Street. The property is located within the Multi Residence 1 zoning district, and is approximately 18,726 square feet with 111 feet of frontage.

The property is currently improved with an existing single-family dwelling constructed circa 1868, the Benjamin Heustis – Henry Allen Hazen House. The structure is a two and a half story colonial style with several more recent additions which are not in keeping with the existing historic home. The Newton Historic Commission found the house, without its additions, to be preferably preserved. The petitioners propose to remove the non-historic additions, to restore both the interior and exterior of the historic structure, and to relocate the dwelling to the front of the property on a new foundation.

The petitioners also propose to construct a new two-family dwelling behind the single-family dwelling. One of the units will have three bedrooms, the other two. The existing single- and the proposed two-family dwellings will be affordable to households earning up to 60% of the area median income.

The project also proposes a five-bedroom single-family congregate home which will be owned by the Barry Price Center, offering five accessible bedrooms to adults with intellectual and other disabilities earning up to 30% of the area median income. The residents of the dwelling will each have individual bedrooms and share living and kitchen space.

The petitioners propose to construct 11 parking stalls to service the site. The stalls will be located along the western border of the property.

The following review is based on plans and materials submitted to date as noted below.

- o Site Plan, Existing Conditions, signed and stamped by Michael Kosmo, engineer and Bruce Bradford, surveyor, dated 11/21/2017
- o Site Plan, Proposed Conditions, signed and stamped by Michael Kosmo, engineer and Bruce Bradford, surveyor, dated 11/21/2017
- o FAR worksheet

#### **ADMINISTRATIVE DETERMINATIONS:**

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1. The subject property is located in the Multi Residence 1 zoning district. The petitioners propose to move and renovate an existing single-family dwelling, to construct a new two-family dwelling and another single-family dwelling for a congregate house at the rear. Individually, single-family dwellings and two-family dwellings are allowed by right in the MR1 zoning district, however, per section 3.4.1, the construction of more than one primary structure on a lot requires a variance.
2. Section 5.11 of the Zoning Ordinance provides requirements for providing affordable units for private residential developments. The Applicant proposes to provide three affordable units plus a congregate house accommodating five residents, for a total of eight affordable units within the development. To the extent that Section 5.11 of the Zoning Ordinance might be applicable to the project, a comprehensive permit is requested in lieu of a special permit under Section 5.11 to conform to the affordability elements of the proposed development to the requirements of the Zoning Ordinance.
3. The required lot area per unit per Sections 3.2.3 is 3,500 square feet. The petitioners propose four dwelling units comprised of a single-family dwelling, a two-family dwelling and another single-family dwelling accommodating five residents with intellectual disabilities in a congregate living situation. The applicant is proposing a lot area per unit of 4,682 square feet per unit, which will meet the requirements of the Ordinance.
4. Section 3.2.3 requires a front setback of 25 feet. The Applicant proposes a front setback of 19.8 feet after the existing dwelling is relocated. The proposed front setback requires a waiver from the front setback provision found in Section 3.2.3.

5. The maximum floor area ratio for an 18,726 square foot lot in the Multi Residence 1 zoning district is .44, per Sections 3.2.3 and 3.2.11. The petitioners propose an FAR of .44, which requires no waiver. As the FAR as proposed is right at the limit, to the extent that any space that should have been considered in the FAR calculation was not included, a special permit to exceed the maximum FAR is required.
6. Section 5.1.4 requires two parking stalls per each dwelling unit for single and two-family dwellings. There are four dwelling units proposed for the property, as the congregate living situation is treated as a single-family dwelling. Eight parking stalls are required where 11 are to be provided. No waiver is necessary.
7. The petitioners propose to construct 11 parking stalls along the western border of the property. Section 5.1.8.A.1 requires that no parking locate within any required setback distances from the side and street lot lines. All of the proposed parking is located within the required side setback of 7.5 feet, and three are located within the required front setback of 25 feet as well. This section also requires that parking locate a minimum of five feet from a street. One of the proposed stalls is located within five feet of the public way. A waiver from this provision is required.
8. Sections 5.1.8.C.1 and 2 require that 90-degree parking stalls in two-way traffic have a minimum maneuvering aisle width of 24 feet. The applicant proposes an aisle width of 20 feet and therefore requires a waiver from these provisions.
9. Section 5.1.9.A requires perimeter screening for outdoor parking facilities with more than five stalls. To the extent that the proposed parking facility does not meet the requirements of Section 5.1.9.A, a waiver is required.
10. Section 5.1.10.A.1 requires that the facility provide security lighting, and that said lighting maintain a minimum intensity of one foot candle on the entire surface of the parking facility. Should the applicant not meet this requirement, a waiver is necessary.
11. Per Section 5.1.10.A.2 of the Zoning Ordinance, and Section 20-26 of the provisions of Section 20, Article IV, artificial light may not spill onto adjacent streets and properties. The applicant is seeking a waiver from these provisions, to the extent necessary.
12. The Applicant seeks a waiver in lieu of any consent required by the City Engineer for the proposed drainage of the outdoor parking per Section 5.1.10.B.1.
13. The Applicant seeks a waiver from the site plan approval requirements of Section 7.4 in connection with special permits granted under Section 7.3.
14. Revised Ordinances Sections 20-23 to 20-28 provide limitations on installation of light sources which do not conform to the criteria of the Ordinances. Section 20-26 provides for waivers to be granted by the Planning Board to the extent that any light source does not conform to the requirements of Section 20-24. To the extent that any light source may not conform to these requirements, or that these requirements may be inconsistent with Section 5.1.10.A, the Applicant seeks a waiver.

15. The Applicant seeks a waiver from the provisions of the Tree Preservation Ordinance, sections 21-81 through -89, as amended by Ordinance No. A-38 (#397-13), to allow removal of protected trees from the property without relocation or replacement, or payment to the tree replacement fund. To the extent that any permit or fee payment would otherwise be required under the Revised Ordinances section 21-80, the Applicant seeks a waiver.
16. Revised Ordinances Section 22-50 requires review by the Newton Historic Commission and the possible imposition of a demolition delay for the demolition of historically significant buildings. To the extent that the existing dwellings or other elements of the property are deemed historically significant and fall under the jurisdiction of the Newton Historic Commission under Section 22-50, the Applicant seeks a waiver under the Comprehensive Permit.
17. To the extent that any consent or review by the Planning Board is required under Planning Board rules, a waiver is required.
18. The Applicant seeks a permit to cross the sidewalk under the provisions of Section 26-65 Construction of Sidewalks, Driveways and Driveway Entrances.
19. The Applicant seeks a permit to connect to the public water supply, per Section 29, Article II of the Newton City Ordinances.
20. Per Section 29, Article III, the Applicant seeks a permit for connection to the public sewer system.
21. The Applicant seeks a permit for the storm sewer connection under Section 29, Article IV, or otherwise for the project's overflow discharge of storm water to the City's storm drain system.
22. The Applicant seeks any relief from local rules and regulations, and any additional required local approvals as may be necessary for approval for the Comprehensive Permit plans as may be amended prior to the termination of the public hearing.

Zone MR1	Required	Existing	Proposed
Lot Size	7,000 square feet	18,726 square feet	No change
Lot area per unit	3,500 square feet	18,726 square feet	4,682 square feet
Frontage	70 feet	109.6 feet	No change
Setbacks			
• Front	25 feet	41.6 feet	19.6 feet
• Side	7.5 feet	29 feet	12.1 feet
• Rear	15 feet	66.1 feet	15.7 feet
Floor Area Ratio	.44		.44
Building Height	36 feet		30.5 feet
Max number of stories	2.5	2.5	No change
Min Open Space	50%	68%	52.2%
Max building lot coverage	30%	9.1%	24%

Parking stalls	8	2	11
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23. See "Zoning Relief Summary" below:

Zoning Relief Required		
Ordinance		Action Required
§3.4.1	To allow a multiple dwellings on one lot in the MR1 district	C.P. per MGL c 40B
§5.11	Waive inclusionary zoning requirements	C.P. per MGL c 40B
§3.2.3	Waive required front setback	C.P. per MGL c 40B
§3.1.3	Waive side setback requirement	C.P. per MGL c 40B
§3.2.3 §3.2.11	Waive maximum floor area ratio	C.P. per MGL c 40B
§5.1.8.A.1	To allow parking in the side and front setbacks, and within 5 feet of the street	C.P. per MGL c 40B
§5.1.8.C.1 and 2	To allow for a 20 foot wide maneuvering aisle	C.P. per MGL c 40B
§5.1.9.A	To waive perimeter landscaping requirements	C.P. per MGL c 40B
§5.1.10.A.1	Waive lighting requirements for outdoor parking	C.P. per MGL c 40B
§5.1.10.A.2 §20-26	Waive lighting requirements for outdoor parking regarding light spill onto neighboring properties	C.P. per MGL c 40B
§5.1.12	Waive off-street loading requirements	C.P. per MGL c 40B
§5.1.10.B.1	Waive consent by the City Engineer for the proposed drainage of the outdoor parking	C.P. per MGL c 40B
§7.4	Waive site plan approval procedures	C.P. per MGL c 40B
§20-23 §20-28	Waive Light Trespass provisions	C.P. per MGL c 40B
§21-81—89	To allow removal of protected trees without relocation or replacement or payment into the tree replacement fund	C.P. per MGL c 40B
§22-50	Waive requirement for review by Newton Historical Commission	C.P. per MGL c 40B
§26, Article III	Permit to cross sidewalk and connect to the street	C.P. per MGL c 40B
§29, Article II	Permit to connect to public water supply	C.P. per MGL c 40B
§29, Article III	Sewer connection permit	C.P. per MGL c 40B

§29, Article IV

Storm drain connection permit

C.P. per MGL c 40B

## D. Maps

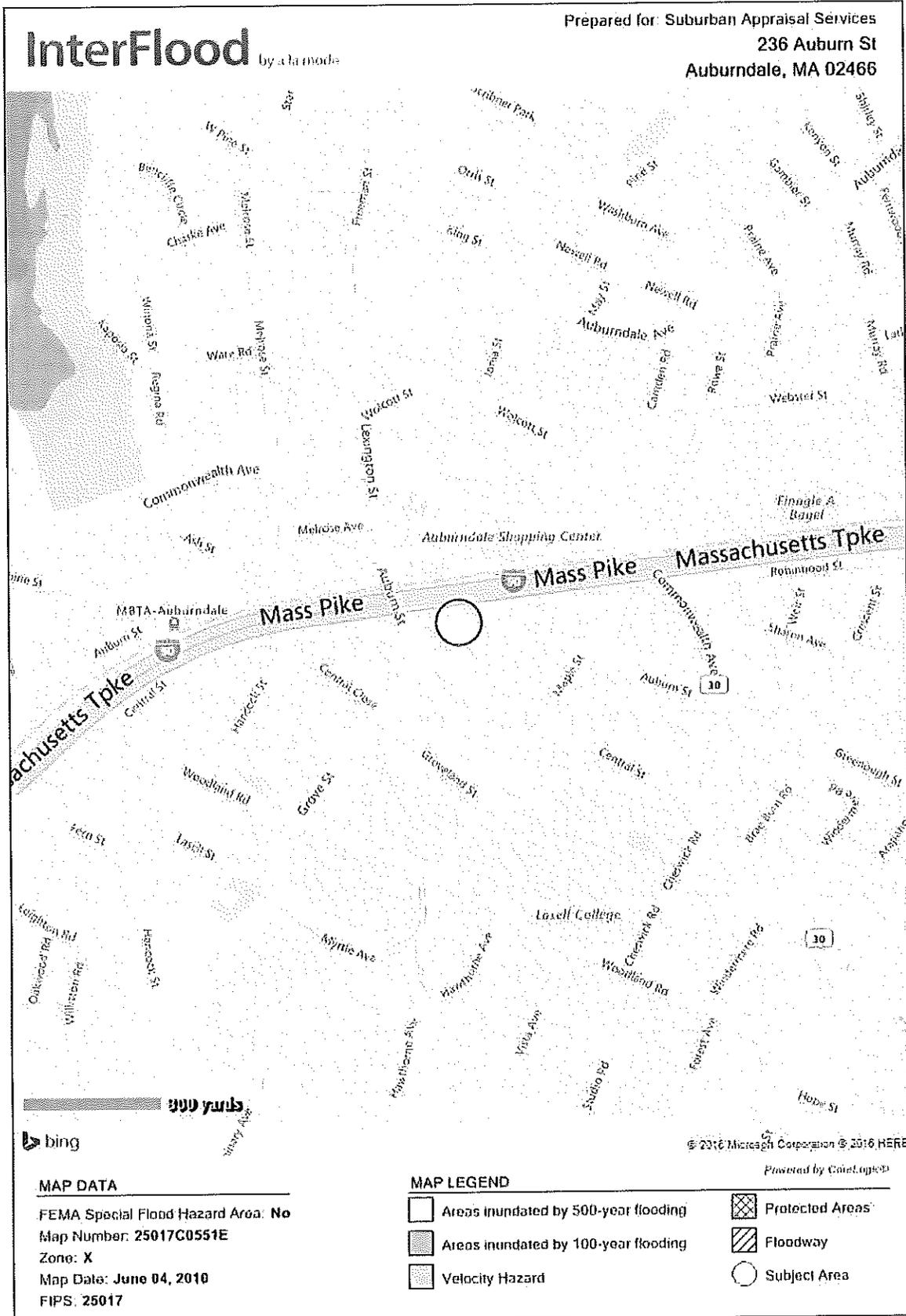
# Plat Map

Borrower	Josephine McNeil						
Property Address	236 Auburn St						
City	Auburndale	County	Middlesex	State	MA	Zip Code	02466
Lender/Client	The Village Bank						



# Flood Map

Borrower	Josephine McNell			
Property Address	236 Auburn St			
City	Auburndale	County	Middlesex	State MA Zip Code 02466
Lender/Client	The Village Bank			



## E. FAR worksheet



Setti D. Warren  
Mayor

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Department of Inspectional Services  
1000 Commonwealth Avenue Newton, Massachusetts 02459

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: 236 AUBURN STREET

Zoning District: MRI Lot Size: 18762

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	4437
2. Attached garage	—
3. Second story	1941
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—
5. Certain floor area above the second story <sup>1b</sup>	589
6. Enclosed porches <sup>2b</sup>	—
7. Mass below first story <sup>3b</sup>	2196
8. Detached garage	—
9. Area above detached garages with a ceiling height of 7' or greater	—
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	—
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	9163
B. Lot size	18762
C. FAR = A/B	.49
Allowed FAR	
Allowable FAR	.43-.48
Bonus of .02 if eligible <sup>4b</sup>	—
TOTAL Allowed FAR	.44

1. Narrative description including:

- Proposed site plan
- Community & Development staff report
- HOME underwriting review
- Community Preservation Committee's funding recommendation
- Mayor Warren's funding recommendation
- Petition of support
- Architect's narrative description



Setti D. Warren  
Mayor

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Barney Heath  
Director

## MEMORANDUM

To: Planning and Development Board

From: Rachel Powers, Community Development Programs Manager  
Elizabeth Valenta, HOME Program Manager

Cc: Jennifer Van Campen, Executive Director, CAN-DO & Metro West CD  
Josephine McNeil, Executive Director Emeritus, CAN-DO, Inc.

Date: July 6, 2017

Re: 236 Auburn Street Affordable Housing Proposal

### 1. Executive Summary

Project Sponsor, Citizens for Affordable Housing in Newton Development Organization (CAN-DO, Inc.), newly affiliated with Metro West Collaborative Development, is proposing to create eight units of affordable rental housing through the acquisition and rehabilitation of a three-family house converted to a single-family house, the addition of two attached modular homes totaling 2,300 square feet and an addition of a new 2,493 square foot congregate house located at 236 Auburn Street in Auburndale. The project consists of one 2-BR and two 3-BR units, affordable to households earning at or below 60% of Area Median Income (AMI) and a 5-BR congregate home for severely disabled adults



individuals, affordable to households at 30% AMI. The proposed project targets priority populations- extremely low and low income households as identified in the FY16-FY20 Consolidated Plan and will be eligible for listing on the Massachusetts Subsidized Housing Inventory (SHI).

The total development cost is budgeted at \$3,555,595. CAN-DO is seeking \$977,700 in Community Preservation Act (CPA) funding, \$1,020,000 in federal Community Development Block Grant (CDBG)

funding and \$447,900 in HOME Investment Partnerships Program (HOME) funding (\$276,300.90 in Newton Entitlement and Program Income and \$171,599.10 in Consortium CHDO Reserve Funds), \$659,995 in State allocated Facilities Consolidation Funds (FCF), for a total of \$3,105,595 in publicly-controlled money. At the project completion, the proposed group home will be sold to The Price Center, a Newton non-profit specializing in providing housing and supportive services for disabled residents. This would generate an additional \$450,000 in private resources.

The Sponsor will seek a Comprehensive Permit through G.L. Chapter 40B. The Housing and Community Development Division (the "Division") has reviewed the Funding Proposal submitted by the Sponsor on April 28, 2017 and a revised proposal on May 18, 2017.

## **2. Project Description**

The project includes the partial demolition and restoration of a nineteenth century house, the construction of a new modular, two-family duplex building, and a five-bedroom congregate house on an 18,760 square foot lot in the Auburndale village of Newton, MA. The historic single family home will front the public way, Auburn Street. The duplex unit will be located behind the historic house, and the congregate unit will be located at the rear of the site. There will be 10 parking spaces, including dedicated space for a handicapped accessible van.

The property is an existing 1,512 sq. ft. nineteenth century historic single-family house built in 1861. The structure, located on a 18,760 sq. ft. lot in an MR1 zone, is 2.5 stories, colonial-style with clapboard shingles, brick foundation and an asphalt-shingled gable roof. The existing property has twelve rooms, five bedrooms, five bathrooms, a 184 square foot porch and 354 square foot deck area. At the time of acquisition there were three separate units inside the existing house structure. Work will include the relocation of the historic home onto a new poured in-place concrete foundation, replacing the existing rubble base which has been cosmetically patched, but not structurally sound. Several additions to the existing property were made in the 1930s, and 1950s, but are not in character with the existing historic home. The additions will be removed, the building exterior restored, and the interior reconstructed to provide for a three-bedroom home. A small addition is proposed that will contain an office to provide a meeting space for tenants and service providers.

The new duplex building will be of modular construction and will contain two family housing units. The duplex will provide a 1,020 square foot two bedroom, one bath, kitchen/dining and living room, and a 1,280 square foot three bedroom, one and half baths, kitchen, dining room, and living room unit. The units will be two stories, with simple intersecting gable roof, wood siding and double hung window units.

A 2,493 square foot congregate house for individuals with severe disabilities will also be constructed. The congregate house will include five accessible bedrooms, two baths, a kitchen, dining, and living room with a live-in staff office/bedroom and bath. The house will be a single story building of modular construction. Gable roofs, wood siding, and double hung windows will match the character and geometries of the duplex and historic home.

The revised proposal includes the following unit mix and characteristics for the three affordable family housing units:

Units	Affordability Level	# of Bedrooms	# of Baths	Living type	Gross Living Area
1	Up to 60% AMI	3	1.5	Single-family detached, two-story	1,512 square feet (existing)
1	Up to 60% AMI	2	1	Single-family attached, two-story	1,020 square feet (proposed)
1	Up to 60% AMI	3	1.5	Single-family attached, two-story	1,280 square feet (proposed)

	Household Size	50% AMI	60% AMI
2 Bedroom	3 person	\$46,550	\$55,860
3 Bedroom	4 person	\$51,700	\$62,040

2017 HUD Income Limits

The Division staff recommends that the three affordable family units set both a target rent and a maximum rent. The target rent would be equal to the current published Low HOME rent which is set to be affordable to households whose incomes are less than 50% AMI and the maximum rent be set based on the High HOME rent affordable to households whose incomes are less than 60% AMI. It is anticipated that the project owner would continue to utilize this lower rent in the operating proforma. The proposed structure also assumes that tenants will pay for utilities. Rents are underwritten to be affordable to households not receiving rental assistance (e.g., a Section 8 housing voucher) because these subsidies are scarce and there is no guarantee or requirement that a tenant would have a rental assistance voucher. The following chart details this recommended target and maximum rent for the units:

	Max Rent* HIGH HOME Gross Rent <60% AMI	Target Rent* LOW HOME Gross Rent <50% AMI
2 br	\$ 1,508.00	\$ 1,108.00
3 br	\$ 1,733.00	\$ 1,280.00
3 br	\$ 1,733.00	\$ 1,280.00

\* *Gross Rent inclusive of utility allowance.*

The congregate, group home will be owned and operated by the Price Center and the five units will be affordable for individuals with disabilities whose income is less than 30% AMI.

The rent and income thresholds as proposed exceed the affordability the provisions set forth by the 40B Comprehensive Permit guidelines and subsequently will be eligible for listing on the Massachusetts Subsidized Housing Inventory (SHI).

### **3. Underwriting Recommendation (Please See Attached)**

Daniel Gaulin, subcontractor to FinePoint Associates, performed the project's underwriting and financial analysis based on the full CPC proposal received April 28, 2017, consistent with guidelines set forth by the U.S. Department of Urban Development and the WestMetro HOME Consortium. Mr. Gaulin acknowledges the complicated nature of the proposed project as it involves three development entities: CAN-DO, MetroWest and the Price Center. The success of the project will depend on the ability of each entity to execute its part of the development.

The project as proposed is not allowed under current zoning and will need a comprehensive permit from the City in order to proceed. The ability to obtain this permit presents a minor risk, therefore it is recommended that Newton condition a commitment of HOME funds upon receipt of the comprehensive permit and commitment of all other funding sources. Further, Mr. Gaulin noted negligible market risk, given that proposed rents represent a third of current market rents in Newton, there is a sufficient pool of target households and overall the project reflects community needs. Cash flows project an initial 17.5% cushion, about \$5,331 annually and no debt service.

The underwriting has since been updated to reflect the revised proforma dated May 18, 2017. Taking into account Mr. Gaulin's recommendations, the Housing and Community Development Division encourage the project proponent to allow rents up to 60% AMI (the high HOME rent), while continuing to target 50% rents (the low HOME rent). This slight change would help to strengthen cash flows and the project's sustainability in the long term.

#### **4. Development Entity and Capacity**

While the subsidy per unit is estimated to be \$444,449, we understand that much of the increased cost is due to Newton's expensive housing market and the complex nature of this project with the restoration of a historic structure. This situation is not likely to change in the future.

In preparing for the retirement of Executive Director, Josephine McNeil, CAN-DO has affiliated with MetroWest Collaborative Development in the operation and management of CAN-DO's housing portfolio and Newton housing development projects, such as the one proposed for 236 Auburn Street. CAN-DO and MetroWest now share an Executive Director, Jennifer Van Campen and Board of Directors. Given this transition, the City must carefully review MetroWest's management capacity of CAN-DO's portfolio as the project moves forward. The development team has completed projects of larger size and complexity, however the City must do its due diligence in reviewing the final plans, specifications and contractor qualifications, while monitoring MetroWest's property management of CAN-DO's scattered site portfolio.

#### **5. CDBG and HOME Requirements**

##### *5.A. Eligible Costs*

The proposed use of CPA, CDBG and HOME funds, as allowable by each programs rules and regulations, would assist in refinancing or buying down the existing mortgage, and provide reimbursement for allowable hard and soft project costs including costs associated with demolition, site improvements, rehabilitation of the historic structure and construction of the modular units.

##### *5.B. Affordability Period*

If funding for this project is approved, the City will impose a 20-year HOME affordability period and a general affordability restriction in perpetuity or for the maximum duration permitted by law with approval from the Commonwealth of Massachusetts. The terms of the affordability will be enforced by a declaration of affordable housing covenants which will run with the land.

##### *5.C. Labor Requirements/ Procurement*

The wage requirements of the Davis-Bacon Act will not apply to this project because it consists of less than eight total units. The Division will manage the competitive bid process in conjunction with the

Purchasing Department in accordance with the City's Procurement Policy for Affordable Housing Projects and HUD regulations.

#### *5.D. Environmental Review*

The City is required to conduct an environmental review prior to commitment of federal funds. As part of the assessment, if funding for this project is approved, staff will review evidence that the property is free of potentially hazardous materials and that the project will not have any adverse effect on the surrounding environment. The lead inspection report found the presence of lead, so this will be abated as part of renovations of the existing property. Additionally, since the existing property is a historic structure, the City is coordinating with the Massachusetts Historical Commission on the property's historic preservation. Also, given the property's proximity to the Massachusetts Turnpike, noise mitigation measures will be taken into consideration in the development's scope of work.

### **6. Design and Construction**

#### *6.A. Site Plans & Zoning / Permitting*

The proposed construction would not meet the requirements for a special permit for in a Multi-Residence zone. The Sponsor will need zoning relief in the form of a comprehensive permit under Massachusetts General Law Chapter 40B. A project sponsor will work with the State subsidizing agency to apply for a project eligibility letter and then submit a comprehensive permit application to the City. DHCD manages the Facilities Consolidation Fund (FCF) through the Community Economic Development Assistance Corporation (CEDAC), and would ultimately act as the subsidizing agency. Staff anticipates that the project will be viewed favorably and granted a permit in a timely manner.

#### *6.B. Proposed Project*

The Division has reviewed the preliminary scope of work submitted by the project architect and found the costs to be reasonable based on extensive nature of the work proposed. The total project construction cost is estimated to be \$1,937,129. This includes relocation and extensive renovation of the existing historic structure containing a three bedroom unit, construction of a duplex building containing a 2 and 3 bedroom unit behind the historic structure and construction of a fully accessible congregate living five-bedroom dwelling.

### **7. Financials**

#### *7.A. Subsidy Per Unit*

The principal reason for the amount of public subsidy is the existing market conditions, as Newton's land cost continues to increase. The median listing price for a single-family dwelling in April 2017 is approximately \$1,450,000 which is up from \$1,300,000 in 2016.<sup>1</sup> Data on the median price for two-family dwellings was not available. The cost is further compounded by the project's scale, historic preservation and complexity, resulting in a higher cost per-unit.

For comparative purposes, the table below shows the total development costs, total subsidy per-unit and subsidy per-bedroom of similar projects since 2005.

<sup>1</sup> As of April, 2017 <https://www.zillow.com/newton-ma/home-values/>

Project Address/ Sponsor/Year	Project Type and Scope	Affordable Units	Total Development Cost	Total Public Subsidy/Unit <sup>2</sup>	Total Public Subsidy/Bed
236 Auburn Street CAN-DO (Proposed)	Rental – Acquisition, Rehab/Construction	8	\$3,555,595	\$444,449	\$273,507
10-12 Cambria Road CAN-DO 2015	Rental – Acquisition, Rehab/Construction	2	\$905,410	\$390,205	\$195,103
54 Taft Avenue CAN-DO 2014	Rental – Acquisition, Rehab/Construction	2	\$1,144,029	\$534,514	\$213,806
54 Eddy St. CAN-DO 2012	Rental – Acquisition and Rehab	2	\$1,115,250	\$472,625	\$189,050
61 Pearl Street CAN-DO 2010	Rental – Acquisition and Rehab	3	\$1,370,000	\$381,667	\$190,833
2148 Commonwealth Ave. CAN-DO 2009	Rental – Acquisition and Rehab	2	\$950,000	\$337,500	\$135,000
11-13 Cambria Road CAN-DO 2006	Rental – Acquisition and Rehab	2	\$1,437,511	\$315,512	\$126,205
20-22 Falmouth Street CAN-DO 2005	Rental – Acquisition and Rehab	2	\$1,178,933	\$325,601	\$130,240
163 Jackson Road CAN-DO 2005	Rental – Acquisition and Rehab	2	\$1,178,048	\$325,158	\$130,063

The Planning and Development Department does not have a per-unit subsidy limit. Instead, a project's subsidy amount is evaluated on a case-by-case basis through a federally-required subsidy layering analysis. Our goal is to provide enough financing to serve the greatest number of eligible households, to make the deal feasible and affordable to the target population and not over-subsidize the project or unduly reward those implementing it. Costs of affordable housing are a state-wide topic of interest.

#### *7.B. Developer Fee*

The developer fee and overhead are projected at \$331,872, or 9.3% of total development costs, excluding the replacement reserve fund. Underwriting performed by FinePoint subcontractor Dan Gaulin determined that this fee was reasonable given the size and complexity of the proposed project. The proposed fee is within the standard recommended by the National Council of State Housing Agencies of 15%.

#### *7.C. Cash Flow*

Cash flows project an initial 17.5% cushion, about \$5,331 annually and no debt service.

### **8. Architectural Accessibility**

#### *8.A. Design and Construction Applicability*

The City's Accessibility in Affordable Housing Guidelines encourages applicants to enhance the accessibility of their projects to the extent that it is financially feasible. The congregate home will be fully accessible as required by the state Dept. of Developmental Services for the intended population.

### **9. Fair Housing and Equal Opportunity**

<sup>2</sup> Includes all HOME, CDBG and/or CPA public subsidy grants and loans

CDBG or HOME does not require affirmative marketing for a project of this size. However, the Massachusetts State Department of Housing and Community Development will require the submittal of an affirmative marketing plan prepared in accordance with the Chapter 40B Guidelines for the three family units, and a description of the lottery process that will be used for the project. If approved, this proposal would, to the greatest extent possible, provide employment and training opportunities to lower-income area residents and businesses during construction, as required by Section 3 of the Housing and Urban Development Act of 1968.

#### **10. Community Need**

As stated in the City's *FY16-20 Consolidated Plan* and the *FY17 Annual Action Plan*, it is a priority objective to provide deeper subsidies in a project where the developer provides at least one of the following: 1) units that are accessible to persons with disabilities, where not required by applicable law and there is a substantiated market demand; and 2) units for low-income households (at or below 50% of AMI) that do not have rental assistance.

This proposal creates new affordable rental housing opportunities for three households earning up to 60% of AMI with a minimum rent affordable to households earning 50% AMI and creates 5 accessible units for severely disabled adults through the congregate home.

#### **11. Recommendation**

The Housing and Community Development Division of the City of Newton Planning Department invited CAN-DO/Metro West to present the project submitted herein at the Planning and Development Board meeting held on June 5, 2017.

Based on the merits of the proposal, consistency with community need identified in the 2016-2020 Consolidated Plan and evidence of community support, the Division recommends CDBG and HOME funding as described above, at \$1,020,000 and \$447,900 respectively, with the following pre-conditions:

- a) Funds will not be released until a Comprehensive Permit is granted.
- b) Project cost savings are returned proportionally to the respective grant program(s) upon completion.
- c) Notify City if/when Operating reserves are disbursed for this project.
- d) HOME and CDBG funds cannot be committed until firm commitments are received from all other sources identified in the most recent Development Budget (this is a federal requirement).
- e) HOME and CDBG funds also cannot be committed until completion of the Environmental Review Record and HUD issues the Authority to Use Grant Funds.
- f) Project proponents, CAN-DO/Metro West, must report to the Planning and Development Board at various benchmarks throughout implementation of the project to monitor the financial viability of the project:

1. Following receipt of construction bids to verify project costs
2. Four months following the start of project construction to report on progress;
3. At project lease-up to submit a project completion report;
4. Every 6 months thereafter for the first two years;
5. As needed.

g) Project proponents, CAN-DO/Metro West, must also submit property summaries including current tenancy and actual vs budget operating reports for all CAN-DO's portfolio to the Planning and Development Board at the intervals required in Condition f) above in order to monitor the property management capacity of newly affiliated organizations.



The proposed 5-BR group home will be developed by CAN-DO and sold to The Price Center, a large non-profit that specializes in providing housing support services and residents to disabled.

**Market Risk Analyses:**

There is negligible market risk. The proposed net rent for the 2-BR is \$953/month and the 3-BRs are \$1,084/month. These rents are a third of the market rents in Newton.

The proposed group home has a letter of support from the Massachusetts Department of Developmental Services (DDS) which is willing to refer residents to the development as well as a contract for residential services and support. DSS reports it has identified potential residents for the group home.

**Developer Risk Analyses:**

The project has a complicated development plan that involves three development entities: CAN-DO, Metro West Collaborative Development (MWCD) and The Price Center. The success of the project depends on the ability of each entity to execute its part of the development.

CAN-DO, the project sponsor, was founded in 1994 and has focused on increasing the supply of affordable rental housing in Newton. MWCD, founded in 1991 as Watertown Community Housing, initially focused on the development and preservation of ownership and rental affordable housing in Watertown, but it has recently taken on development and consulting projects in nearby towns (Belmont, Lexington and Weston) as well somewhat further away (Norwell and Medway). CAN-DO owns and operates 39 scattered site units in Newton. Metro West owns and operates 44 units in two developments in Watertown and it has two projects in development outside of Watertown that are projected to add 66 units to their portfolio.

Two years ago, the Board of Directors of CAN-DO began to plan for the retirement of Josephine McNeil, the founding Executive Director. The Board wanted to retain CAN-DO as an organization but to affiliate with MWCD, sharing a board of directors and executive director. CAN-DO entered into a contract for services for MWCD to operate CAN-DO's rental portfolio and provide development project management services for 236 Auburn Street.

CAN-DO now shares an Executive Director with MWCD: Jennifer Van Campen. Ms. Van Campen led Metro West's developments at St. Joseph Hall and Belmont Street which had larger, more complicated, financing than Auburn Street. Metro West also employs Linda Moody, a part-time project manager who is a licensed architect and continues to operate her own architectural firm. The development team is further strengthened by the addition of Daniel J Violi, a consultant in affordable housing financing who has experience in all types of affordable housing, including group homes.

The Price Center is a Newton-based nonprofit provider of services for individuals with intellectual and developmental disabilities and their families, including group homes for the individuals with disabilities. Established in 1977, it has grown into an organization with annual revenue of over \$7,000,000 and currently operates four group homes. Its role in the process is to help obtain \$659,995 in state financing for the group home and to purchase the completed the group home from CAN-DO for \$450,000. The Price Center has a strong track record with the

state and it has a strong balance sheet and strong letter of interest from Village Bank to provide mortgage financing for the purchase price. Prior to closing on the HOME/CDBG/CPA funds, Newton should require that The Price Center provide a firm commitment for financing and evidence of sufficient cash to complete the purchase of the group home.

The architect for this project is Terrence Heinlein. Mr. Heinlein specializes in residential construction and has extensive experience with historic preservation and modular construction.

The contractor will be chosen in an open bidding process, managed by the City of Newton Purchasing Dept.

This development team has completed projects of larger size and complexity. Newton should review the final plans and specifications and review the qualifications of the contractor selected in the bid process.

### **Project Risk Analyses**

The project as proposed is not allowed under current zoning. It will need to obtain a comprehensive permit from the City of Newton. There is a chance that the project will not obtain a permit. To mitigate against this risk, the City of Newton should condition its HOME funds on the receipt of a comprehensive permit for the project as proposed.

### **Sources and Uses**

The total development cost is projected to be \$3,555,595 (\$444,449/unit). The project sources are also projected to be \$3,555,595.

CAN-DO purchased the property for \$900,000 on December 29, 2016. The acquisition lender, Village Bank, commissioned an appraisal performed by William J. Lanciloti by Village Bank which indicates an as-is Market Value of \$950,000 as of September 29, 2016. The appraisal assumed that the building which is currently vacant but was last used as a three-family house could be demolished and replaced with an attached two-family structure. The appraisal considered five comparable sales – four two-family houses and one two-family lot. All sales were within Newton with appropriate adjustments for location, size of the lots and inflation of .5% per month. The adjusted values ranged from \$942,000 to \$975,000, which provides strong support for the value of \$950,000.

The hard costs excluding contingency are projected at \$1,782,876.00 or \$161.86/sf. The contingency is 8.65% which is a blended rate of 10% for the new group home, 15% for the historic rehabilitation and 5% for the new modular duplex. The estimated hard cost in the proforma is \$105,121 (5%) lower than the cost estimate prepared by D G Jones International.

The soft costs are projected at \$336,594 or 9.47% of the total development costs. This project has marginally higher than typical soft costs since it requires a comprehensive permit and its architectural fees reflect that there are three distinct projects: a historic rehabilitation, a new group home and a modular duplex. The projected soft costs are reasonable for the size and complexity of the project.

The gross developer fee and overhead and consultant fee is projected at \$331,594 or 9.3% of the Total Development costs. This fee is below the maximum fee allowed under DHCD's Tax Credit Qualified Allocation Plan (\$391,308). It is a reasonable fee for the amount of work it takes to put together a transaction of this size and complexity.

There are 6 sources of funds involved in the project:

WestMetro HOME:	\$ 447,900
Newton CDBG :	\$1,020,000
Newton CPA - Historic:	\$ 300,000
Newton CPA - Housing:	\$ 677,700
Mass Facilities Consolidation Fund	\$ 659,995
The Price Center	\$ 450,000

### **Income and Expenses**

All income and expenses are noted on the Operating ProForma submitted with the development proposal on April 28, 2017 and revised May 31, 2017.

The projections for income and expense inflation are reasonable: 2% for affordable rents, 3% for all expenses. The vacancy rate assumption for residential units is a reasonable 5%.

The maintenance and operating budget of the three family units is projected at \$30,408 or \$10,040/unit/year. This is based on the actual costs in CAN-DO's portfolio and includes \$500/unit for supportive services and an estimate of \$1,500/unit for property taxes. The Consortium may want to confirm with the City Assessor that the value of the property as restricted by the HOME/ CDBG/ CPA funds is in line with a tax bill of \$4,500/year. At Newton's current tax rate of \$11.12 per thousand, the development team is estimating an assessed value of \$404,675 for the three family units.

Metro West intends to manage the property and the rest of the CAN-DO portfolio utilizing a maintenance service available 24 hours a day and its office staff to collect rent and pay bills. Metro West will re-evaluate this approach after a trial run of 6-12 months and determine whether to continue or seek a property management company to handle all of the management tasks. Since all of CAN-DO's current properties for which Metro West will be responsible have some amount of financing from the City of Newton, the Consortium should monitor Metro West's management performance prior to final commitment.

### **Cash Flow - Return on Equity**

Since there is no debt service on the three family units, a debt service coverage ratio cannot be calculated. We can note that the projected initial cash flow is \$5,331 per year represents a cushion of 17.5% above all other expenses.

The proforma does not explicitly identify developer equity; however, two sources totaling \$109,436 can be imputed from the proposal. The appraised value of the property is \$50,000 higher than carried on the proforma and the developer is taking a \$59,436 lower fee than would be allowed under the Massachusetts Tax Credit Allocation Plan, a widely used underwriting benchmark in the state. The projected cash flow results in a modest 4.9% return on imputed equity.

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

	Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
1	<b>Market Risk</b>			
	<u>Market Trends</u> – General market trends (vacancy levels, prices) support the development of the additional units at the proposed pricing	✓		
	<u>Neighborhood market</u> – The immediate project area market conditions are positive and support development of the units at the proposed pricing	✓		
	<u>Community conditions</u> – The physical and social conditions in the immediate environment surrounding the proposed project are suitable for the target audience	✓		
	<u>Target population pool</u> – A sufficient pool of target households exists in the primary geographic market area to support the project; or sufficient primary data (waiting lists or client lists) is presented to support timely occupancy of the development upon completion	✓		
	<u>Affordability</u> – The prices are affordable to a reasonable range of income levels (range = minimum income required to afford; maximum eligibility income)	✓		
	<u>Needs</u> – The project design (unit types, sizes, amenities, services) reflects the apparent needs & desires of the target population	✓		
	<u>Competition</u> – The project’s price, location, condition and amenities are reasonably attractive in comparison to other housing choices available to low-income area HHs	✓		

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
Other market risk factors:  None	✓		
<b>2. Borrower Risk</b>			
<u>Compatibility</u> – The project is compatible with the mission and strategic focus of the applicant	✓		
<u>Board capacity</u> – The board (if a nonprofit) is stable and has the skills and experience to oversee development	Merger of two boards results in stronger oversight		
<u>Staff development capacity</u> – The applicant's staff & development team have the required skills to undertake & complete the project		✓ Developer has reduced risk by hiring consultant	
<u>Past performance</u> – The applicant has performed adequately on previous projects of a similar nature	✓		
<u>Backlog/current project</u> – The current workload will not affect the ability of the applicant to complete this project	✓		
<u>Equity/pre-dev funds availability</u> – The applicant has the cash needed for its equity contributions, pre-development advances & organizational overhead to support the project during planning and implementation (5 – 10% of TDC)	✓ Developer obtained acquisition and pre-development financing from Village Bank		
<u>Liquidity/financial ability to absorb overruns/delays</u> – The applicant has sufficient financial strength to absorb reasonable project delays and cost overruns (check current ratio and liquidity of current assets)		✓ Budget contains adequate hard and soft contingency	
<u>Opportunity costs</u> – The applicant will not be prevented from accomplishing its other key activities as a result of undertaking this development	✓ Proposed project is at the heart of developer's mission		

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
project			
<u>Contingent/portfolio liabilities</u> – The financial obligations of the organization with respect to its portfolio or other programs present no significant risks to the proposed project	✓		
<u>Ongoing management capacity</u> – The applicant (or its identified management agent) has the capacity to manage the ongoing real estate, and to provide services as proposed		✓ Review Metro West's management performance over the next 6 months.	
Other Borrower risk factors:		It will be managing the CAU-DO portfolio.	
<b>3 Project Risk</b>			
Development budget cost reasonableness:			
<u>Acquisition cost</u> – The acquisition cost is supported by appraisal or other evidence of market value, and is reasonable given site remediation, infrastructure and prep costs	✓		
<u>Hard costs</u> – Construction/rehab costs: <ul style="list-style-type: none"> <li>▪ The design incorporates "green principles" for energy-efficiency;</li> <li>▪ The scope will ensure property standards compliance &amp; economic useful life for at least the compliance period;</li> <li>▪ Costs are reasonably related to scope;</li> <li>▪ Costs are final or based on detailed specifications to be considered reliable; and</li> <li>▪ There is a reasonable contingency provision for construction costs</li> </ul>	✓		

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
<p><u>Soft costs</u> – All non-construction line items are reasonable and supported, and reflect all expected project-related costs</p>	✓		
<p><u>Developer/consultant fees</u> – Total fees (including other fees collected by the developer or related parties) are reasonable compared to other projects</p>	✓		
<p><u>Reserves</u> – The project has adequate provisions for operating &amp; replacement reserves:</p> <ul style="list-style-type: none"> <li>▪ Capitalization of initial operating deficit is sufficient to reflect a reasonable rent-up period</li> <li>▪ Reserves are capitalized or reasonable annual contributions are in the operating budget</li> </ul> <p><u>Operating budget cost reasonableness:</u></p> <ul style="list-style-type: none"> <li>▪ <u>Rental Revenue</u> – Rents comply with HOME limits and are reasonable compared to market rents; vacancy/collection loss allowance is adequate</li> <li>▪ <u>Operating Expenses</u> – Total operating expenses (per unit per annum, or month) are reasonable for this type of project; all individual line items are reasonable</li> <li>▪ <u>Management Expenses</u> – sufficient allowance for management costs for this type of project</li> <li>▪ <u>Reserve Contributions</u> – Reasonable contributions to operating and replacement reserves (taking into account capitalized contributions to</li> </ul>	<p>\$15,000 capitalized reserves for 3 units</p> <p>Low HOME are well below market</p> <p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p>	<p style="text-align: center;">✓</p> <p>Confirm real estate taxes</p>	

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
<p>reserves – see above)</p> <ul style="list-style-type: none"> <li>▪ <u>Net Operating Income</u> – NOI and net available for debt service are reasonably calculated to maximum borrowing potential; debt service coverage ratio is reasonable or reflects lender requirements</li> <li>▪ <u>Cash Flow</u> – Cash flow projections are reasonable and not excessive for equity invested (if any)</li> <li>▪ <u>Services</u> – Adequate provision for services to reflect the target population's needs; service revenue sources identified sufficient to cover service expenses (separate from real estate operations)</li> </ul>	<p style="text-align: center;">✓</p> <p style="text-align: center;">✓</p> <p style="text-align: center;"><i>rents projected to cover service budget of \$1,500/yr.</i></p>		

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
<p><u>Readiness to Proceed</u> – Project plans are sufficiently advanced to ensure timely commencement of project upon award:</p> <ul style="list-style-type: none"> <li>▪ <u>Site Control</u> – applicant owns or controls the site</li> <li>▪ <u>Status of Approvals</u> – local approvals are in place or strong support is in evidence</li> <li>▪ Funds are committed</li> <li>▪ Project designs are completed</li> </ul>	<p>✓</p>	<p>condition of obtaining permit                      condition on FCF + Village Bank commitments                      condition of completion</p>	
<p><u>Completion Risk</u> – Completion of the project on time and within budgeted resources is likely, taking into account the following risk factors:</p> <ul style="list-style-type: none"> <li>▪ <u>Site Acquisition</u> – The risk of not being able to complete acquisition of the site or require environmental remediation</li> <li>▪ <u>Likelihood of Approvals</u> – The risk of obtaining all required approvals to develop the site</li> <li>▪ <u>Adequacy of Funds</u> – The risk of losing or not being able to finalize all critical funding commitments</li> <li>▪ <u>Firmness of Budget</u> – The risk that budget estimates are insufficient to cover construction scope or unfunded cost overruns</li> <li>▪ <u>Realistic Schedule</u> – The risk of failing significantly behind on the proposed implementation schedule</li> </ul>	<p>✓                      Site purchased                      Clean 21-E</p>	<p>condition of obtaining permit                      condition on FCF + Village Bank                      Condition on Final construction cost within budget</p>	

HOME Rental Projects – Underwriting and Risk Assessment Checklist  
 Source: Franke Consulting Group

Risk Category – Risk Factor	Acceptable Risk	Reducible Risk	Unacceptable
<p><b>Viability Risk</b> – The risk that the project, upon completion, will not be able to be maintained as affordable housing for at least the compliance period:</p> <ul style="list-style-type: none"> <li>▪ Long-term operating projections (based on reasonable year-to-year rent and expense increases) provide adequate reserve contributions and positive cash flow;</li> <li>▪ Management &amp; maintenance plans are sufficient to protect physical property long-term</li> </ul>	<p>✓</p> <p>✓</p>		

**4. Overall Risk Rating & Project Changes**

Recommended project changes and conditions for commitment based on risk factors identified:

- Review of final plans and spec
- Review of contractor once selected
- Obtaining comprehensive permit
- Review of MetroWest management capacity of CAMD's portfolio
- Firm commitment of FCF funds

- If real estate tax assumption is faulty, consider allowing High HOME rents on 1 or 2 units
- Final construction budget within projected amount
- Firm commitment of mortgage financing to The Price Center in connection with its purchase of the group home

City of Newton



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Barney S. Heath  
Director

**Community Preservation Committee  
Funding Recommendation for  
AUBURN STREET  
Affordable Housing & Historic Rehabilitation**

date: 23 June 2017  
from: Community Preservation Committee  
to: The Honorable City Council

**PROJECT GOALS & ELIGIBILITY**

This project will create 8 units of rental housing permanently affordable to households at up to 60% of the area median income (AMI); one 3-bedroom unit in the oldest part of a rehabilitated Italianate home originally built in the 1860s; a new modular building with one 3-bedroom and one 2-bedroom unit; and a second, fully accessible modular building designed as a 5-bedroom congregate home for adults with intellectual disabilities, to be owned and operated by the Barry L. Price Rehabilitation Center.

The project is eligible for CPA funding as the creation of affordable housing. The adaptive reuse of the historic house is also eligible for CPA historic resources funding, based on the Newton Historical Commission's declaration that the house is significant in Newton's local history and on the sponsor's commitment to comply with the federal historic rehabilitation standards required by the Community Preservation Act (MGL Ch. 44B).

**RECOMMENDED FUNDING**

After its public hearing on 31 May 2017, on 8 June 2017 the Community Preservation Committee (CPC) voted 7-0 (chair Jonathan Yeo and member Don Fishman absent) to recommend appropriating \$977,700 for this project as shown below, from the Community Preservation Fund's reserves and fund balances for housing and historic resources and if needed from the Fund's general reserve, to the Planning & Development Department for a grant to CAN-DO, for any purpose implied in this summary budget:

USES	by type of construction & (no. of housing units)	Congregate - New (5)	Family - Historic (1)	Family - New (2)	Total (8)
acquisition		\$256,645	\$526,634	\$161,721	\$945,000
construction		\$780,318	\$605,485	\$551,327	\$1,937,129
soft costs, including but not limited to: architecture, engineering, legal, permitting, marketing/tenant selection, taxes, insurance, development consultant		\$163,029	\$68,524	\$105,041	\$336,594
developer overhead / fee (50% / 50%; combined total ≈ 10% of other costs)		\$119,999	\$120,064	\$81,809	\$321,872
capitalized operating reserves			\$4,500	\$10,500	\$15,000
<b>TOTAL DEVELOPMENT COST</b>		<b>\$1,319,991</b>	<b>\$1,325,207</b>	<b>\$910,398</b>	<b>\$3,555,595</b>
<b>SOURCES</b>					
CPA (\$300,000 historic resources, \$677,700 affordable housing)				\$977,700	
CDBG (\$1,020,000) and HOME (\$447,900)				\$1,467,900	
Facilities Consolidation Fund (state funds, for congregate home only)				\$659,995	
sale of completed congregate home to Price Center (using bank mortgage)				\$450,000	
<b>TOTAL SOURCES</b>				<b>\$3,555,595</b>	

website [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa)

contact Alice E. Ingerson, Community Preservation Program Manager

email [aingerson@newtonma.gov](mailto:aingerson@newtonma.gov) phone 617.796.1144

### **SPECIAL ISSUES CONSIDERED BY THE CPC**

As for past small-scale affordable housing projects, many CPC members expressed concern about this project's high per-unit costs and about the long-term economic sustainability of the family units, to be owned by CAN-DO. However, all members also recognized that the congregate home provided important leverage for Newton public funds through access to state funds for which the rest of the project could not qualify and through the Price Center's capacity to carry a mortgage for that building, which it will own.

The Committee recognized that many reasons for the project's high costs were also reasons for the strong community support expressed at the public hearing, including from abutters. The project is in an ideal village-center location, close to shopping and transportation. The project's small scale will minimize its visual impact on the neighborhood streetscape. The project will preserve a relatively rare and early (pre-1870) historic home by moving it onto a new foundation, preserving or restoring its exterior, and rehabilitating its extensively reconfigured and deteriorated interior. Finally, the project's congregate home will be costly to construct, because it will serve for residents with medically intensive disabilities, but it will also allow these young adults to remain in their community, near their families.

### **ADDITIONAL RECOMMENDATIONS** *(funding conditions)*

1. All recommended CPA funds will be appropriated within 6 months, and the project will be completed within 24 months, after the date of this recommendation. If either deadline cannot be met, CAN-DO may request a written extension from the CPC, which the Committee may grant at its discretion.
2. All housing units created through this project will be listed on the state Subsidized Housing Inventory.
3. CAN-DO, as the final owner of the family housing, and the Barry L. Price Center, as the final owner of the congregate home, will grant to the City of Newton a permanent preservation restriction on the historic home and permanent affordability restrictions on all housing units. Affordability restrictions for the family housing will allow for "high HOME" rents, based on incomes up to 60% of the area median.
4. The phased release of CPA funds for the project will be governed by a detailed grant agreement that includes but is not limited to the conditions required of past CPA-funded housing projects: initial release upon final commitment of all funding required to complete the project, plus receipt of a Comprehensive Permit; initial release for construction upon procurement of a construction contract through the City of Newton Purchasing Dept., plus receipt of a building permit; phased release of developer overhead, based on construction progress; release of the funding for the developer fee upon completion of construction; and release of final 10% of the CPA grant upon receipt and presentation of a final report to the CPC.
5. Any CPA funds appropriated but not used for the purposes stated herein will be returned to the Newton Community Preservation Fund.

### **KEY OUTCOMES**

The Community Preservation Committee will evaluate this project based on how well it meets conditions 1 through 3 above.

### **ATTACHMENTS** (delivered to the clerks of the Land Use Committee and Finance Committee)

- ◆ Copy of the CPC's project webpage showing all information available there, including community comments received in writing: [www.newtonma.gov/gov/planning/cpa/projects/auburn.asp](http://www.newtonma.gov/gov/planning/cpa/projects/auburn.asp)  
In addition, once minutes of the CPC's 31 May 2017 public hearing and 8 June 2017 are approved, they will be posted on the CPC's [Committees & Meetings](http://www.newtonma.gov/gov/planning/cpa/committees&meetings) page:  
[www.newtonma.gov/gov/planning/cpa/committee/default.asp#Meetings](http://www.newtonma.gov/gov/planning/cpa/committee/default.asp#Meetings).
- ◆ Slide presentation to the CPC on 31 May 2017
- ◆ Key portions of the proposal to the CPC, including: project budgets, Newton Historical Commission review, site & floor plans, elevations and construction cost estimates
- ◆ Underwriting analysis by independent consultant, required for Newton HOME funding
- ◆ Background on the affiliation between CAN-DO and Metro West Collaborative Development



Setti D. Warren  
Mayor

City of Newton, Massachusetts  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Barney S. Heath  
Director

## MEMORANDUM

**TO:** Mayor Setti D. Warren

**FR:** Barney Heath, Director of Planning and Development  
Rachel Powers, Community Development Programs Manager

**RE:** Recommendations from the Planning and Development Board to allocate \$1,020,000.00 in Community Development Block Grant (CDBG) funding from Housing Rehabilitation and Development Program and \$447,900 in HOME Investment Partnerships Program (HOME) funding to Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO)/MetroWest Collaborative Development (MetroWest) for the development of 236 Auburn Street.

**Date:** September 1, 2017.

### EXECUTIVE SUMMARY

On June 5, 2017 and July 10, 2017, the Planning and Development Board considered recommendations from Housing and Community Development Staff to allocate a total of \$1,020,000 in CDBG funds and \$447,900 in HOME funds to CAN-DO/MetroWest for the development of 236 Auburn Street in Newton.

### BACKGROUND

The Housing and Community Development Division staff submitted a request to allocate \$1,020,000 in CDBG funds and \$447,900 in HOME funds to Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO), newly affiliated with the MetroWest Collaborative Development, for the development of eight units of affordable rental housing at 236 Auburn Street. The project consists of one 2-BR and two 3-BR units, affordable to households earning at or below 60% of Area Median Income (AMI) and a 5-BR congregate home for severely disabled adults, affordable to households at 30% AMI. The proposal as presented includes the acquisition, partial demolition, relocation and restoration of an existing nineteenth century house, the construction of a new modular, two-family duplex building, and a modular five-bedroom congregate house for severely disabled individuals on an 18,760 square foot lot in Auburndale.

The existing three-family historic single family home will be relocated to front the public way, Auburn Street, onto a new poured in-place concrete foundation. Two additions built in the 1930s and 1950s

will be removed, the building exterior restored, and the interior reconstructed to provide for an affordable three-bedroom family home. The modular duplex unit to be situated behind the historic house will contain two family housing units, providing an affordable 1,020 square foot two-bedroom and 1,280 square three-bedroom unit respectively.

The project includes the following unit mix, characteristics and affordability levels for the three affordable family housing units:

Units	Affordability Level	# of Bedrooms	# of Baths	Living type	Gross Living Area
1	Up to 60% AMI	3	1.5	Single-family detached, two-story	1,512 square feet (existing)
1	Up to 60% AMI	2	1	Single-family attached, two-story	1,020 square feet (proposed)
1	Up to 60% AMI	3	1.5	Single-family attached, two-story	1,280 square feet (proposed)

	Household Size	50% AMI	60% AMI
2 Bedroom	3 person	\$46,550	\$55,860
3 Bedroom	4 person	\$51,700	\$62,040

2017 HUD Income Limits

In accordance with staff recommendations, the target rent would be equal to the current published Low HOME rent which is set to be affordable to households whose incomes are less than 50% AMI and the maximum rent will be set based on the High HOME rent affordable to households whose incomes are less than 60% AMI. The project owner would continue to utilize this lower rent in the operating proforma and assumes that tenants will pay for utilities.

The following chart details this recommended target and maximum rent for those units mentioned above:

	Max Rent* HIGH HOME Gross Rent <60% AMI	Target Rent* LOW HOME Gross Rent <50% AMI
2 br	\$ 1,508.00	\$ 1,108.00
3 br	\$ 1,733.00	\$ 1,280.00
3 br	\$ 1,733.00	\$ 1,280.00

\* *Gross Rent inclusive of utility allowance.*

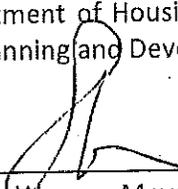
A 2,493 square foot congregate group home for individuals with severe disabilities will also be constructed to the rear of the site in partnership with the Barry Price Center. The single-story structure will contain five accessible bedrooms and room for live-in staff. The facility will be owned and operated by the Price Center and the five units will be affordable for individuals with disabilities whose incomes are less than 30% AMI.

The total development cost is budgeted at \$3,555,595. In addition to Community Development Block Grant (CDBG) funding and HOME Investment Partnerships Program (HOME) funding, CAN-DO seeks \$977,700 in Community Preservation Act (CPA) funding and \$659,995 in State allocated Facilities Consolidation Funds (FCF), for a total of \$3,105,595 in publicly-controlled money. At the project completion, the proposed group home will be sold to The Barry Price Center, a Newton non-profit specializing in providing housing and supportive services for disabled residents, generating an additional \$450,000 in private resources. The proposed project targets priority populations-extremely low and low income households as identified in the FY16-FY20 Consolidated Plan and will be eligible for listing on the Massachusetts Subsidized Housing Inventory (SHI).

**RECOMMENDATION**

The Planning and Development Board voted 4-1-1 in support of the recommendation from Housing and Community Development Division Staff to allocate \$1,020,000 in CDBG funds and \$447,900 in HOME funds to CAN-DO/MetroWest for the development of 236 Auburn Street in Newton.

If you approve of these recommendations, please sign below and the attached letter to the U.S. Department of Housing and Urban Development, and return both documents to Rachel Powers in the Planning and Development Department.

  
\_\_\_\_\_  
Setti D. Warren, Mayor

9/18/17  
\_\_\_\_\_  
Date

## PETITION to SUPPORT PERMITTING AND FUNDING for CAN-DO'S PROJECT AT 236 AUBURN STREET

*We, the undersigned residents of the City of Newton do hereby declare that:*

*We support CAN-DO'S application for zoning relief under Massachusetts's General Laws Chapter 40B to build one five bedroom congregate building to house 5 individuals with development disabilities, renovate and restore one historic residential building to create one 3- bedroom unit for a very low-income family and construct one duplex to house one 2- bedroom unit and one 3- bedroom unit both for very low-income families at 236 Auburn Street, Auburndale. We also support the allocation of funds from the Community Development Block Program Grant; HOME Funds; and historic and community housing funds from the Community Preservation Committee for the Project in amounts necessary to develop a sustainable and financially viable project. We recognize that in order to preserve the economic diversity of Newton and fulfill its recent commitment to be a "welcoming city" it is necessary to expend a significant level of public funding to set rents at a level that very low-income families can afford.*

Name	Address	Zip Code	Phone #	E-mail
Steffi Karp	4586 Woodward St.	02468		
Mureen Sullivan	1012 Chestnut St.	02464		
Allison Yee	29 Vincent St.	02468		
Mark Sokoll	815 CAN-DO WAY	02459		
[Signature]	11 Maple Rd	02459		
Joseph A. D. [Signature]	457 Wolcott St.	02466		

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Name	Address	Zip Code	Phone #	E-mail
Aida Franquize	405 Canoley Rd #16	62459		
Esther Schlorke H2	63 Smith Ave	02465		

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
Anne Hess-Maha	871 Watertown St	02465		
Ed Hess-Mahan	871 Watertown St.	02465		
Anne M Larner	68 Myrtle St	02465		
Dwan Heyman	70 VATIC RD	02468		
Barbara Kupatze	672 Chestnut St.	02468		
Ruthanne Felli	163 Suffolk Rd	02467		
Susan Albuqill	1075 Commonwealth Ave	02455		
Alison Leary	192 Chapel st	02458		

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Name	Address	Zip Code	Phone #	E-mail
Marcia Ash	39 BENIS ST	02460		
HOWARD JOHNSON	39 BENIS ST	02460		
Mark Dorfman	105 Pine Ridge Rd.	02468		

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
MARY RYAN	36 FREEMAN ST	02467		
Jeanette McConarty	122 Temple St	02465		
SUSAN BRIGHAM	401 CHERRY ST.	02465		
S BRIGHAM	401 CHERRY ST	02465		
Erika Pond	62 Upland Rd.	02468		
Kyle Pond	62 Upland Rd	02468		

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Name	Address	Zip Code	Phone #	E-mail
ANDREA KELLEY	47 PLEASANT ST. NEWTON	02459		
John Crowley	26 Circuit Ave HLF	02461		
PHIL VANCE	26 CIRCUIT AVE NEWTON	02461		
Lilette Rivera	32 Circuit Ave Newton	02461		

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Name	Address	Zip Code	Phone #	E-mail
C. Robert Horsburgh	5 Oakwood Ter	02459		
DAVID PENNANTINI	19 FAIRMONT AVE	02458		
CHERYL LINDSAY	66 CONCORD ST	02462		
Greg Reibman	10 Mayflower Ter	02457		
Gail Spector	111 Upland Ave	02461		
Brita Lonnberg	5 Oakwood Ter	02459		

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Name	Address	Zip Code	Phone #	E-mail
MICHELLE HAYES	212 HIGHCAMP ST	02050		
NINA ZEDDY	62 MIDDLE ST	02458		
Cindy Kane	23 Bemis St	02460		
Tudie Haber	613 California St	02460		
Deanna Reid	18 Cambria Rd	02465		
JACK WLEADEN	613 California St	02460		

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Name	Address	Zip Code	Phone #	E-mail
Marina DeJesus	20 Falmouth Rd	02465		
Abigail Lozada	20 Falmouth Rd	02465		
JOAN KUNITZ	51 PRATT DR.	02465		
DAN KUNITZ	51 PRATT DR.	02465		
Alana Petros	54 Eddy St	02465		
Sheila Decter	13 Ransom Rd.	02459		

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
Vincent O'Donnell	10 Leighton Rd Auburndale	02466		
Michael Spurr	10 Noble St	02465		
Carla Ramon Vise	10 Noble St	02465		
	85 Jackson Ave	02458		

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
FRANK LASKI	154 OLIVER RD	02468		
Nancy Zollers	154 Oliver Rd	02468		
Arlen Ritzberg	497 Chestnut St	02468		
Judy Jacobson	289 Cypress Street	02459		
Nadine Cohen	28 Foster Ave	02461		
TAMARA Bliss	9 Lewis St	02458		
Lois A Levin	497 Chestnut St.	02465		
Wataru Matsuyasu	57 Evergreen Ave	02466		
Karla Armenoff	57 Evergreen Avenue	02466		

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Name	Address	Zip Code	Phone #	E-mail
Kathy Lester	26 Mrs. [unclear]	02460		
ALICE KAPROW	47 PAGE RD	02460		
DAVID BACKER	47 PAGE RD	02460		
Trisha Johnson	288 Walnut Street	02460		
Tammy McKenna	61 Reed St #2	02458		





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Name	Address	Zip Code	Phone #	E-mail
Barbara Whitesides	124 Grammere St.	02458		
Barbara Hassinger	10 Cleaveland St.	02458		
Jane McKeon	52 Madison Ave	02460		
Kevin McLean	52 Maduca Ave	02760		
Beth Lloyd	65 TAFT AVE	02469		
W. Bart Lloyd	65 Taft Ave	02468		
Richard Hassinger	10 Church St	02458		
Clyde G Moss	229 Franklin St	02458		

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*We support CAN-DO'S application for zoning relief under Massachusetts's General Laws Chapter 40B to build one five bedroom congregate building to house 5 individuals with development disabilities, renovate and restore one historic residential building to create one 3- bedroom unit for a very low-income family and construct one duplex to house one 2- bedroom unit and one 3- bedroom unit both for very low-income families at 236 Auburn Street, Auburndale. We also support the allocation of funds from the Community Development Block Program Grant; HOME Funds; and historic and community housing funds from the Community Preservation Committee for the Project in amounts necessary to develop a sustainable and financially viable project. We recognize that in order to preserve the economic diversity of Newton and fulfill its recent commitment to be a "welcoming city" it is necessary to expend a significant level of public funding to set rents at a level that very low-income families can afford.*

Name	Address	Zip Code	Phone #	E-mail
Ana Bonilla	448 Lowell Ave	02460		
Holly Ryan	21 Avery Path	02459		
Fran Mc Grath	1617 Washington St	02465		
Marian F.D. Mandell	75 Highland St.	02465-24		
Shann Street	9 Elmwood pk	02460		



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Name	Address	Zip Code	Phone #	E-mail
Ulryse GIBSON	19 Hampden Terrace	02459		
Sandace Havens	25 Harnewell Ave	02458		
CHARS PIMPLEY	19 HAMPDEN TERRACE	02459		

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Name	Address	Zip Code	Phone #	E-mail
Maurice D. Madison	61 Union St Newton	02458		
Emily Casarin	50 Telford Avenue Newton, MA	02465		
Karen Harvey	77 CORNELL ST 02462	02462		
Diane Tilderson	77 Cornell St. 02462	02462		

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Name	Address	Zip Code	Phone #	E-mail
Peter November	3 Briar Lane Newton	02460		
M. Schooner	9 Mount Side St	02458		
Elana November	3 Briar Lane Newton	02460		
Dianne Price	15 Avondale Rd - Newton	02459		
Rd Br	15 Avondale Rd	02459		
Susan Breecht	47 Whittemore Rd.	02458		
Robert Young	120 Cabot Street	02458		

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Name	Address	Zip Code	Phone #	E-mail
Howard Hayward	69 Walker St	02460		
KAREN HAYWOOD	69 Walker St	02460		
SHELBY ROBINSON	2251 WASHINGTON ST	02462		
DANNY CEEL	403 River St	02453		
WALTER COVACH	20 Hillside Rd	02461		
STEPHEN COOPER	43 North Belgrave Rd	01923		

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Name	Address	Zip Code	Phone #	E-mail
DONNA ROSENBERG	250 Hammond Pond Pkwy	02467		
DANON ROSENBERG	250 Hammond Pond Pkwy	02467		
DAVID [Signature]	66 Vine St	02467		
MICHAEL COLINO	360 WALTHAM ST	02465		

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Name	Address	Zip Code	Phone #	E-mail
Gershwitz	50 Green Pl	02458		
Stern	49 Woodchester Dr	02467		
Zurich Kardon	20 Woodlawn Dr	02467		
KIMBALL	20 WOODLAWN DR	02467		







236 Auburn Street, Newton MA.

**Project Description (Narrative).**

The project includes the part demolition and restoration of a nineteenth century house, the addition of a two family duplex building, and a five bedroom congregate house on an eighteen thousand plus square foot lot in the Auburndale village of Newton, MA.

The historic single family home will front the public way, Auburn Street. The duplex unit will be located behind the historic house, and the congregate unit will be located at the end of the site. A short drive into the lot will access eleven parking spaces for the single family units and the congregate house. The lot is flat with mature trees at its perimeter.

The original existing house on the site dates from the mid to late 1860s, and includes several additions dating from the 20<sup>th</sup> Century; these latter additions will be removed and the original house will be restored at the exterior with interior renovations providing a three bedroom home. The historic house is an Italianate two and half story frame structure, with simple gable geometries and a center gable dormer over the one story entry porch. The existing house will be moved to a new foundation. The exterior window/entry/ eave/corner details will be restored and new cedar clapboard siding will be installed. The interior will be repartitioned to provide a three bedroom, one and half bath, kitchen, dining and living room single family living unit. Interior finishes are modest; laminate or oak floors, tile baths, linoleum kitchen flooring with 1x trim throughout. The historic house because of its proximity to the highway will have triple glazed windows with provision for future central airconditioning. Heating systems to be baseboard hydronic, gas fueled.

The new duplex unit will be of modular construction and will include two single family housing units. The duplex will provide a two bedroom, one bath, kitchen/dining and living room, and a three bedroom, one and half baths, kitchen, dining room, and living room unit. The units will be two story, with simple intersecting gable roof, wood or composite siding and double hung wood window units. Baseboard hydronic heating, gas fired will be provided at each unit. The new duplex building nearest the historic house is simply shaped so as not to dominate the former's architectural character. The exterior of the modular structure, including porches, will be completed on site, with clapboards equal in exposure to those of the historic house. Note that the duplex massing is lower and smaller than the historic house to maintain the primary position of the latter on the site.

The modular congregate house will include five accessible bedrooms, two baths, a kitchen, dining, and living room with a live-in staff office/bedroom and bath. The house will be a single story, modular construction, wood frame dwelling. Gable roofs, wood siding, and double hung windows will match the character and geometries of the duplex and historic house. Exterior finishes will be site built. Interior finishes will be similar to that of the duplex homes. Baseboard hydronic heating, and central air-conditioning will be provided for the congregate house. Note that the congregate house height is lower than the adjacent housing units, and that its length is obscured by the two family duplex, although its entry can be clearly seen from the driveway entry. Emphasis again is on maintaining the primary position of the historic house on the site.

The site will have underground electrical (each unit of the four will have separate services). On site surface drainage system (under paving), bituminous driveway and parking, concrete walks, curbs, and ramps, and a stockade wood fence at the perimeter of the parking area. Landscape scope will include the pruning of the existing perimeter mature oak and maple trees, the addition of 3-4 inch caliper trees throughout the site, seeded lawns, and foundation planting around entry/side porches and ramps.

The surrounding neighborhood of two family and multi-family dwellings are of a variety of age and style. There are no patterns to their siting other than that their main entrances face Auburn Street, and that the vehicular access is typically to one side of the properties. The adjacent house to the northwest is sited similarly to the new development at 236 Auburn, which is long and narrow and is composed of a simple gabled roof structure. The space separating the existing historic house and the new modular building aligns with the adjacent existing two family dwelling to the south. The other neighboring lots are of varying size, as are the houses that are sited on them. The majority of houses are two or two and a half stories, with gable or hipped roofs. Exterior wall finishes vary from brick to clapboard to shingles, and windows vary from double hung, to casements, and to awnings. There is no consistent architectural massing of the houses one to the other, and the character of the surroundings is eclectic. The parallel street, Central Street, has an equal variety of houses, and includes a lot and housing development, one lot to the southeast, of similar size and scale of the proposed Auburn Street Homes.

space separating the existing historic house and the new modular building aligns with the adjacent existing two family dwelling to the south. The other neighboring lots are of varying size, as are the houses that are sited on them (see neighborhood plan). The majority of houses are two or two and a half stories, with gable or hipped roofs. Exterior wall finishes vary from brick to clapboard to shingles, and windows vary from double hung, to casements, and to awnings. There is no consistent architectural massing of the houses one to the other, and the character of the surroundings is eclectic. The parallel street, Central Street, has an equal variety of houses, and includes a lot and housing development, one lot to the southeast, of similar size and scale of the proposed Auburn Street Homes.

**Part Demolition Description:**

The additions to the existing Eighteen Century house were made in the 1930s, and 1950s, and are not in character with the existing historic home. Those additions will be removed, and the exterior of the house will be restored. Work will include the relocation of the house onto a new poured in place concrete foundation, replacing the existing rubble base which has been cosmetically patched but is not structurally sound.

**Rehabilitation:**

The historic building, with additions removed, will also be restored at its exterior. The window, door, siding and eave trim will be restored, and the interior will be reconstructed to provide for a single family dwelling meeting current residential codes.

**New Construction:**

The two family duplex will be of modular construction, factory finished at the interior, with foundations and exterior finishes constructed on site.

The five bedroom congregate house will be built-on site with wood frame construction meeting codes for congregate facility construction.

## 2. Existing conditions

### 3. Typical floor plans and elevations

## 4. Table of proposed building types

## BUILDING INFORMATION

	<u>NUMBER OF BEDROOMS</u>	<u>FLOOR AREA</u>	<u>NUMBER OF STORIES</u>	<u>LOT COVERAGE</u>
CONGREGATE HOUSE	5	2,496 S.F.	1.5	13.3% (2,496 S.F.)
1868 HOUSE	3	1,592 S.F.	2.5	4.5% (842 S.F.)
<u>DUPLEX</u>				
2 BEDROOM	2	1,006 S.F.	2.5	2.7% (515 S.F.)
3 BEDROOM	3	1,284 S.F.	2.5	3.5% (652 S.F.)
(TOTAL)	13	6,378 S.F.		24.0% (4,505 S.F.)

TOTAL F.A.R. = 6,378 S.F. / 18,763 S.F. = 0.34

NOTE: ALL BUILDING CONSTRUCTION SHALL BE R3. SEE ARCHITECTURAL PLANS FOR FURTHER INFORMATION.

## ZONING INFORMATION

ZONE: MR-1  
 PLAN DATED: DESCRIPTION BY DEED  
 DEED REFERENCE: BOOK 64494 PAGE 25

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED</u>
LOT AREA	18,726 S.F.	18,726 S.F.	7,000 S.F. MIN.
FRONTAGE	109.62'	109.62'	70' MIN.
SETBACKS			
FRONT	41.8'	19.6'	25' MIN.
SIDE	29.0'	12.1'	7.5' MIN.
REAR	66.1'	15.7'	15' MIN.
BUILDING HEIGHT	-	30.5'	36' MAX.
BUILDING STORIES	2.5	2.5	2.5 MAX.
LOT COVERAGE	9.1%	24.0%	30% MAX.
OPEN SPACE	68% ±	52.2% ±	50% MIN.
<hr/>			
BUILDINGS	1,700 S.F.	4,505 S.F.	
STRUCTURES	2,175 S.F.	4,547 S.F.	
DRIVE	<u>3,765 S.F. ±</u>	<u>4,423 S.F. ±</u>	
	5,940 S.F. ±	8,970 S.F. ±	

ZONING COMPLIANCE DETERMINED BY MUNICIPALITY.  
 SEE ARCHITECTS DOCUMENTS FOR FAR CALCULATION

APPROX. AREA OF WALKWAYS & TERRACE = 1,808 S.F. ±

<u>PROPOSED</u>	<u>AREA</u>	<u>LOT COVERAGE</u>
BUILDINGS	4,505 S.F.	24.0%
PARKING AREA	4,423 S.F.	23.6%
OTHER PAVED AREAS	1,808 S.F.	9.6%
OPEN SPACE	9,834 S.F.	52.4%

## 5. Summary showing lot area

## BUILDING INFORMATION

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	5,940 S.F. ±	8,970 S.F. ±	

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OPEN SPACE	9,834 S.F.	52.4%

## 6. Utilities plan

## 7. Subdivision – not applicable

## 8. Proof of jurisdictional requirements of 760 CMR

JUL 01 1999

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 24 1999

CITIZENS FOR AFFORDABLE HOUSING IN  
NEWTON DEVELOPMENT CORP INC  
429 WATERTOWN ST STE 203  
NEWTON, MA 02458

Employer Identification Number:  
04-3223633  
DLN:  
17053121731029  
Contact Person: STEVEN WILLIAMS ID# 31310  
Contact Telephone Number:  
(877) 829-5500  
Our Letter Dated:  
July 1994  
Addendum Applies:  
No

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

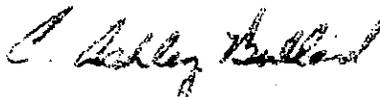
Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,



District Director



Commonwealth of Massachusetts  
**DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT**

Charles D. Baker, Governor ♦ Karyn E. Polito, Lt. Governor ♦ Chrystal Kornegay, Undersecretary

November 21, 2017

Jennifer Van Campen  
Executive Director  
CAN-DO  
79B Chapel Street  
Newton, MA 02458

Re: 236 Auburn Street, Newton, MA  
Determination of site eligibility and preliminary approval under FCF

Dear Ms. Van Campen:

We are pleased to inform you that your project eligibility application (PEL) for Facilities Consolidation Fund (FCF) designation for the proposed 236 Auburn Street project at 236 Auburn Street in Newton, Massachusetts, has been approved, subject to the fulfillment of the conditions listed below and on the following page. This approval is based on your application that sets forth a plan for a total of eight units of rental housing in three buildings, of which all eight units will be low or moderate income ("affordable") units. The eight units will include a five-bedroom congregate residence (five units) for developmentally disabled adults serving households at or below 30% of Area Median Income; a duplex building with one two-bedroom rental housing unit and one three-bedroom rental housing unit serving families at or below 60% of Area Median Income (two units); and one detached three-bedroom rental housing unit serving families at or below 60% of Area Median Income (one unit). The five-bedroom congregate housing will be supported by FCF.

The proposed rents for these units are generally consistent with the standards for affordable housing to be included in a community's Chapter 40B affordable housing stock. The project sponsor, CAN-DO, currently owns the property. On behalf of CAN-DO, you have identified financing sources to support all eight units, including three affordable housing resources from the City of Newton. As part of the review process, the Department of Housing and Community Development (DHCD) has reviewed the application and, with CEDAC, performed a site visit to the proposed project. The following are our findings:

1. The proposed project appears generally eligible under the requirements of the Facilities Consolidation Fund program, subject to final program review and approval.
2. DHCD and CEDAC have performed an on-site inspection of the proposed project site.
3. The proposed housing design is appropriate for the site.
4. The proposed project appears financially feasible in the context of the Newton housing market.
5. The initial pro forma for the project appears financially feasible on the basis of estimated development costs.

6. CAN-DO meets the general eligibility standards for the FCF program.

The proposed project will be required to comply with all state and local codes not specifically exempted by a comprehensive permit. In applying for a comprehensive permit, the project sponsor should identify all aspects of the proposal that will not comply with local requirements.

As you know, the specifics of this project must be formalized in a regulatory agreement signed by the municipality, the project sponsor, and DHCD prior to starting construction. Information concerning both the regulatory agreement and the procedures that must be followed for the leasing of individual affordable units will be forwarded to you by DHCD. In preparation for signing of the regulatory agreement, the DHCD legal office will review the comprehensive permit and other project documentation. Additional information may be requested as is deemed necessary. Your cooperation in providing such materials will help the project move toward construction as quickly as possible.

As stated in the application, the five-bedroom congregate housing will be supported by FCF, and eligible for inclusion in the town's subsidized housing inventory. All of the FCF rooms will be marketed and rented to tenants whose annual income may not exceed 30% of area median income, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development.

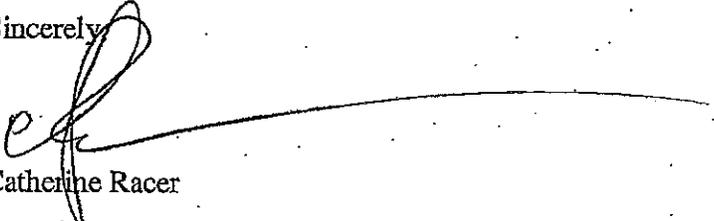
The conditions that must be met prior to final DHCD approval include:

1. Submission to DHCD of the finalized details of the comprehensive permit.
2. DHCD must approve any changes to the application it has just reviewed and approved, including but not limited to alterations in unit mix, rents, development team, unit design, pro forma, or site plan. As the project nears completion of construction, DHCD staff may visit the site to ensure that the development meets program guidelines.
3. The project sponsor must comply with all applicable requirements and standards of the FCF Program should this source of funding be used.

This letter shall expire two years from this date, or on November 21, 2019, unless a comprehensive permit has been issued and construction has begun.

We congratulate the City of Newton and the project sponsor on their efforts to work together to increase the city's supply of affordable housing. If you have any questions as you proceed with the project, please call Ayana Gonzalez at (617) 573-1305.

Sincerely,



Catherine Racer  
Associate Director



2016 00235158

Bk: 68683 Pg: 242 Doc: DEED  
Page: 1 of 2 12/29/2016 12:27 PM

DBE

Return to:

JOSEPH ROSSI  
ATTORNEY AT LAW  
2120 COMMONWEALTH AVENUE  
NEWTON, MA 02466

**QUITCLAIM DEED**

I, **Maia R. Perel, Personal Representative of the Estate of Peter I. Parel a/k/a Pyotr Perel, Middlesex Probate and Family Court Docket #M16P1756EA, of Lawrence, Kansas, holder of a Decree of License to Sell Real Estate from the Probate Court of Middlesex County dated December 2016, by power conferred by said Decree and every other power,**

For consideration paid of Nine Hundred Thousand Dollars (900,000.00),

Grant to **Citizens For Affordable Housing In Newton Development Organization, Inc., a Massachusetts corporation** with a principal office at 1075 Washington Street, Newton, MA 02465,

with *quitclaim covenants,*

The land with the buildings thereon situate on the Southerly side of Auburn Street in that part of Newton, Middlesex County, Massachusetts know as Auburndale and being number 236 Auburn Street, bounded and described as follows:

236 Auburn Street, Newton

- NORTHERLY: by Auburn Street, one hundred seven (107) feet;
- EASTERLY: by land now or formerly of William E. Tyler, one hundred ninety (190) feet;
- SOUTHERLY: by land now or formerly of George Banker, one hundred seven (107) feet, ten (10) inches and
- WESTERLY: by land now or formerly of F. Shumway, one hundred seventy (170) feet.

Excepting, however, from the above described premises, so much of the same as was taken by Massachusetts Turnpike Authority as set forth in instrument recorded with Middlesex South District Registry of Deeds on March 7, 1963 in Book 10228, Page 235.

Grantor states under the pains and penalties of perjury that there are no persons entitled to rights of homestead in the premises.

For Grantor's title, see Deed dated November 4, 2014 and recorded with the Middlesex South County Registry of Deeds at Book 64494, Page 22.

MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 12/29/2016 12:27 PM  
City# 258168 26000 Doc# 00235158  
Fee: \$4,104.00 Cons: \$900,000.00

Witness my hand and seal this 7<sup>th</sup> day of December, 2016.

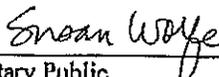
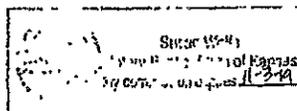


**Maia R. Perel, Personal Representative  
of the Estate of Peter I. Perel a/k/a Pyotr Perel**

**STATE OF KANSAS**

*Doughs*, ss

On this 7<sup>th</sup> day of December, 2016, before me, the undersigned notary public, personally appeared **Maia R. Perel, Personal Representative as aforesaid**, and proved to me through satisfactory evidence of identification, which was her driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purposes.



**Notary Public  
My Commission Expires: 11-3-19**

## 9. Requested variances

**REQUESTED COMPEHENSIVE PERMIT RELIEF  
IN LIEU OF PERMITS REQUIRED UNDER CITY ORDINANCES  
236 AUBURN STREET, NEWTON**

I. SUMMARY OF RELIEF REQUESTED:

The Applicant requests that the Zoning Board of Appeals grant a comprehensive permit in lieu of the following permits, licenses and approvals in accordance with the provisions of G. L. c. 40B §20 et seq. and under the Newton Revised Ordinances of 2012, of which Chapter 30 is the Zoning Ordinance as mostrecently amended.

ZONING ORDINANCE

- A. Use: The Applicant seeks a comprehensive permit in lieu of use variances, special permits and approvals to allow the Property to be used for the Project including without limitation:
1. Variance from the provisions of §3.4 Allowed Uses to permit the Property to be used for more than one building on lot, i.e., three buildings consisting of: (a) the original historic single family dwelling; (b) a separate freestanding two-family dwelling; and (c) a congregate living facility containing separate living facilities for 5 residents. The Property is currently zoned *Multi-Residence 1*, which district allows single and two-family dwellings by right and a congregate living facility by special permit. However these uses are not allowed simultaneously in conjunction with one another.
  2. Variance to waive the requirements of §5.11 to conform to the provisions for inclusionary zoning to the terms of the application, if and to the extent necessary in accordance with section 5.11.3.
- B. Density and Dimensional Controls: The Applicant seeks a comprehensive permit in lieu of such variances or special permits as may be required from or under §3.2 for construction of the Project in the Multi-Residence 1 (MR1) District including without limitation:
1. Variance from the dimensional requirements of §3.2.3 as follows:  
Front Yard Setback: Required: 25 ft.          Provided: 19.8 ft.
- C. Parking Requirements: The Applicant seeks a comprehensive permit in lieu of a special permit pursuant to §5.1.13 for exceptions to the following requirements:
1. Under §5.1.8.A.1 to permit all 11 parking spaces to be within setback areas from a street and sidelines.
  2. Under §5.1.8.C to permit the width of the maneuvering aisle to be less than 24 feet (20').

3. Under §5.1.9.A to permit an outdoor parking facility containing more than 5 stalls parking spaces to be located adjacent to an abutting property and the street without the minimum 3-foot landscaped strip.

4. Any other relief which may be necessary or appropriate and may be granted by the City Council under §5.1.13 to conform to the waivers sought to the plan submitted.

D. Site Plan Approval: The Applicant requests a comprehensive permit in lieu of site plan approval required under §7.4 in connection with special permits granted under §7.3.

## NON-ZONING ORDINANCES

E. Tree Ordinance - Revised Ordinances §20-31 et seq.

Revised Ordinances §20-31 *et seq.* require a permit and the payment of fees for removal of trees from the property under certain circumstances. To the extent that any permit or fee payment would otherwise be required under Revised Ordinances §20-31 *et seq.*, the applicant requests a comprehensive permit in lieu of a waiver of such permit and fees.

F. Demolition Delay - Revised Ordinances §22-44

Revised Ordinances §22-44 provides for a review by the Newton Historic Commission and the possible imposition of a demolition delay for demolition of historically significant buildings. To the extent the existing house or other elements of the Property may be deemed to fall within the jurisdiction of the Newton Historic Commission under Revised Ordinances §22-44, a comprehensive permit is sought in lieu of a determination of the Newton Historic Commission that such structures or features are not preferably preserved.

G. Curb Cut Permit

The applicant requests a comprehensive permit in lieu of any sidewalk crossing permits or consent of the Commissioner of Public Works to the extent necessary to comply with requirements of Revised Ordinances §26-65.

H. Utility Connection Permits

The applicant requests a comprehensive permit in lieu of such local approvals as our required under Revised Ordinances §23, 26 and 29 or otherwise to (i) open streets, (ii) make utility connections for water, sewer, storm water, gas, electric, cable or other utilities or (iii) cross sidewalks from time to time.

I. Light Ordinance

Revised Ordinances §§20-23 to 20-28 provided limitations on installation of light sources which do not conform to the criteria stated. §20-26 provides for waivers to be granted by the Planning and Development Board. To the extent that any light source may not conform to the requirements of §20-24 or that the requirements of that section

may be inconsistent with §5.1 the Applicant seeks a comprehensive permit in lieu of any waiver requested under §7.8.

J. Additional Relief

The applicant requests a comprehensive permit in lieu of all other permits, licenses or approvals in as may be issued by the City of Newton as necessary to conform the relief sought to the plans filed with the application as the same may be amended from time to time. Included within the relief sought are all ancillary, subsidiary, usual, customary unnecessary local permits, approvals or licenses in lieu of which the board may grant a Comprehensive Permit to the extent necessary to conform to the relief required for construction of the plans submitted here with as may be amended from time to time.

City of Newton Massachusetts  
**ZONING BOARD OF APPEALS**

Premises affected: An 18,760 sq. ft. lot of land on Auburn Street

Citizens For Affordable Housing Development Organization Inc. (CAN-DO) (hereinafter the "Applicant") hereby applies to the Board of Appeals of the City of Newton, Massachusetts, pursuant to General Laws, Chapter 40B, Section 20 through 23, as amended, for the issuance of a Comprehensive Permit authorizing the Applicant to rehabilitate the existing single family dwelling to create eight affordable rental units, including two 3-bedroom units affordable to households earning 80% of area median income and six 2-bedroom units affordable to households earning 50% of area median income and on land located at 236 Auburn Street in Newton, Massachusetts. The Applicant and the development are more particularly described in the exhibits hereto annexed and submitted simultaneously here with all of which are incorporated herein by reference and constitute the documents required to be submitted under the regulations for filing a 40B Application by the Massachusetts Department of Housing and Community Development (760 CMR 56.00)

10.- 12. Statement of hardship – not applicable; Subsidized Housing Inventory attached and Filing fee provided

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Newton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2170	Horace Mann Apts	674-690 Watertown Street	Rental	72	Perp	No	HUD
2171	Jackson Gardens	111 JF Kennedy Circle	Rental	64	Perp	No	HUD
2172	Norumbega Gardens	46 Ash Street	Rental	57	Perp	No	HUD
2173	Parker House	21 Parker St.	Rental	33	Perp	No	HUD
2174	Hampton Place	Florence Street	Rental	5	Perp	No	DHCD
2175	Centenary Village	234 Central Street	Rental	12	Perp	Yes	DHCD
2176	Echo Ridge	76 Thurston Street	Rental	40	Perp	No	DHCD
2177	Hamilton Grove Apts	541 Grove Street	Rental	42	Perp	No	DHCD HUD
2178	Nonanton Village Apts	239 Watertown Street	Rental	36	Perp	Yes	DHCD
2180	Centenary Village	234 Central Street	Rental	7	Perp	No	DHCD
2181	New Hyde School	82 Lincoln St	Rental	24	Perp	No	DHCD
2182	Beaconwood Apartments	14 Wilson Street & Hargrave Circle	Rental	20	Perp	No	DHCD
2183	Scattered Sites	Carter St, Tremont St, Chestnut St, Bryon Rd, Lagrange St, Christina St, Cotella Rd	Rental	15	Perp	No	DHCD
2184	Scattered Sites	Langley Road, Grove St, Pettee St, High St, Winchester St, Jackson St, Watertown St	Rental	17	Perp	No	DHCD
2185	Scattered Sites	Alden Pl, Pine St, Lowell Ave, Florence St, Rebecca Rd, Kerry Ct	Rental	10	Perp	No	DHCD
2186	Village Falls & Chestnut Grove	181 Oak St & Chestnut St	Rental	18	Perp	No	DHCD

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This data is derived from information provided to the Department of Housing and Community Development (DHCD) by individual communities and is subject to change as new information is obtained and use restrictions expire.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Newton**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2189	Beard House	21 Bonlempo Road	Rental	5	2035	No	EOHHS HUD
2190	Cabot Park Village	276-278 Newtonville Ave., 22-24 Munroe St	Rental	100	2026	No	MassHousing MassHousing
2191	Campus House I	601 Winchester St.	Rental	100	2025	Yes	HUD
2192	Coleman House	677 Winchester St.	Rental	46	2038	Yes	DHCD HUD
2193	Casselman House	195 Sumner St.	Rental	43	2022	No	HUD
2194	California Street	538 California St	Rental	8	2041	No	HUD
2195	Newton CLN House	390 Newtonville Avenue	Rental	11	2034	No	DHCD FHLBB HUD
2196	Coyne Road Residence	18-22 Coyne Road	Rental	6	2041	No	EOHHS HUD HUD
2197	Crescent Field	36-48 Crescent Street	Mixed	12	2040	No	DHCD FHLBB MHP
2199	Garfield House	14 Nonantum Place	Rental	3	2017	No	DHCD HUD

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Newton**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2200	Golda Meir House I	160 Stanton Ave.	Rental	100	2020	Yes	HUD
2201	Golda Meir House II	160 Stanton Ave.	Rental	99	2034	Yes	HUD
2202	Houghton Village	27-80 Hamlet St.	Rental	50	2019*	No	MassHousing
2203	Evans Park at Newton Center	430 Centre Street	Rental	115	2025	No	DHCD MassHousing
2204	The Barry Price Residence	1751 Washington St	Rental	4	2035	No	DHCD
2205	Homes at Auburndale Yard	32-50 Pine Street	Rental	3	2038	Yes	HUD
2206	Juniper House	14 Newtonville Ave	Rental	7	2040	No	EOHHS HUD
2208	New Falls Apts	2281 Washington St.	Rental	60	2018	No	HUD
2209	Peirce House	88 Chestnut Street	Rental	34	2031	No	MassHousing
2213	Warren House	1600 Washington St	Rental	59	2030	No	MassHousing MassHousing
2214	John W. Weeks House	7 Hereward Road	Rental	75	2034	No	DHCD MassHousing
2215	West Suburban YMCA	276 Church Street	Rental	25	Perp	No	DHCD HUD
2216	Webster Street	228 Webster Street	Rental	6	2040	No	HUD
2218	Orchard Avenue	40 Orchard Ave West	Rental	8	2021	No	HUD

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Newton**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
2219	Osbourne Path	117 Osbourne Path	Rental	4	2040	No	HUD
3902	Woodmere Commons	412-416 Parker St	Ownership	5	2030	Yes	DHCD
3903	Avalon at Upper Falls	99-109 Needham St	Rental	294	perp	Yes	MassHousing
3906	Nonantum Village Place	239 Watertown St	Rental	35	perp	Yes	DHCD
							City of Newton
							HUD
							HUD
							HUD
							DHCD
3907	Cambria Road	Cambria Road	Rental	2	2033	No	City of Newton
							HUD
3908	Christina St	90 Christina St	Mix	5	Perp	Yes	City of Newton
							HUD
							HUD
4393	DDS Group Homes	Confidential	Rental	99	N/A	No	DDS
4591	DMH Group Homes	Confidential	Rental	41	N/A	No	DMH
6110	Pelham Street	45 Pelham Street	Rental	10	perp	Yes	City of Newton
							DHCD
6111	Avalon at Chestnut Hill	160 Boylston Street	Rental	204	perp	Yes	MassHousing
6112	Foster Street	21 Foster Street	Rental	8	2042	No	HUD

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Newton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
6112	Foster Street	21 Foster Street	Rental	8	2042	No	DHCD DHCD
7021	Linden Green Homes	248 Elliot Street	Ownership	3	perp	Yes	DHCD
7022	Millhouse Commons	1093 & 1101 Chestnut Street	Ownership	2	perp	Yes	DHCD
7153	Arbor Point at Woodland Station	Washington Street	Rental	180	perp	Yes	MassHousing MassHousing
7154	Jackson Road	Jackson Road	Rental	2	perp	No	City of Newton HUD
7155	Falmouth Road	Falmouth Road	Rental	2	perp	No	City of Newton HUD
7163	Wyman Street	52-54 Wyman Street	Rental	10	perp	No	City of Newton
7852	confidential	confidential	Rental	4	perp	NO	HUD
7853	confidential	confidential	Rental	5	perp	NO	HUD HUD
7854	Newton Homebuyer Assistance Program	Elliot St	Ownership	0	2034	NO	HUD HUD Newton
7855	Green Court	Green Court	Ownership	1	2035	NO	HUD

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DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY

Newton

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
7855	Green Court	Green Court	Ownership	1	2035	NO	HUD Newton
7856	Newton Homebuyer Assistance Program	California St	Ownership	1	2035	NO	HUD Newton
7857	Newton Homebuyer Assistance Program	Langley Rd	Ownership	1	2035	NO	HUD Newton
7858	Newton Homebuyer Assistance Program	Whittemore Rd	Ownership	1	2036	NO	HUD Newton
7886	Covenant Residences on Commonwealth Ave	27-35 Commonwealth Ave	Ownership	15	perp	YES	MassHousing
8396	Cambria Rd	Cambria Rd	Rental	2	perp	NO	City of Newton HUD
8998	Newton Homebuyer Assistance Program	Centre St	Ownership	1	2037	NO	HUD
9372	Ellis Heights	Cragmore Rd	Ownership	1	Perp	NO	DHCD
9374	Parkview Homes	192 Lexington St	Ownership	6	Perp	YES	DHCD
9526	Edinboro Street	Edinboro Street	Ownership	1	Perp	NO	DHCD

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**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT CH40B SUBSIDIZED HOUSING INVENTORY**

**Newton**

DHCD ID #	Project Name	Address	Type	Total SHI Units	Affordability Expires	Built w/ Comp. Permit?	Subsidizing Agency
9526	Edinboro Street	Edinboro Street	Ownership	1	Perp	NO	HUD
9605	Walnut Street	Walnut Street	Ownership	1	Perp	NO	DHCD
9661	Walnut Street	Walnut Street	Ownership	1	Perp	NO	DHCD
10121	Myrtle Village	12-24 Curve Street	Rental	7	Perp	YES	DHCD
10122	54 Taft	54 Taft Avenue	Rental	2	Perp	YES	DHCD
10123	Court Street	75-83 Court Street	Ownership	9	Perp	YES	DHCD
10124	Adams Street	150-152 Adams Street	Rental	1	Perp	NO	DHCD
10125	1521 Beacon	1521 Beacon Street	Rental	8	Perp	YES	MassHousing
<b>Newton Totals</b>				<b>2,425</b>	<b>Census 2010 Year Round Housing Units</b>		<b>32,346</b>
					<b>Percent Subsidized</b>		<b>7.50%</b>

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