



Land Use Committee Agenda

City of Newton

In City Council

Tuesday, December 4, 2018

**7:00 PM
Chamber**

Chairs Note: The Committee will hear an update on parking and traffic management as required by Condition #6 of Special Permit Council Order #39-17.

Referred to Land Use and Finance Committee

- #559-18** **Appropriation of \$3,250,000 from CPA funds for affordable housing**
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of three million two hundred fifty thousand dollars(3,250,000) from the Community Preservation Fund to the Planning & Development Department, for a grant to Jewish Community Housing for the Elderly to create 60 units of permanently affordable, deed-restricted housing for seniors and chronically homeless individuals with disabilities at 160 Stanton Avenue (Golda Meir House), as described in the proposal submitted to the Community Preservation Committee in September-October 2018.
- #591-18** **Class 2 Auto Dealers License**
NEWTON AUTO GROUP, INC.
1235 Washington Street
West Newton, MA. 02465
- #592-18** **Class 2 Auto Dealers License**
CITY OF NEWTON
1000 Commonwealth Avenue
Newton Centre MA 02459

Respectfully Submitted,

Greg Schwartz, Chair

The location of this meeting is accessible and reasonable accommodations will be provided to persons with disabilities who require assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

Terrence P. Morris, Esq.
Law Offices of Terrence P. Morris LLC
57 Elm Road
Newton, MA 02460
617 202-9132

October 12, 2018

RECEIVED
 NEWTON CITY CLERK
 2018 OCT 19 PM 2:09
 David A. Olson, Clerk
 Newton, MA 02459

By electronic transmission: nkhan@newtonma.gov

Nadia Khan, Clerk of Committee
 City of Newton
 1000 Commonwealth Avenue
 Newton, MA 02459

Re: Council Order #39-17: 45-47 Bryon Road
 Special Permit Condition 6

Dear Nadia:

Condition 6 of the above-referenced special permit states that "12 months after receipt of a final certificate of occupancy, the petitioner shall attend a Land use Committee hearing to provide an update on: (a) peak drop off and pick up conditions; (b) status of employee parking demands; (c) traffic circulation and (d) results of carpooling/ridesharing goals." Accordingly, the purpose of this letter is to request that a date certain be scheduled before the Land Use Committee so that my client may be present to comply with this condition.

Thank you for your attention to this matter.

Sincerely,

Terrence P. Morris

Terrence P. Morris

Cc: Larisa Bankovsky *via email*
 Margarita Druker *via email*
 Neil Cronin, Senior Planner *via email*
 Planning and Development



Ruthanne Fuller
Mayor

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

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Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for STANTON AVENUE Affordable Housing (Golda Meir House Expansion)

date: 24 October 2018, **updated 14 November 2018**
from: Community Preservation Committee
to: The Honorable City Council

PROJECT GOALS & ELIGIBILITY This project will add two new wings to the existing Golda Meir House at 160 Stanton Avenue in Auburndale. Of the planned net 69 new rental units, **58** will be restricted to residents at least 62 years of age, and 60 will be permanently affordable to households varying from 30% to 99% of the federally defined Area Median Income (AMI), including 9 designated for individuals with disabilities who have experienced chronic homelessness. Project sponsor Jewish Community Housing for the Elderly (JCHE) has requested state approval to reserve the maximum allowable 70% of these units for Newton residents.

The housing units described above are CPA-eligible as the creation of affordable housing.

The project will also include 9 housing units without income restrictions and a wellness center, which are not eligible for CPA funding.

RECOMMENDED FUNDING On 9 October 2018 by 7 in favor, 1 abstaining (Richard Kronish) and 1 absent (Robert Maloney), the Community Preservation Committee recommended appropriating \$3,250,000 from the Community Preservation Fund to the control of the Planning & Development Department, for a grant to JCHE for any CPA-eligible purposes stated or implied in the summary budget below. **On 13 November 2018, the CPC voted 8-0 (Kronish absent) to accept the slightly revised unit mix now reflected in this recommendation.**

USES	Total
Acquisition	\$500,000
Construction (incl. 5% contingency)	\$23,304,140
Soft Costs, Etc. (incl. 5% contingency)	\$6,865,633
Architecture, Engineering, Survey, Clerk of the Works, Permits	\$1,684,135
Legal, Accounting, Appraisal, Taxes,	\$413,074
Relocation, Marketing, Rent-Up, Furniture	\$105,000
Loans & Mortgage: Interest & Fees	\$1,002,118
City & State (DHCD) Permitting & Application Fees	\$376,512
Developer Overhead/Fee (50/50) (\approx 8%)	\$2,500,000
Operating Reserves, Soft Cost Contingency	\$784,794
Total Uses	\$30,669,773

SOURCES	
Newton CPA Funds	\$3,250,000
Permanent Loan	\$9,190,000
Fed'l Tax Credit Equity	\$9,999,000
State Tax Credit Equity & Subordinate Debt	\$6,059,734
Utility Rebates	\$75,900
Program Partner Contribution	\$1,470,139
Deferred Developer Fee	\$625,000
Total Sources	\$30,669,773

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

Preserving the Past  Planning for the Future

SPECIAL ISSUES CONSIDERED BY THE CPC

Funding leverage & project costs: The CPC appreciated that CPA funds were requested for less than 11% of total project costs, with federal and state tax credits covering about 41%. The project's residential construction cost of about \$424,000 per unit, close to the maximum for state funding, reflects the steeply sloped site and the need for new construction to match the existing building's relatively expensive steel and concrete framing.

Community spaces & services: New residents will benefit from Golda Meir's recently renovated and expanded common spaces, strong supportive services, wide array of enrichment programs, and required but subsidized weekday lunch program. Newton-Wellesley Hospital will provide nursing-level care and geriatric care management through the new wellness center, for both Golda Meir tenants and other Newton residents. [Hearth, Inc.](#), a well-respected nonprofit dedicated to eliminating elder homelessness, will select and provide support services for the 9 formerly homeless tenants.

Accessibility: The expansion project will add a new at-grade accessible upper entrance, 4 fully accessible units, 2 units adapted for residents with hearing impairments, and 65 units that are adaptable, with wide doorways, showers rather than tubs, existing grab bars plus framing for additional supports, and kitchens that can be reconfigured for roll-in use. The existing elevators will serve the new units.

Project design: In response to neighborhood concerns about traffic and parking, the wellness center will be located as close as possible to Washington Street, and street parking spaces on the Golda Meir side of Stanton Avenue will be moved onto JCHE property, effectively widening the street. Golda Meir residents can reach the Woodland T stop along an existing accessible path, well away from busy Washington Street.

Reason for abstention: CPC member Richard Kronish was concerned that this project would be applying for housing tax credits in the same round as another affordable senior housing project to which Newton recently committed CPA funds: the Newton Housing Authority's Haywood House. Kronish would have preferred to schedule these projects' local funding to avoid having them compete directly for this state and federal support.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. The CPC assumes all recommended funds will be appropriated within 6 months, and project construction will begin within 3 years, after the date of this recommendation. If either of these deadlines cannot be met, JCHE should submit a written request to the CPC to extend that deadline.
2. As soon as practical, JCHE should provide the CPC with a brief written and in-person update on the results of its housing tax credit application(s). If tax credits have not been committed for the project by October 2020, JCHE should re-start the CPA funding process with an updated proposal.
3. The grant agreement governing the phased release of CPA funds for this project should be executed only after the project's other required funding sources have been committed, particularly the housing tax credits. That agreement's conditions should include but not be limited to those usual in other recent grants for CPA-funded housing projects, such as permanent affordability, a final report to the CPC, and an independent "accessibility audit" to ensure as-built compliance with accessibility standards.
4. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on its success in using Newton CPA funds to leverage non-Newton funds, and on its provision of not only income-restricted housing but also the supportive services described in JCHE's proposal.

ATTACHMENTS *(delivered to the clerks of the Council's Land Use and Finance Committees)*

- ◆ Copy of CPC project webpage, with links to additional information not attached to this recommendation, including petitions and community letters:

www.newtonma.gov/planning/cpa/projects/jche.asp

- ◆ Proposal and selected attachments submitted to the CPC in September-October 2018
- ◆ Presentation to October 2018 CPC public hearing

Newton, Massachusetts CPA program project webpage
bold, green text links to full-text documents

Jewish Community Housing for the Elderly (JCHE) **

Stanton Avenue / Golda Meir House Expansion
160 Stanton Avenue, Auburndale, MA 02466

This project incorporates a small parcel previously owned by the City of Newton. For additional background, see the project's **High-Interest Projects page** under **Development Review** on the Planning Department website.

**** On 15 October 2018, JCHE changed its name to 2Life Communities. [Click here for press release.](#)**



goals: (updated to reflect 8 November 2018 revisions)

Expand the existing Golda Meir House through two additions with 69 net new rental apartments, of which 60 units will be permanently affordable at various income levels based on the federally defined Area Median Income (AMI) as shown below, and 58 units will be restricted to residents at least 62 years of age. The project's additional 9 units will not have age restrictions but will be designated for individuals with disabilities who have experienced chronic homelessness.

housing unit mix: (updated to reflect 8 November 2018 revisions)

no. of bedrooms:	1	2
up to 30% AMI *	7 (orig. 8)	1 (orig. 0)
up to 50% AMI *	20	2
up to 60% AMI	18	2
under 100% AMI	8	2
other (**) or no income restrictions	6 (orig. 5)	3 (orig. 4) **
total units	59	10
total bedrooms	59	20

* The 9 units for formerly homeless individuals will be distributed between these two income categories and will be included in the total 30 units with vouchers, which will fill the gap between the contracted rent and 30% of the tenant's actual income (8 units through the federal Section 8 program, 22 units through the Massachusetts Rental Voucher Program).

** Of these two-bedroom units, one will be a rent-free unit for a resident manager and **one will be a reduced-rent unit for one or more New England Conservatory graduate students participating in the planned resident enrichment services program.** The rents for all other units without income restrictions will be kept affordable to tenants with moderate incomes.

(continued on page 2 →)

funding:

\$3,250,000	Newton CPA funds recommended by CPC
\$9,999,000	federal tax credit equity
\$2,659,734	state tax credit equity
\$3,400,000	state Dept. of Housing & Community Development subordinate debt
\$1,470,139	program partner contribution
\$625,000	deferred developer fee
\$75,900	utility rebates
\$9,190,000	permanent (bank) loan
\$30,669,773	TOTAL PROJECT COST

Funding Process

2018

8 June 2018 - **pre-proposal**, discussed with CPC 10 July 2018

7 September-8 November 2018 - **full proposal**, with the following attachments:

- photos & maps
- project budgets & funding sources
- project sponsor finances & qualifications
- evidence of site control, commitment to deed restriction
- community outreach
- fair housing, tenant selection plan, relocation policy, architectural access
- **revised unit mix and operating budget**, submitted 8 November 2018 and now reflected in full proposal

7 September-8 October 2018 - additional proposal attachments, posted separately:

- **market analysis**
- **appraisal**
- **design, site & floor plans, sustainability** (*large-scale plans best viewed online, may not print legibly on letter- or legal-size paper*)
- **online petition of support** submitted by JCHE as of 12 October 2018
 - for current version of petition, click on this link: <https://www.thepetitionsite.com/653/183/948/community-support-for-goals-meir-house-expansion/>

6 October 2018 - **community letters submitted to date**

9 October 2018 - **presentation to CPC public hearing**

- 6 November 2018 - **sponsor responses to public questions at CPC hearing**

8 November 2018 - **revised unit mix and operating budget**

24 October-14 November 2018 - **CPC funding recommendation**

Project Background & News

2017

August 2017 - **City of Newton Request for Proposals (RFP) for Stanton Avenue** parcel with surplus water tower

October 2017 - **JCHE response to City RFP**



Golda Meir House Expansion

Unit mix information updated by CPC staff,
14 November 2018

Newton Community Preservation Committee
Public Hearing – October 9, 2018

JCHE
JEWISH COMMUNITY
HOUSING FOR THE ELDERLY





Ulin House
 Brighton, MA



Kurlat House
 Brighton, MA



Leventhal House
 Brighton, MA

JCHE's Communities

Founded in 1965

1,200 apartments, 1,500 residents

Award-winning developer, owner,
 property manager, and service provider

90% of our apartments are
 deeply subsidized

Diverse resident community

*Aging in Community with
 supports and services*



Golda Meir House
 Newton, MA



Coleman House
 Newton, MA



Shillman House
 Framingham, MA

Project Summary

	Existing	Proposed New	Proposed Total
Number of apartments	199	69 (net new)	268
Lot area (sf)	167,208	16,898	184,106
Building area (gross sf)	181,631	81,522	263,153
Floor Area Ratio	1.09		1.57
Height	62' 0"		62' 0"
Number of parking spaces	84	29 (net new)	113
Parking ratio (spaces per apt)	0.42	–	0.42

Proposed Unit and Income Mix

See updated unit mix elsewhere in CPC recommendation packet for City Council packet.

UNIT TYPE	≤ 30% AMI (Sec 8 PBV)	≤ 50% AMI (MRVP PBV)	≤ 60% AMI	<100% AMI	Unrestricted	TOTAL
1 BR	8 ⁷	20	18	8	5 ⁶	59
2 BR	1	2	2	2	4* ³	10
TOTAL	8	22	20	10	9	69

*includes 1 resident manager unit with no rent, and ¹~~2~~ units with reduced rent set-aside for NEC graduate students

Note: 9 units set-aside for chronically homeless individuals with disabilities will utilize a combination of the proposed Section 8 and MRVP project-based vouchers.

Aerial View



Existing



Proposed



View from Washington Street



Existing



Proposed

View from Stanton Ave



Existing



Proposed

Development Budget

PROPOSED SOURCES

Newton CPA Funds	\$3,250,000
Permanent Loan*	\$9,190,000
Fed Tax Credit Equity	\$9,999,000
State Tax Credit Equity	\$2,659,734
Utility Rebates	\$75,900
DHCD Sub Debt	\$3,400,000
Wellness Center Funding*	\$1,470,139
Deferred Dev Fee	\$625,000
Total Sources	\$30,669,773

PROPOSED USES

Acquisition	\$500,000
Construction (\$272/sf and 5% contingency)	\$23,304,140
Soft Costs	\$3,759,881
Developer Fee & Overhead	\$2,500,000
Capitalized Reserves	\$605,752
Total Uses	\$30,669,773
TDC per unit	\$444,489

*dependent on size of wellness center and agreement on upfront payment versus annual rent

Additional Slides

(if needed for questions)



Proposed Schedule

- **Spring 2018 – Winter 2019:** Design/permitting process
- **Winter – Fall 2019:** Assemble project financing
- **Winter 2020:** Construction Start (earliest possible)
- **Spring 2021:** Construction Completion

Proposed Rents

(Based on FY 2018 Income Limits)

Type	Income Limit	1 BR	2 BR
Sec 8 Units	30% AMI	\$1,563	\$1,914
MRVP Units	50% AMI	\$1,214	\$1,457
LIHTC - 60% Units	60% AMI	\$1,153	\$1,384
NEC Units	--	--	\$2,100
Moderate Income Units	<100% AMI	\$1,800	\$2,100
Market Units	--	\$2,500	\$2,750
Site Rep Unit	--	--	--

Section – Stanton Ave



Formerly Jewish Community Housing for the Elderly (JCHE)

November 8, 2018

Community Preservation Committee
c/o Alice Ingerson
Newton City Hall
1000 Commonwealth Ave
Newton Centre, MA 02459

Re: Golda Meir House Expansion
Revised Unit-Income Mix

Dear Community Preservation Committee,

Thank you for supporting 2Life Communities' recent proposal to add 69 apartments to Golda Meir House. In response to a comment presented by the Newton Fair Housing Commission, we are now proposing to create a 2-bedroom at the 30% AMI level and reduce the number of apartments planned for New England Conservatory graduate students. The total proposed number of units for each income level has not changed. The number of age-restricted units will increase from 57 to 58.

Previous Proposal:

UNIT TYPE	≤ 30% AMI (Sec 8 PBV)	≤ 50% AMI (MRVP PBV)	≤ 60% AMI	<100% AMI	Unrestricted	TOTAL
1 BR	8	20	18	8	5	59
2 BR		2	2	2	4*	10
TOTAL	8	22	20	10	9	69

*includes 1 resident manager unit with no rent and 2 units with reduced rent set-aside for NEC graduate students. Rents for all other units with no income restriction are proposed to be below a true "market rate."

Current Proposal:

UNIT TYPE	≤ 30% AMI (Sec 8 PBV)	≤ 50% AMI (MRVP PBV)	≤ 60% AMI	<100% AMI	Unrestricted	TOTAL
1 BR	7	20	18	8	6	59
2 BR	1	2	2	2	3*	10
TOTAL	8	22	20	10	9	69

*includes 1 resident manager unit with no rent and 1 unit with reduced rent set-aside for NEC graduate students. Rents for all other units with no income restriction are proposed to be below a true "market rate."

As before, we will seek an allocation of project-based vouchers from the Department of Housing and Community Development (DHCD) for all units in the 30% AMI and 50% AMI categories, which will cover the difference between 30% of residents' actual incomes and the contract rents. In combination, these two categories will include 9 non-age restricted, 1-bedroom units for chronically homeless individuals.

Please see attached an updated 10-year operating budget reflecting this change. Thank you again for your support and please contact me at (617) 912-8475 with any questions.

Sincerely,



Lizbeth Heyer
Chief of Real Estate and Innovation



**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

City of Newton



Ruthanne Fuller
Mayor

PRE-PROPOSAL

PROPOSAL

Last updated August 2018.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact us:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

(For staff use)
orig. rec'd 7 Sept.–
8 Oct. 2018

updated by CPC staff
based on new
submission,
8-14 Nov. 2018

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Golda Meir House Expansion		
Project LOCATION	Full street address (with zip code), or other precise location. 160 Stanton Ave, Auburndale, MA 02466		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Lizbeth Heyer, Chief of Real Estate	lheyer@jche.org	(617) 912-8475
Other Contacts	Zoe Weinrobe, Director of Real Estate Innovation	zweinrobe@jche.org	(617) 912-8406
	Rachel Belanger, Project Manager	rbelanger@jche.org	(617) 912-8464
Project FUNDING	A. CPA funds requested: \$3.25 million	B. Other funds to be used: Approx. \$27.1 million	C. Total project cost (A+B): Approx. \$30.4 million
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>The proposed project will add approximately 69 apartments to JCHE's Golda Meir House through two additions. The project will provide apartments affordable to seniors at a range of incomes as well as to 9 chronically homeless individuals with disabilities. Of the 69 proposed units, approximately 60 will be income-restricted, with the majority set aside for low- and extremely low-income seniors.</p> <p>The proposed design physically integrates the new additions with the existing building in order to incorporate new residents into this vibrant senior community and incorporate the building's management into a highly efficient operation. By joining JCHE's Golda existing community, new residents will benefit from a wealth of programs, services and supports otherwise unavailable in a standalone affordable housing building. A potential new wellness center will enable JCHE to expand its partnerships with healthcare providers such as Newton Wellesley Hospital to offer services such as physical therapy, occupational therapy, and consultations. We have also had positive initial conversations with the New England Conservatory (NEC) about potentially housing graduate students in 1 apartment who would commit to performances and engagement with our residents. The project will also enhance outdoor spaces and utilize the water tower parcel to expand parking.</p>			

Project TITLE Golda Meir House Expansion						
USES of CPA Funds		COMMUNITY HOUSING			create	✓
New construction ✓		Mortgage buydown/ refinance		Site preparation/ remediation ✓		
TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES – Check& describe all that apply.						
Individuals ✓	Families ✓	Seniors ✓	Homeless/At Risk of Homelessness ✓		Rental ✓	
Special needs/disabilities (identify population & provider of support services, if any): 9 units for chronically homeless individuals with disabilities – Hearth, Inc. will provide supportive services						
Special features (historic preservation, sustainability, etc.): Sustainability – Enterprise Green Community standards						
UNIT COMPOSITION <i>List number of units in each category.</i>						
UNIT TYPE	≤ 30% AMI *	≤ 50% AMI *	≤ 60% AMI	<100% AMI	No Income Restriction (Market-Rate)	TOTAL
1 BR	7	20	18	8	5	59
2 BR	1	2	2	2	3**	10
*JCHE expects all units in these categories to have project-based vouchers, which will cover the difference between 30% of residents' actual incomes and contracted rents. In combination, these two categories will also include 9 non-age restricted, 1-bedroom units for chronically homeless individuals.						
**Includes 1 resident manager unit with no rent, and 1 unit with reduced rent set-aside for NEC graduate students. Rents for all other units with no income restriction are proposed to be below a true "market rate."						
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.					
<ul style="list-style-type: none"> Affordability The 2007 <i>Newton Comprehensive Plan</i> emphasizes the importance of creating a range of housing options. "We want our stock of housing to match the social and economic diversity of our population. That requires increasing both rental and home ownership opportunities for the entire range of low, moderate, and middle income families, for starter households as well as for senior citizens" (page 5-12). Our proposed project will serve a range of low and moderate incomes, plus several apartments without an income restriction, to meet some of this need. CPA funds will support the units for households under 100% of area median income. Supporting Seniors According to the 2017 <i>Housing Needs Analysis and Recommendations</i> report, "Newton's empty-nester, retiree and senior adult population is growing substantially" and "seniors that are interested in aging in place in Newton find that the ability to do so is limited due to the lack of housing diversity" (page 10). The 2014 <i>Living and Aging in Newton</i> report commissioned by the Senior Citizens Fund of Newton also found that "Staying and aging in Newton is a goal for 88% of survey respondents" (page ix). JCHE's model of <i>aging in community</i> provides not only the opportunity for some to remain in Newton, but to do so in a more supportive environment than would be possible in a single family home. Accessibility The <i>Housing Needs Analysis and Recommendations</i> report showed that "Newton's growing senior population would be well served by increasing the supply of single level, elevator served residences in walkable and transit accessible locations, with design features as outlined in the Council on Aging's Age Friendly Housing Checklist" (page v). The proposed project will include ADA apartments and all apartments will be adaptable with universal design features that support residents as their physical needs change. 						

Project TITLE		Golda Meir House Expansion	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds		(rounded amounts)	
Acquisition		\$500,000	
Construction costs (hard costs, general conditions, overhead, profit, contingency)		\$23,300,000	
Soft Costs		\$3,800,000	
Developer Fee/Overhead		\$2,500,000	
Reserves		\$600,000	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$30,700,000	
Sources of Funds	Status	(rounded amounts)	
	(requested, expected, confirmed)		
Newton CPA Funds	Requested	\$3,250,000	
Permanent Mortgage Loan	Expected	\$9,200,000	
Federal and State Low Income Housing Tax Credit Equity	Expected	\$12,700,000	
Utility Rebates	Expected	\$75,000	
DHCD Subordinate Debt	Expected	\$3,400,000	
Program Partner Contribution	Expected	\$1,500,000	
Deferred Developer Fee	Expected	\$625,000	
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$30,700,000	
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds		(rounded amounts)	
Management Fee		\$65,000	
Administration		\$114,000	
Maintenance		\$124,000	
Resident Services		\$50,000	
Security		\$20,000	
Utilities		\$145,000	
Reserves		\$24,000	
Taxes, Insurance		\$105,000	
Debt Service		\$569,000	
Required Debt Service Coverage Ratio (1.10)		\$57,000	
F. TOTAL ANNUAL COST (should equal G. below)		\$1,273,000	
Sources of Funds		(rounded amounts)	
Residential Income		\$1,215,000	
Wellness Center Income ("commercial" on budget attachments)		\$85,000	
Other Rental Income (parking, laundry, Mass. Rental Voucher Program services)		\$44,000	
Vacancy		(\$71,000)	
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$1,273,000	

Project TIMELINE	Phase or Task	Season & Year
	Submit Comprehensive Permit (40B) Application to ZBA	2018 fall
	40B permitting process	2018 fall - 2019 winter
	Submit Full Proposal to CPC	September 2018
	CPC Public Hearing	October 2018
	Submit Pre-application for Rental Funding to DHCD	November 2018
	City Council Committees (Finance + TBD) Votes on CPC Recommendation	November/December 2018
	Full City Council Vote on CPC Recommendation	December 2018/January 2019
	Invitation from DHCD to submit Full Rental Funding Application	December 2018
	Submit Full Rental Funding Application to DHCD	February 2019
	Finalize design/construction documents	2019 winter - summer
	Assemble project financing	2019 full year
	Construction	2020 winter - 2021 spring
	Lease-up	2021 fall

Project TITLE	Golda Meir House Expansion		
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. For housing projects, at least 2 contacts should reside in or near the project's neighborhood.		
Name & title or organization	Email	Phone	Mailing address
Phyllis Chmara	chmara3@bellsouth.net	617-916-0531	160 Stanton Ave. #322
Marion Miller	msmiller205@yahoo.com	216-789-5288	1938 Washington St. #304
Fran Godine <i>Engine 6</i>	godine@comcast.net	617-694-9528	19 Crofton Rd Waban, MA 02468

Reformatted checklist provided by CPC staff, 13 July 2018.

Project TITLE		Golda Meir House Expansion	
↓ Check off submitted attachments here. See also supplemental checklist for housing proposals.			
REQUIRED.	X	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X	MAP	of site in relation to nearest major roads (omit if project has no site)
Separate, detailed budget attachments REQUIRED for full proposal.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	X	development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)	
	X	operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	X	non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
	X	purchasing of goods & services: briefly summarize sponsor’s understanding of applicable state statutes and City policies	
REQUIRED for full proposal.	SPONSOR FINANCES & QUALIFICATIONS, INSTITUTIONAL SUPPORT		
	X	for sponsoring organization, most recent annual operating budget (revenue & expenses) & financial statement (assets & liabilities); each must include both public (City) and private resources (“friends” organizations, fundraising, etc.)	
	X	for project manager: relevant training & track record of managing similar projects	
	SITE CONTROL, VALUE & DEED RESTRICTIONS		
	X	legally binding option, purchase & sale agreement or deed	
	X	appraisal by an independent, certified real estate appraiser (required by CPA statute for real property acquisitions)	
	X	owner’s agreement to a permanent deed restriction for affordability	
	ZONING & PERMITTING		
	X	short email confirming review by the Development Review Team (DRT)	
	X	brief property history: at least the last 30 years of ownership & use (ask CPC staff for assistance with sources)	
	X	environmental mitigation plans: incl. lead paint, asbestos, underground tanks	
	X	zoning relief and permits required: incl. parking waivers, demolition or building permits, comprehensive permit or special permit	
	X	other approvals required: Newton Conservation Commission, Newton Historical Commission, Newton Commission on Disabilities, Massachusetts Historical Commission, Massachusetts Architectural Access Board, etc.	
	DESIGN & CONSTRUCTION		
	X	professional design & cost estimates: include site plan, floor plans & elevations	
X	materials & finishes; highlight “green” or sustainable features & materials		
OPTIONAL for all proposals.		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

CPC staff note: On the Newton CPC website,
 -- The project’s **completed architectural accessibility worksheet** is included at the end of the proposal's fair housing attachments in this file below.
 -- The long attachments struck out above are posted separately.

Selected attachments included in City Council packet. For full original submission to CPC, see CPC project webpage, <http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp>

Project TITLE		Golda Meir House Expansion
Affordable Housing Proposal – Supplemental Attachments Checklist		
↓ Check here if attached.		
A. Supplement to PHOTOS & MAPS		
optional	X	See regular checklist.
B. Supplements to PROJECT FINANCES		
required	X	Market analysis: including prevailing/trending rents or prices & target population
	X	Rental subsidy, if any: sources, commitment letters or application/decision schedules
C. Supplements to SPONSOR FINANCES & QUALIFICATIONS		
		Non-profit ✓
		Project LLC ✓
required	X	Organization mission & current housing portfolio , including how this project fits both; summary of previous similar projects completed, with photographs
	X	Board of Directors: including skills, experience, tenure & City board/commission affiliations
D. Supplement to COMMUNITY OUTREACH		
required	X	Community outreach plan & efforts to date (1-2 page summary)
E. FAIR HOUSING, ACCESSIBILITY, RELOCATION		
required	X	Affirmative marketing & resident selection plan
	X	Fair housing: training completed, summary of any past complaints & their resolution
	X	Reasonable accommodation/reasonable modification policy
if needed	X	Relocation plans/ budget/ notices

CPC staff note: On the Newton CPC website,

-- The project's **completed architectural accessibility worksheet** is included at the end of the proposal's fair housing attachments in this file below.

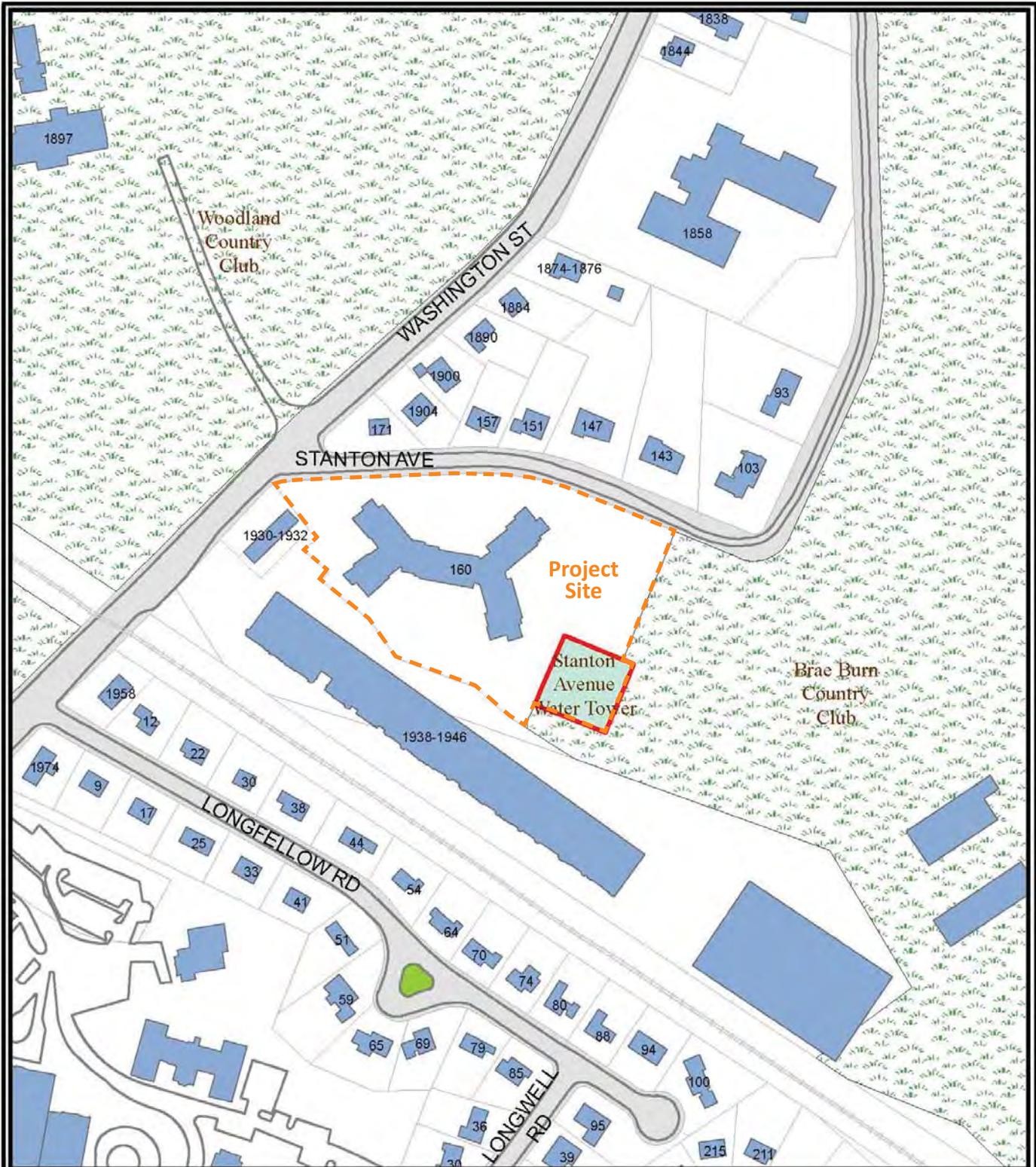
-- The long attachments ~~struck out above~~ are posted separately.

Selected attachments included in City Council packet. For full original submission to CPC, see CPC project webpage, <http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp>

A. Photos and Maps

For additional images, see original
submission to CPC from
[http://www.newtonma.gov/gov/
planning/cpa/projects/jche.asp](http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp)

Golda Meir House Expansion Site Map



Stanton Avenue Water Tower

City of Newton, Massachusetts

CITY OF NEWTON, MASSACHUSETTS
 Mayor - Seth D. Warren
 GIS Administrator - Douglas Greenfield



Map Date: September 20, 2016

Legend	
	Building Outlines
	Open Space
	Parks and Conservation Land
	Median or Traffic Island
	Aqueducts or State Watershed Land
	Golf Courses



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not assess any approve applications based solely on GIS data.

B. Project Finances

Golda Meir House Expansion											
10 Year Operating Budget											
Updated Nov. 8, 2018											
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Income											
Sec 8 Units	154,260	157,345	160,492	163,702	166,976	170,316	173,722	177,196	180,740	184,355	
MRVP Units	326,328	332,855	339,512	346,302	353,228	360,292	367,498	374,848	382,345	389,992	
LIHTC- 60% Units	282,264	287,909	293,667	299,541	305,532	311,642	317,875	324,233	330,717	337,332	
NEC Units	9,600	9,792	9,988	10,188	10,391	10,599	10,811	11,027	11,248	11,473	
Moderate + Market	436,200	444,924	453,822	462,899	472,157	481,600	491,232	501,057	511,078	521,299	
Commercial	85,000	86,700	88,434	90,203	92,007	93,847	95,724	97,638	99,591	101,583	
Other	43,764	44,639	45,532	46,443	47,372	48,319	49,285	50,271	51,277	52,302	
Gross Revenue	1,337,416	1,364,164	1,391,448	1,419,277	1,447,662	1,476,615	1,506,148	1,536,271	1,566,996	1,598,336	
Vacancy	(71,121)	(72,543)	(73,994)	(75,474)	(76,983)	(78,523)	(80,094)	(81,695)	(83,329)	(84,996)	
Effective Gross Income	1,266,295	1,291,621	1,317,454	1,343,803	1,370,679	1,398,092	1,426,054	1,454,575	1,483,667	1,513,340	
Percent Change		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
Expenses											
Management Fee	64,683	65,976	67,296	68,642	70,015	71,415	72,843	74,300	75,786	77,302	
Administration/Payroll	114,000	117,420	120,943	124,571	128,308	132,157	136,122	140,206	144,412	148,744	
Maintenance & Operating	123,800	127,514	131,339	135,280	139,338	143,518	147,824	152,258	156,826	161,531	
Resident Services	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	
Security	20,000	20,600	21,218	21,855	22,510	23,181	23,881	24,597	25,335	26,095	
Utilities	145,000	149,350	153,831	158,445	163,199	168,095	173,138	178,332	183,682	189,192	
Taxes, Insurance	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001	
Total Operating Expenses	622,483	640,510	659,066	678,165	697,823	718,058	738,885	760,324	782,390	805,104	
Per Apartment	9,026	9,288	9,557	9,834	10,119	10,412	10,714	11,025	11,345	11,674	
Percent Change		2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	
Net Operating Income	643,813	651,111	658,388	665,638	672,855	680,034	687,169	694,252	701,276	708,236	
Replacement Reserves	(24,150)	(24,875)	(25,621)	(26,389)	(27,181)	(27,996)	(28,836)	(29,701)	(30,592)	(31,510)	
Cash Flow after RR	619,663	626,236	632,767	639,248	645,674	652,038	658,332	664,550	670,684	676,726	
Debt Service											
First Mortgage P&I	(563,221)	(563,221)	(563,221)	(563,221)	(563,221)	(563,221)	(563,221)	(563,221)	(563,221)	(563,221)	
MIP	(11,295)	(11,210)	(11,120)	(11,025)	(10,925)	(10,819)	(10,707)	(10,589)	(10,465)	(10,333)	
DSCR	1.10	1.11	1.12	1.13	1.15	1.16	1.17	1.18	1.19	1.20	
Cash Flow after Debt Service	45,147	51,806	58,426	65,002	71,528	77,998	84,404	90,740	96,998	103,172	
Cash Flow Priority Payments											
Investor Asset Mgmt Fee	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	
Partnership Mgmt Fee	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	
Deferred Developer Fee	35,147	41,506	47,817	54,075	60,273	66,405	72,463	78,441	84,330	84,544	
Cash Flow to General Partner	0	0	0	0	0	0	0	0	0	0	
Cash Flow to Investor Limited Partner	0	0	0	0	0	0	0	0	0	0	
Total Priority Payments	45,147	51,806	58,426	65,002	71,528	77,998	84,404	90,740	96,998	103,172	
Cash Flow after Priority Payments	0										

Non-CPA Funding

We intend to apply for state and federal financing in the Department of Housing and Community Development's (DHCD) Winter 2019 rental funding round. A pre-application is anticipated in Fall 2018.

These sources include the following:

- Low Income Housing Tax Credits (both federal and state)
- DHCD Subordinate Debt (combination of Affordable Housing Trust Funds, Housing Innovation Funds, and Housing Stabilization Funds)
- HOME (federal through DHCD)
- Section 8 and Massachusetts Rental Voucher Program (MRVP) project based vouchers

We will also apply for applicable rebates through various utility programs and pursue philanthropic capital grant opportunities.

Purchasing of Goods and Services

State: DHCD does not have an over-arching procurement policy for affordable housing projects. However, they do have procurement requirements for selection of the general contractor. If a general contractor is selected before the project is submitted, the sponsor will have to demonstrate at a later time that subcontractors were selected through a process demonstrating competitive pricing of construction. If the sponsor elects to choose a contractor after receiving a tax credit reservation, he or she must select the lowest qualified bidder from a pool of at least three bidders and must document the selection process to the Department's satisfaction. Regardless of which approach the sponsor selects, the Department will require a submission describing bidding procedures later in the tax credit process.

Local: We will work with the City of Newton to ensure compliance with applicable procurement policies.

Rental Subsidies

As part of the DHCD rental funding application, we will apply for Section 8 and MRVP project-based vouchers.

C. Sponsor Finances, Qualifications, and Institutional Support

For additional information, see
original submission to CPC from
[http://www.newtonma.gov/gov/
planning/cpa/projects/jche.asp](http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp)

JCHE
COMBINED BALANCE SHEETS
December 31, 2017

	Total Properties	Total Support Entities	Eliminating Entries	TOTAL COMBINED 2017	TOTAL COMBINED 2016
ASSETS					
CURRENT ASSETS					
Cash - operations	\$ 11,508,014	\$ 11,868,354	\$ -	\$ 23,376,368	\$ 16,540,122
Cash - entity	76,773			76,773	76,083
Prepaid expenses	248,441	16,814	-	265,255	339,148
Tenant accounts receivable	51,434	-	-	51,434	39,740
Accounts receivable	584,980	151,602	-	736,582	1,559,475
Other accounts and notes receivable	-	2,795,865	-	2,795,865	32,979
Due from affiliates	-	3,015,821	(914,577)	2,101,244	189,355
Pledges receivable - current portion, net	-	177,663	-	177,663	362,156
Total current assets	<u>12,469,642</u>	<u>18,026,119</u>	<u>(914,577)</u>	<u>29,581,184</u>	<u>19,139,058</u>
DEPOSITS HELD IN TRUST - FUNDED					
Tenant deposits	544,923	-	-	544,923	544,861
RESTRICTED DEPOSITS AND FUNDED RESERVES					
Total restricted deposits and funded reserves	8,376,635	15,696,558	-	24,073,193	21,122,463
LONG-TERM ASSETS					
Notes receivable	-	12,156,470	(4,642,632)	7,513,838	-
Interest receivable from affiliate	-	876,227	(876,227)	-	-
Investments	-	16,982,785	-	16,982,785	10,558,001
Pledges receivable - non-current portion, net	-	27,633	-	27,633	60,500
Sponsor notes receivable	-	27,071,498	(27,050,904)	20,594	19,729
FIXED ASSETS					
Rental property, net	182,812,685		(4,236,954)	178,575,731	122,562,425
Fixed assets - art work	-	21,550	-	21,550	21,550
Furniture and equipment, net	-	50,134	-	50,134	73,308
OTHER ASSETS					
Tax credit fee	136,446	-	-	136,446	142,966
Deferred developer costs	-	1,635,508	-	1,635,508	1,761,698
Developer fee receivable	-	1,679,389	(1,679,389)	-	-
Total long-term assets	<u>191,870,689</u>	<u>76,197,752</u>	<u>(38,486,106)</u>	<u>229,582,335</u>	<u>156,867,501</u>
Total assets	<u>\$ 204,340,331</u>	<u>\$ 94,223,871</u>	<u>\$ (39,400,683)</u>	<u>\$ 259,163,519</u>	<u>\$ 176,006,559</u>

JCHE
COMBINED BALANCE SHEETS - CONTINUED
December 31, 2017

	Total Properties	Total Support Entities	Eliminating Entries	TOTAL COMBINED 2017	TOTAL COMBINED 2016
LIABILITIES AND PARTNER'S EQUITY/NET ASSETS					
CURRENT LIABILITIES					
Accounts payable and accrued expenses	\$ 8,492,198	\$ 696,340	\$ (110,490)	\$ 9,078,048	\$ 4,264,701
Note payable - line of credit	-	104,261	-	104,261	104,261
Due to affiliate	-	693,614	(693,614)	-	-
Note payable - affiliate	-	42,384	(42,384)	-	-
Sponsor note payable	-	25,000	-	25,000	25,000
Mortgage payable - first mortgage, current maturities	995,104	-	-	995,104	1,216,314
Other mortgages payable, current maturities	103,770	-	-	103,770	49,665
Miscellaneous current liabilities	995,682	-	(110,472)	885,210	603,991
Deferred developer fee	-	-	-	-	589,424
Total current liabilities	<u>10,586,754</u>	<u>1,561,599</u>	<u>(956,960)</u>	<u>11,191,393</u>	<u>6,853,356</u>
Tenant deposits held in trust (contra)	<u>524,671</u>	<u>-</u>	<u>-</u>	<u>524,671</u>	<u>518,783</u>
LONG-TERM LIABILITIES					
Mortgage payable - construction loan	62,182,541	-	-	62,182,541	22,852,160
Mortgage payable - first mortgage, net of current maturities	69,994,734	7,579,000	-	77,573,734	79,534,737
Other mortgage payable, net of current maturities	31,071,976	-	(27,008,521)	4,063,455	18,976,580
Other loans/notes payable - surplus cash, including accrued interest	20,934,424	-	(5,518,859)	15,415,565	702,796
Miscellaneous long-term liabilities	4,235,275	-	(1,679,389)	2,555,886	739,161
Total long-term liability	<u>188,418,950</u>	<u>7,579,000</u>	<u>(34,206,769)</u>	<u>161,791,181</u>	<u>122,805,434</u>
Total liabilities	<u>199,530,375</u>	<u>9,140,599</u>	<u>(35,163,729)</u>	<u>173,507,245</u>	<u>130,177,573</u>
NET ASSETS					
Unrestricted net assets	-	83,864,682	-	79,627,728	53,912,208
Temporarily restricted net assets	-	1,201,090	-	1,201,090	1,166,825
Permanently restricted net assets	-	17,500	-	17,500	17,500
PARTNERS' EQUITY (DEFICIT)	<u>4,809,956</u>	<u>-</u>	<u>-</u>	<u>4,809,956</u>	<u>(9,267,547)</u>
	<u>\$ 204,340,331</u>	<u>\$ 94,223,871</u>	<u>\$ (35,163,729)</u>	<u>\$ 259,163,519</u>	<u>\$ 176,006,559</u>

JCHE
COMBINED STATEMENT OF ACTIVITIES
For the year ended December 31, 2017

	Total Properties	Total Support Entities	Eliminating Entries	TOTAL COMBINED 2017	TOTAL COMBINED 2016
REVENUE					
Net rental revenue	\$ 29,500,853	-	-	\$ 29,500,853	\$ 26,142,897
Nursing home/Assisted living and other revenue	412,847	-	-	412,847	282,647
Financial	80,173	-	-	80,173	37,016
Other:					
Other	1,070,386	-	-	1,070,386	122,674
Program revenue	-	1,338,808	(198,447)	1,140,361	1,341,771
Fee revenue	-	6,957,997	(6,742,928)	215,069	121,644
Grants and contracts	-	468,620	-	468,620	(1,851)
Contributions	-	2,889,368	(505,704)	2,383,664	1,581,204
Dividend and interest income	-	1,522,337	(1,306,540)	215,797	166,981
Miscellaneous income	-	1,068,184	(1,136,045)	(67,861)	128,246
Realized gains on investments	-	227,354	-	227,354	99,688
Total revenue	<u>31,064,259</u>	<u>14,472,668</u>	<u>(9,889,664)</u>	<u>35,647,263</u>	<u>30,022,917</u>

JCHE
COMBINED STATEMENT OF ACTIVITIES - CONTINUED
For the year ended December 31, 2017

	Total Properties	Total Support Entities	Eliminating Entries	TOTAL COMBINED 2017	TOTAL COMBINED 2016
EXPENSES					
Administrative	4,817,596	-	(3,238,622)	1,578,974	3,034,706
Utilities	2,479,587	-	-	2,479,587	2,610,539
Operating and maintenance	4,252,839	-	-	4,252,839	3,485,375
Taxes and insurance	3,285,261	-	-	3,285,261	3,210,906
Financial	5,314,656	-	(498,084)	4,816,572	8,992,177
Management operations:					
Administrative	-	2,339,792	-	2,339,792	1,973,506
Payroll	-	20,813	-	20,813	30,799
Payroll taxes and benefits	-	625,943	-	625,943	450,015
Data processing - computer services	-	52,028	-	52,028	46,043
Property management	-	18,775	-	18,775	20,142
Other	-	1,346,663	-	1,346,663	155,035
Professional Fees	-	19,018	-	19,018	40,087
Programs expenses	-	4,665,079	(198,447)	4,466,632	2,659,633
Development related expenses	-	758,177	-	758,177	682,472
Fund Raising:	-	133,858	-	133,858	170,629
Nursing home/Assisted living and other elderly care	698,239	-	-	698,239	343,136
Total cost of operations before depreciation and amortization	<u>20,848,178</u>	<u>9,980,146</u>	<u>(3,935,153)</u>	<u>26,893,171</u>	<u>27,905,200</u>
Income before depreciation and amortization	10,216,081	4,492,522	(5,954,511)	8,754,092	2,117,717
Depreciation and amortization	3,957,067	17,702	-	3,974,769	3,621,545
Operating income (loss)	<u>6,259,014</u>	<u>4,474,820</u>	<u>(5,954,511)</u>	<u>4,779,323</u>	<u>(1,503,828)</u>
Mortgager entity expense (income) :					
Excess residual receipts	-	-	-	-	99,709
Interest of note payable	808,456	-	(808,456)	-	-
Entity revenue (gain or loss on sale)	-	-	-	-	-
Incentive management fees	909,101	-	(909,101)	-	-
Other expenses	1,458,219	-	-	1,458,219	-
Professional fees	(32,961)	-	-	(32,961)	1,969
Non-operating revenue and expenses:					
Unrealized (gain) loss on investments	-	(1,221,097)	-	(1,221,097)	(94,726)
Additional minimum pension liability	-	-	-	-	(223,301)
Total entity expenses (income)	<u>3,142,815</u>	<u>(1,221,097)</u>	<u>(1,717,557)</u>	<u>204,161</u>	<u>(216,349)</u>
Net income (loss)	<u>\$ 3,116,199</u>	<u>\$ 5,695,917</u>	<u>\$ (4,236,954)</u>	<u>\$ 4,575,162</u>	<u>\$ (1,287,479)</u>

JCHE
COMBINED CASH FLOW
For the year ended December 31, 2017

	Total Properties	Total Support Entities	TOTAL COMBINED 2017	TOTAL COMBINED 2016
Net cash provided by/(used by) operating activities	\$ 10,127,946	\$ 252,238	\$ 10,380,184	\$ 14,291,601
Net cash provided by/(used by) investing activities	(64,905,631)	(5,116,683)	(70,022,314)	(36,727,627)
Net cash provided by/(used by) financing activities	<u>60,406,303</u>	<u>(14,250)</u>	<u>60,392,053</u>	<u>30,216,635</u>
Net increase/(decrease) in cash	5,628,618	(4,878,695)	749,923	7,780,609
Cash, beginning	<u>5,956,169</u>	<u>16,747,049</u>	<u>22,703,218</u>	<u>9,440,930</u>
Cash, Ending	<u>\$ 11,584,787</u>	<u>\$ 11,868,354</u>	<u>\$ 23,453,141</u>	<u>\$ 17,221,539</u>

JCHE's Mission

Inspired by Jewish values, JCHE welcomes seniors from all backgrounds and enables aging in communities of engagement, connection and purpose by:

- Providing superior housing that is broadly affordable
- Continually evolving support services to meet the needs of our diverse residents as they age
- Building connections and community within our walls and in our surrounding neighborhoods
- Promoting *aging in community* as a first choice

Current Housing Portfolio

Since its founding in 1965, JCHE has developed seven distinct properties across four campuses and 1,258 units: Ulin House (239 units), Leventhal House (254 units), Kurlat House (209 units) and Weinberg House (61 units under construction) currently make up our Brighton, MA campus. There are two campuses in Newton, MA, Golda Meir House (199 units) and Coleman House (146 units). There is one campus in Framingham, MA Shillman House (150 units). All developments are fully occupied and financially solvent. JCHE is an owner, manager and service provider and the convergence of all these roles makes JCHE uniquely qualified to perform each one.

Recent Development Experience

Harry and Jeanette Weinberg House (2018)

The Harry and Jeanette Weinberg House, located at 132 Chestnut Hill Avenue in Brighton, will expand JCHE's supportive senior housing campus in Brighton with 61 new units. In addition to delivering high-quality, service-enriched affordable housing, the building includes a ground floor commercial use, advancing JCHE's vision for senior housing that serves as a neighborhood center for its residents and surrounding community. Construction began in September 2017, with an expected completion in late 2018.

A bridge connecting the new building to JCHE's existing 700-unit Brighton campus will allow the residents of Weinberg House to access our senior-specialized fitness center, computer center, multi-lingual library, auditorium, art room, meeting rooms and lounge areas. Residents will also access our intergenerational programming, an active schedule of lectures, concerts, events and discussion groups, and have access to JCHE's handicapped accessible van. A team of 8 (7.5 FTE's) resident service coordinators will help residents navigate concerns both small and large.

Fifty-six of the 61 apartments will be one-bedroom, and the remaining five units will be studios. JCHE will further its mission by achieving the highest standards of universal design possible in

apartments and throughout the building and site, so that residents can make Weinberg House home regardless of physical ability. The building will also meet LEED Silver and Enterprise Green Community standards.

In addition to providing units for Extremely Low Income households, Weinberg House will serve two special populations: chronically homeless and individuals aging with developmental disabilities. Through a service partnership with Hearth, JCHE will house seven homeless or chronically homeless seniors who are transitioning into permanent housing. JCHE's resident services staff will work closely with Hearth placement and support services staff to support a successful transition from homelessness to permanent housing. JCHE is also very excited to collaborate with Advocates to provide housing for five adults aging with lifelong developmental disabilities.

Golda Meir House Renovation (2017-2018)

Golda Meir House, built over two phases in 1978 and 1995, has 199 units: 193 one-bedroom units and 6 two-bedroom units. With a \$71 million preservation and modernization transaction, JCHE is currently leading an occupied rehab with a total ground floor redesign and reconfiguration to serve as a "Village Center" with many inviting community spaces. Funded [through Newton's CDBG program](#), LIHTC equity, a new permanent mortgage, utility rebates, and seller financing, the renovation includes an overhaul of the building systems for a 30-year life cycle investment and requires coordinating tenant moves, asbestos abatement and temporary relocation of the kitchen to continue offering the lunch program while the kitchen and dining room are renovated.

Once completed, the units will be new from the "studs in," allowing for some insulation to be added to the exterior walls. The kitchens, with new cabinetry and energy star appliances, were reconfigured for increased accessibility and to provide natural light. Complete bathroom renovations included converting step-in tubs to low-barrier showers with seats and grab bars. All lighting in the units has been increased to tenant needs and each unit now has its own thermostat, allowing tenants to regulate temperature in their own unit for the first time. Because of the level of complexity, virtually everyone at JCHE has had a role in this project with a high level of engagement with the Golda residents.

Genesis House/Kurlat House Renovation (2016-2018)

JCHE is currently under construction with a \$81 million preservation and modernization transaction of Genesis House utilizing LIHTC equity and a new permanent mortgage. In 2016, Genesis House was renamed the Gita and Saul Kurlat House but the legal entity will continue to be Genesis House. Genesis House was built in 1978 and has 209 units, containing 189 one-bedrooms and 20 two-bedrooms. The renovation project is very similar to Golda Meir House in scope in that it is an occupied rehab of all of the apartments from "the studs in" with kitchen, bathroom and lighting universal design features. The project is also installing new building systems for a 30 year life cycle investment. Since the Multipurpose Center was recently renovated in 2011 (described below), only portions of the ground floor program spaces will be renovated. These include the Adult Day Health Center and the basement of the building. Similar to Golda Meir House, the tenants were highly engaged in the apartment redesign efforts.

Ulin House (2015)

In 2015, JCHE completed a \$21 million preservation transaction of Ulin House. Built in 1971, Ulin is a 242-unit building containing 170 studios and 72 one-bedroom units. The project was an occupied rehab, and required coordinating tenant moves, asbestos abatement, and construction in a building housing JCHE's most frail tenants. In addition, a new front entrance was created including a glass back wall and ceiling. This “greenhouse” has become a popular place for tenants to gather for conversation, and provides a sheltered spot for tenants waiting for a ride to the store or doctor.

Genesis House Multipurpose Center (2011)

In 2011, JCHE completed the expansion and renovation of the Genesis Program Center. Originally, the space provided a connection between the two towers of Genesis and included an auditorium. Over the years, hallway space had been captured to provide much-needed office space. The renovation added 9,420 square feet, including a 3,900 sf second story. The cost of the project totaled \$5.5 million, combining \$1.75 million of excess replacement reserves with \$3.75 million realized from the preservation transaction involving JCHE's Leventhal House.

The new Program Center has become the hub of resident programs and services. The renovated auditorium is now fully accessible and a backstage area, also accessible, was added. In addition, hearing assist devices are now available for hearing impaired tenants and there is a system that allows for simultaneous translation of programs into three different languages. The new Multi-Language Library houses collections in Russian, Chinese and English with tenants volunteering for librarian duty. The new Computer Center doubled our space for tenants and now provides a drop-down screen for classes to be easily taught. The Fitness Center is substantially larger, offering more strength training and aerobic, senior friendly equipment. The Wellness Center has allowed JCHE to provide space for chiropractors, podiatrists, and nurse practitioners to answer questions and counsel tenants on healthy lifestyle choices. The Multipurpose Room and Community Kitchen are used all day, every day for fitness classes, language classes, small groups, cooking demonstrations, and other tenant activities. The renovation added a covered area for drop off and pick up that is universally designed for maximum usage. Finally, an upper level porch, complete with rockers and conversation benches, provides a covered and much-adored outdoor space.

Shillman House (2011)

Shillman House was JCHE's first new residential project in 15 years. A \$42 million project, the 150-unit Shillman House is a certified Enterprise Green Community. As such, it includes increased insulation, a geothermal heating system, solar PV, water saving faucets, toilets and showers, low VOC paints and carpets, and drought resistant landscaping. Shillman is JCHE's first mixed-income community, combining Section 8, LIHTC units, and market rate units. Fourteen sources of financing were used in Shillman including MHFA Permanent loan, HUD 202, LIHTC, TCAP, PDA, AHTF, HSF, HIF, CBH, HOME and \$5 million of privately raised philanthropic equity. This 150-unit mixed-income senior development has already won the distinction of a “Community of Quality” by the New England Affordable Housing Management Association.

G. Community Outreach

For additional information,
including petition of support
submitted by JCHE and community
letters, see CPC project webpage,
[http://www.newtonma.gov/gov/
planning/cpa/projects/jche.asp](http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp)

Community Outreach Plan

JCHE appreciates the local support and thoughtful input for the Golda Expansion project received to date. We are committed to actively partnering with each community in which our properties are located to create a transparent development process and to identify opportunities to expand the projects' positive impacts.

In 2016 and 2017, JCHE engaged in the City of Newton's surplussing and rezoning process to make the water tower parcel available for development including attending the public hearings and Zoning and Planning Committee meetings, which provided important insights into the City's goals for the project. During the time, JCHE also engaged numerous neighbors and other stakeholder groups regarding potential expansion of our Golda Meir House. Through these conversations, we gained an understanding of local concerns that we are prepared to address through on-going engagement with neighbors and stakeholders, such as the following:

- Parking and traffic flow
- Contextual design
- Construction period mitigation
- Shadows and wind impact on adjacent properties

JCHE responded to the City of Newton's RFP for the 160R Stanton Ave water tower parcel in Fall 2017. Prior to submitting our proposal, we notified Stanton Ave residents of our intent to submit a proposal by phone and email. Once JCHE was designated by the City to acquire the water tower parcel, we held two neighborhood meetings in February and May 2018. Neighbors within a quarter-mile radius of the site were invited, and 15-20 people attended each meeting, held down the street from Golda Meir House at Temple Reyim (1860 Washington St). We had additional discussion by phone with several neighbors who were not able to attend the meetings in-person. The February meeting included an introduction of the development team and a brainstorming session of priorities for the project. At the May 2018 meeting, we presented the proposed site plan and design of the two additions.

Community groups that JCHE has recently engaged and plan to engage further in Fall 2018 include the following:

- Livable Newton
- Engine 6
- Newton Housing Authority
- Metrowest CD and CAN-DO
- Newton Council on Aging
- Newton Senior Center
- Newton at Home
- Uniting Citizens for Housing Affordability in Newton (U-CHAN)

In addition, Golda Meir House staff are in regular communication with neighbors as questions arise related to the ongoing renovation project. Our commitment to being a good neighbor includes inviting neighbors to take part in programs and services, and we welcome more community members to take part in these "Village Center" activities in the future.

H. Fair Housing, Accessibility, Relocation

For additional information, see
original submission to CPC, from
[http://www.newtonma.gov/gov/
planning/cpa/projects/jche.asp](http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp)

Affirmative Fair Housing Marketing Plan

Golda Meir House Expansion 160 Stanton Ave, Auburndale, MA

INTRODUCTION

The Golda Meir House Expansion will create 69 units of new service-enriched rental housing in the Auburndale neighborhood of Newton, MA. The proposed development will be affordable with multiple tiers of affordability serving extremely low-income and low to moderate-income seniors and chronically homeless individuals broken down as follows:

Affordability Ranges	Number of Units
Up to 30% AMI	8 (<i>Section 8 PBV</i>)
Up to 50% AMI	22 (<i>MRVP</i>)
Up to 60% AMI	20
60% to 100% AMI	10
Graduate Student apartments	2
Below Market, Unrestricted Units	6
Live-In Site Rep Unit	1
Total	69

JCHE's target population for the Golda Meir House Expansion will be seniors, age 62 and older, who are interested in aging in independent apartments in a connected, enriched community with a supportive environment. However, 12 of the units will not have an age restriction, including 9 units that will be dedicated to chronically homeless individuals with disabilities. Based on its experience at its other developments, JCHE anticipates that the average age of residents in the age-restricted units will be approximately 80 years old. Consistent with our experience at other JCHE sites, the low-income assisted residents are expected to have an average annual income of approximately \$11,997, and residents in tax credit units are expected to have an average annual income of approximately \$30,000. Close to a third of the residents in the Golda Meir House Expansion may have significant mobility, visual, and/or hearing impairments. JCHE expects that a significant proportion of its residents will be minorities, including African Americans, Asians, and persons with Hispanic ethnicity.

The Golda Meir House Expansion will have 59 one-bedroom apartments and 10 two-bedroom apartments. Four (4) apartments will be fully accessible per the standards of the Massachusetts Architectural Access Board. The other 65 apartments will have a variety of universal design features, including easy handicapped adaptability, to help make aging in community an easy option for as long as possible.

FAIR HOUSING/EQUAL OPPORTUNITY

JCHE puts forward this Marketing Plan to ensure that all applicants are treated fairly and consistently in the marketing of the units in the Golda Meir House Expansion. JCHE seeks to reach out broadly into the community to develop a wide pool of eligible applicants. The Owner of the Golda Meir House Expansion, JCHE Golda LP, and its management agent, JCHE Services, Inc., will comply with all applicable Federal, State and local fair housing and civil rights laws and with all Equal Opportunity requirements in HUD administrative procedures. In carrying out its marketing program and resident selection process, neither the Owner nor its agents will discriminate based upon race, color, creed, religion, sex, sexual preference, national or ethnic origin, age, handicap, citizenship, ancestry, class or marital status, or any other basis prohibited by law. This applies to accepting and processing applications, selecting residents from among eligible applicants of the waiting list and assigning units, and certifying and recertifying eligibility for assistance.

All persons who will be handling and/or processing applications for housing will be trained in procedures and policy matters, mindful of relevant federal, state and local orders, laws and statutes dealing with fair housing and civil rights. Site staff will receive ongoing training in the Fair Housing laws pertaining to resident selection and occupancy issues. Staff training and this affirmative marketing and future tenant selection plan will facilitate and promote full compliance with the applicable provisions of the Fair Housing Amendments Act of 1988, 42 U.S.C.A. §§ 3601-3620, Section 504 of the Rehabilitation Act of 1973, 29 U.S.C.A. § 794 *et seq.*, The Americans with Disabilities Act of 1990, 42 U.S.C.A. §§ 12101-12213, Title VI of the Civil Rights Act of 1964, 42 U.S.C.A. § 2000d, the Age Discrimination Act of 1975, 42 U.S.C.A. §§ 6101-6107, Executive Order 11,063, Chapter 151B of the Massachusetts General Laws, and the Massachusetts Equal Rights Law, M.G.L. c 93, § 103 and other relevant laws and provisions.

MARKETING

JCHE will market the Golda Meir House Expansion to eligible applicants' diverse communities in order to create a large and diverse pool of eligible applicants and to meet the affirmative fair marketing goals of this Plan. We will work closely with community organizations and agencies to reach out to various communities. JCHE's existing Golda Meir House has an extensive waiting list that ranges from 1 to 8 years for apartments within our community.

Newspaper Advertising

Advertisements for initial vacancies will be placed in area and minority newspapers. We will especially seek out publications whose readership is comprised largely of those ethnic or racial groups deemed least likely to apply. All advertisements will include the HUD Equal Opportunity Housing logo and slogan and the universal symbol of handicapped access, and other information required under federal guidelines.

Community Outreach

JCHE is conducting a multi-year public engagement process and as a result of these efforts has become well-known amongst community based organizations, government entities, elected officials, neighbors, and others who could refer potential applicants to the Golda Meir House

Expansion. Some of these organizations and entities include the Newton Housing Authority, U-CHAN, Engine 6, Livable Newton, Metrowest CD, Newton at Home, Newton Council on Aging, the Newton Senior Center, and [Myrtle Baptist Church](#). JCHE has a close relationship with Springwell, Inc., the Aging Services Access Point for Newton, because Springwell already operates in our Coleman House and Golda Meir House properties.

JCHE will undertake a multifaceted outreach program for this campus expansion to ensure a diverse community mix, reflective of the elderly population of Newton and metro Boston. In addition to print advertising, JCHE will continue to seek assistance of community organizations and agencies for presentations on the Golda Meir House Expansion, distribution of flyers, outreach via community newsletters, translation assistance, and referrals. JCHE also has strong relationships with minority communities in the Boston, Newton and Framingham areas, where it operates properties, and will utilize those relationships in our outreach efforts. JCHE also sends out its own agency newsletter once a month to the entire JCHE mailing list, composed of community organizations, housing referral agencies, and friends and family of current residents. This newsletter has featured articles describing the multicultural environment at JCHE and picturing minority tenants and staff.

Targeted Outreach

According to the 2016 American Community Survey, Newton's population is 77.8% white, 13.9% Asian, 3.5% Black or African American, 3.1% Two or more races, 1.6% Some other race alone, and 0.1% American Indian. To affirmatively market this project to those less likely to apply, JCHE will need to focus its outreach efforts towards members of the Asian, Black, American Indian and Latino communities.

JCHE will use all available channels to affirmatively market with a focus on these communities. JCHE will advertise our new property in area newspapers, including those targeted at Asian, Black, American Indian and Latino communities. We will hold application fairs offsite in locations that are easy for these communities to access, and will distribute information about our applications widely on line and through application drops at service providers' locations.

In recent years, JCHE has found that the most successful model for minority recruitment for our properties has been to identify housing referral agents who themselves are meeting face to face with individuals in need of housing. In the case where a minority group was reluctant to change neighborhoods or hesitant about moving to a predominantly non-minority neighborhood, a group tour was arranged and applications were distributed. This model has been successful, and over time the minority tenants themselves have become the primary and best source of referrals. While marketing the Golda Meir House Expansion, JCHE will continue these efforts with a focus on Asian, Black, American Indian, and Latino service providers and constituencies. In addition to the above Newton-based organizations, JCHE has existing relationships for referrals with Boston-area agencies including the Greater Boston Chinese Golden Age Center, Boston Aging Concerns, Young and Old United, Elders Living at Home Program, the Boston Housing Authority, the Korean Church of Boston, the NAACP, the North American Indian Center of Boston, and the Boston Center for Independent Living.

Relocation Plans, Budgets, and Notices

In order to extend the corridors of the existing building, a small number of existing apartments will be impacted. For the Lower Addition, five apartments are expected to be reconfigured and one existing apartment is expected to be lost. For the Upper Addition, three existing apartments will be lost.

Our budget assumes that we will temporarily relocate the residents from the five units to be reconfigured and move them back to the reconfigured apartments. The relocation budget also assuming that we will permanently relocate the residents of the four existing units that will be lost to other similar units in Golda Meir House prior to the start of construction.

The relocation budget is based on recent experience in the Golda Meir House renovation and Kurlat House renovation, both of which involved extensive temporary relocation. For both these projects, JCHE contracted with Housing Opportunities Unlimited, a Boston-based company that specializes in relocation and resident support. JCHE staff worked closely with HOU on the relocation plans, required notices, phasing, communications with residents, and support on the day of moves. The proposed relocation budget of \$60,000 includes two moves for each of the reconfigured apartments and one move for the four permanent moves.

F.

Supplement to DESIGN & CONSTRUCTION: ARCHITECTURAL ACCESS WORKSHEET

This worksheet may be expanded onto additional pages as needed.

REQUIRED

PROPOSED

1. Site access – accessible route

20.1 GENERAL An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility. Accessible routes may include but are not limited to walks, halls, corridors, aisles, skywalks, and tunnels. Accessible routes may not include stairs, steps, or escalators, even if the stairs and steps are required to be accessible under 521 CMR.

20.2 LOCATION Within the boundary of the site, an accessible route(s) shall be provided from accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve. The accessible route(s) shall coincide with the route for the general public.

20.2.1 At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site.

20.1 An accessible route is provided from all areas outside the building to areas inside the building and within the building via elevators.

20.2 Within the boundary of the site an accessible route is provided from accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance they serve and coincides with the route for the general public.

20.2.1 an accessible route connects the buildings, facilities, elements and spaces that are on our site.

2. Accessible parking (identify proposed total # of spaces)

10.3 PARKING SPACES FOR DWELLING UNIT OCCUPANTS The number of accessible spaces shall not be limited in number by 521 CMR 23.2.1, Number but shall be provided in sufficient numbers to meet the needs of the dwelling unit occupants. If parking spaces are assigned to individual units, those spaces designated for accessible units shall have signage reserving said space. An international symbol of accessibility need not be used.

23.2 NUMBER Accessible spaces shall be provided as follows:

23.2.1 Total Parking in Lot 101-150
Required Minimum Number of Accessible Spaces 5

23.2.2 One in every eight accessible spaces, but not less than one, shall be van accessible, See 521 CMR 23.4.7.

23.4.7 Van Accessible spaces shall comply with the following: a. Provide minimum vertical clearance of eight feet, two inches (8'2" = 2489mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

113 parking spaces provided.
5 are required to be accessible 6 are provided.
1 of the 6 is van accessible per CMR 23.4.7
The number of handicap spaces meets the needs of the dwelling unit occupants. Spaces are unassigned.

3. Building entrances & accessible routes within buildings

25.1 GENERAL All public entrance(s) of a building or tenancy in a building shall be accessible.

25.2 APPROACH The approach to an accessible entrance shall be a paved walk or ramp with a slip resistant surface, uninterrupted by steps. Entrance(s) shall have a level space on the interior and exterior of the entrance doors

26.1 GENERAL All doors and openings along accessible routes shall have a clear opening of not less than 32 inches

26.6 MANEUVERING CLEARANCE A minimum clear floor area shall be provided on both sides of all doors as described in 26.6.3, 26.6.4, and 26.6.5

25.1 All public entrances are accessible. Where steps are provided, ramps are also provided

25.2 All accessible entrances are paved or have a slip resistant surface. Where steps are provided, ramps are also provided. Entrances have level spaces on the interior and exterior of entrance doors.

26.1 All doors along accessible routes and entry doors into units have clear 32" openings or more.

26.6 All doors have the minimum clear floor areas on both sides of all doors as described in 26.6.3, 26.6.4, and 26.6.5

4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)

10.1 GENERAL The public use and common use spaces of multiple dwellings in existing buildings consisting of 12 or more units in a building, shall be accessible and shall comply with 521 CMR. Public and common use spaces are those spaces inside or outside a building that are used by residents and/or visitors. Public use and common use spaces shall include but not be limited to community facilities, meeting rooms, restaurants, recreation spaces, health facilities, pools, public toilet rooms, laundry areas, trash areas, storage areas, mailboxes, walks, sidewalks, parking lots and garages, entrances, elevators, lobbies and foyers, as well as corridors and stairways leading to dwelling units.

This project consist of two new construction additions to the building.

At the upper building there is a fully accessible entry lobby. No other common spaces are provided.

At the lower building there is clinic space that will be fit out by others. This space will be fully accessible from the interior of the building as well as the exterior. There is also a small amenity space at the ground level also fully accessible. It is currently un-programmed.

The building additions are connected directly at each floor level to the existing building along accessible routes. Common spaces, mailboxes, laundry and trash facilities in the existing building will be along accessible route from the addition.

There is an accepted MAAB variance for relief for the clearances of an existing trash chute that will remain in effect.

5. Group 1 Units (MAAB) (include units covered by the FHA)

9.3 GROUP 1 DWELLING UNITS all dwelling units must be constructed as Group 1 Dwelling Units, except those covered in 521 CMR 9.4, Group 2 Dwelling Units. Group 1 units must comply with 521 CMR 9.5, and, 521 CMR 42.00: GROUP 1 BATHROOMS; 521 CMR 43.00: GROUP 1 KITCHENS; and 521 CMR 46.00: GROUP 1 BEDROOMS.

We are providing 69 new units in two additions
 65 will be Group 1
 4 will be Group 2
 2 will be accommodated for persons who are deaf or hard of hearing.

6. Group 2 Units (MAAB)

9.4 GROUP 2 DWELLING UNITS at least 5% of the dwelling units must be Group 2A units. Group 2A units must comply with 521 CMR 9.5, Dwelling Unit Interiors; and 521 CMR 44.00: GROUP 2 BATHROOMS; and 521 CMR 45.00: GROUP 2 KITCHENS; and 521 CMR 47.00: GROUP 2 BEDROOMS.

9.7 SLEEPING ACCOMMODATIONS FOR PERSONS WHO ARE DEAF OR HARD OF HEARING. In addition to those units required to be accessible by 521 CMR 9.4, Group 2 Dwelling Units, 2% of the total number of dwelling units in the complex or project, but not less than one shall comply with 9.7.1 – 9.7.4

See above

F. Design and Construction

Floor plans only. For additional information,
see original submission to CPC from
[http://www.newtonma.gov/gov/
planning/cpa/projects/jche.asp](http://www.newtonma.gov/gov/planning/cpa/projects/jche.asp)



2Life
COMMUNITIES

Age affordably. Live well.

Formerly Jewish Community Housing for the Elderly (JCHE)

November 29, 2018

Newton Community Preservation Committee
c/o Alice Ingerson, Community Preservation Program Manager
City of Newton Planning and Development Department
1000 Commonwealth Ave
Newton, MA 02459

RE: Golda Meir House Expansion
Project Revisions

Dear Members of the Community Preservation Committee,

On behalf of 2Life Communities (formerly Jewish Community Housing for the Elderly), I want to update you on revisions we have made to the program for the Golda Meir House Expansion project you have previously voted to recommend appropriating \$3,250,000 in Community Preservation Act funding.

The program for the Golda Expansion project no longer includes space allocated to a wellness clinic. We are still pursuing a partnership with Newton Wellesley Hospital (NWH) and other healthcare providers on programs and services that will benefit our residents, but based on recent conversations with NWH, do not anticipate needing a dedicated wellness clinic to deliver the services we are planning provide at this time.

As a result of this change, the revised plans have replaced the clinic space on Level 1 of the Lower Addition with four apartments: three 1-bedrooms and 1 two-bedroom in the same configuration as the other floors of the Lower Addition. To keep the project at or below the 69 units originally proposed, the updated plans have removed a stack of five 1-bedroom apartments in the Upper Addition. As a result, the updated proposal includes 68 apartments: 57 one-bedrooms and 11 two-bedrooms. Below is the anticipated unit and income mix. Note that the unit mix for the income-restricted apartments (the portion of the project eligible for CPA funds) is the same as submitted in our November 8, 2018 letter to the Community Preservation Committee.

UNIT TYPE	≤ 30% AMI (Sec 8 PBV)	≤ 50% AMI (MRVP PBV)	≤ 60% AMI	<100% AMI	Un-restricted	TOTAL
1 BR	7	20	18	8	4	57
2 BR	1	2	2	2	4*	11
TOTAL	8	22	20	10	8	68

* includes 1 on-site resident manager unit and 1 unit for graduate students



30 Wallingford Road • Brighton, MA 02135-4753
TEL 617-912-8400 • FAX 617-912-8489 • 2lifecommunities.org

Due to these program revisions, as well as updated construction cost estimates and further refinement of many project costs, we are also submitting updated development and operating budgets. The more significant budget changes include:

Uses:

- Reallocation of \$500,000 in acquisition cost for the water tower site to a new soft cost line "Water Tower Decommissioning"
- Increased construction cost of approximately \$1 million due to updated contractor estimates (net increase after removal of the clinic space and 1 unit)
- Increased architecture/engineering, survey/permits, and construction loan interest due to higher anticipated construction costs
- Added utility fees, including anticipated Inflow & Infiltration fee
- Added pre-development loan interest and fees due to 2Life taking out a pre-development line of credit to cover the water tower demolition and antennae relocation costs

Sources:

- Reduction in permanent loan amount due to loss of income from clinic and 1 market/un-restricted unit
- Increased requests of federal and state low income housing tax credits (LIHTC) and other deferred debt from DHCD to help cover the increase in construction costs
- Increased anticipated philanthropy to cover the increased construction costs for the housing portion of the project; prior to the updated construction costs and removal of the clinic, the \$1.5 million "Program Partner Contribution" was intended to cover the capital costs of the clinic space and we didn't anticipate needing philanthropy for the housing portion of the project.

We appreciate your consideration of our revised proposal. Please contact either myself (617-912-8475, lheyer@2lifecommunities.org) or Zoe Weinrobe (617-912-8406 or zweinrobe@2lifecommunities.org) with any questions regarding this request. Thank you again for your support of this important project.

Sincerely,



Lizbeth Heyer
Chief of Real Estate and Innovation

Cc: Barney Heath, Director of Planning and Development
Amanda Berman, Director of Housing & Community Development



Newton, Massachusetts Community Preservation Program FUNDING REQUEST

City of Newton



Ruthanne Fuller
Mayor

PRE-PROPOSAL

PROPOSAL

Last updated April 2018.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact us:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

(For staff use)
date rec'd:

29 November
2018,
2:15 pm

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Golda Meir House Expansion		
Project LOCATION	Full street address (with zip code), or other precise location. 160 Stanton Ave, Auburndale, MA 02466		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Lizbeth Heyer, Chief of Real Estate	lheyer@2lifecommunities.org	(617) 912-8475
Other Contacts	Zoe Weinrobe, Director of Real Estate Innovation	zweinrobe@2lifecommunities.org	(617) 912-8406
	Rachel Belanger, Project Manager	rbelanger@2lifecommunities.org	(617) 912-8464
Project FUNDING	A. CPA funds requested: \$3.25 million	B. Other funds to be used: Approx. \$29.1 million	C. Total project cost (A+B): Approx. \$32.3 million
Project SUMMARY	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW. Use a cover letter for general information about the sponsoring organization's accomplishments.		
<p>The proposed project will add approximately 68 apartments to 2Life Communities' Golda Meir House through two additions. The project will provide apartments affordable to seniors at a range of incomes as well as to 9 chronically homeless individuals with disabilities. Of the 68 proposed units, approximately 60 will be income-restricted, with the majority set aside for low- and extremely low-income seniors.</p> <p>The proposed design physically integrates the new additions with the existing building in order to incorporate new residents into this vibrant senior community and incorporate the building's management into a highly efficient operation. By joining 2Life's Golda existing community, new residents will benefit from a wealth of programs, services and supports otherwise unavailable in a standalone affordable housing building. We have also had positive initial conversations with the New England Conservatory (NEC) about potentially housing graduate students in 1 apartment who would commit to performances and engagement with our residents. The project will also enhance outdoor spaces and utilize the water tower parcel to expand parking.</p>			

Project TITLE Golda Meir House Expansion						
USES of CPA Funds		COMMUNITY HOUSING			create	✓
New construction ✓		Mortgage buydown/ refinance			Site preparation/ remediation ✓	
TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES – Check& describe all that apply.						
Individuals ✓		Families ✓		Seniors ✓		Homeless/At Risk of Homelessness ✓ Rental ✓
Special needs/disabilities (identify population & provider of support services, if any): 9 units for chronically homeless individuals with disabilities – Hearth, Inc. will provide supportive services						
Special features (historic preservation, sustainability, etc.): Sustainability – Enterprise Green Communities standards						
UNIT COMPOSITION <i>List number of units in each category.</i>						
UNIT TYPE	≤ 30% AMI *	≤ 50% AMI *	≤ 60% AMI	<100% AMI	No Income Restriction (Market-Rate)	TOTAL
1 BR	7	20	18	8	4	57
2 BR	1	2	2	2	4**	11
*2Life expects all units in these categories to have project-based vouchers, which will cover the difference between 30% of residents’ actual incomes and contracted rents. In combination, these two categories will also include 9 non-age restricted, 1 -bedroom units for chronically homeless individuals.						
**Includes 1 resident manager unit with no rent, and 1 unit with reduced rent set-aside for NEC graduate students. Rents for all other units with no income restriction are proposed to be below a true “market rate.”						
COMMUNITY NEEDS	From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa , provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.					
<ul style="list-style-type: none"> Affordability The 2007 <i>Newton Comprehensive Plan</i> emphasizes the importance of creating a range of housing options. “We want our stock of housing to match the social and economic diversity of our population. That requires increasing both rental and home ownership opportunities for the entire range of low, moderate, and middle income families, for starter households as well as for senior citizens” (page 5-12). Our proposed project will serve a range of low and moderate incomes, plus several apartments without an income restriction, to meet some of this need. CPA funds will support the units for households under 100% of area median income. Supporting Seniors According to the 2017 <i>Housing Needs Analysis and Recommendations</i> report, “Newton’s empty-nester, retiree and senior adult population is growing substantially” and “seniors that are interested in aging in place in Newton find that the ability to do so is limited due to the lack of housing diversity” (page 10). The 2014 <i>Living and Aging in Newton</i> report commissioned by the Senior Citizens Fund of Newton also found that “Staying and aging in Newton is a goal for 88% of survey respondents” (page ix). 2Life’s model of <i>aging in community</i> provides not only the opportunity for some to remain in Newton, but to do so in a more supportive environment than would be possible in a single family home. Accessibility The <i>Housing Needs Analysis and Recommendations</i> report showed that “Newton’s growing senior population would be well served by increasing the supply of single level, elevator served residences in walkable and transit accessible locations, with design features as outlined in the Council on Aging’s Age Friendly Housing Checklist” (page v). The proposed project will include ADA apartments and all apartments will be adaptable with universal design features that support residents as their physical needs change. 						

Project TITLE		Golda Meir House Expansion	
SUMMARY CAPITAL/DEVELOPMENT BUDGET			
Uses of Funds		(rounded amounts)	
Acquisition		\$100	
Construction costs (hard costs, general conditions, overhead, profit, contingency)		\$24,370,000	
Soft Costs		\$4,890,000	
Developer Fee/Overhead		\$2,500,000	
Reserves		\$560,000	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$32,320,000	
Sources of Funds		Status	(rounded amounts)
		(requested, expected, confirmed)	
Newton CPA Funds		Requested	\$3,250,000
Permanent Mortgage Loan		Expected	\$7,770,000
Federal and State Low Income Housing Tax Credit Equity		Expected	\$14,300,000
Utility Rebates		Expected	\$75,000
DHCD Subordinate Debt		Expected	\$3,750,000
Private Philanthropy		Expected	\$2,550,000
Deferred Developer Fee		Expected	\$625,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$32,320,000	
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)			
Uses of Funds		(rounded amounts)	
Management Fee		\$59,000	
Administration		\$114,000	
Maintenance		\$124,000	
Resident Services		\$50,000	
Security		\$10,000	
Utilities		\$145,000	
Reserves		\$24,000	
Taxes, Insurance		\$105,000	
Debt Service		\$481,000	
Required Debt Service Coverage Ratio (1.10)		\$48,000	
F. TOTAL ANNUAL COST (should equal G. below)		\$1,160,000	
Sources of Funds		(rounded amounts)	
Residential Income		\$1,181,500	
Other Rental Income (laundry, Mass. Rental Voucher Program services)		\$39,500	
Vacancy		(\$61,000)	
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$1,160,000	

Project TIMELINE	Phase or Task	Season & Year
	Submit Comprehensive Permit (40B) Application to ZBA	2018 fall
	40B permitting process	2018 fall - 2019 winter
	Submit Full Proposal to CPC	September 2018
	CPC Public Hearing	October 2018
	Submit Pre-application for Rental Funding to DHCD	November 2018
	City Council Committees (Finance + TBD) Votes on CPC Recommendation	December 2018
	Full City Council Vote on CPC Recommendation	December 2018/January 2019
	Invitation from DHCD to submit Full Rental Funding Application	December 2018
	Submit Full Rental Funding Application to DHCD	February 2019
	Finalize design/construction documents	2019 winter - summer
	Assemble project financing	2019 full year
	Construction	2020 winter - 2021 spring
	Lease-up	2021 fall

Project TITLE	Golda Meir House Expansion			
COMMUNITY CONTACTS	List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. For housing projects, at least 2 contacts should reside in or near the project's neighborhood.			
	Name & title or organization	Email	Phone	Mailing address
	Phyllis Chmara	chmara3@bellsouth.net	617-916-0531	160 Stanton Ave. #322
	Marion Miller	msmiller205@yahoo.com	216-789-5288	1938 Washington St. #304
	Fran Godine <i>Engine 6</i>	godine@comcast.net	617-694-9528	19 Crofton Rd Waban, MA 02468

Updated attachments checklist provided by CPC staff for 29 November 2018 update.

Project TITLE	Golda Meir House Expansion	
	↓ Check off submitted attachments here	
Separate, detailed budget attachments REQUIRED for full proposal.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds	
	X	development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and project management – amount and cost of time from contractors or staff (in-kind contributions by existing staff must also be costed)
	X	operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)
	X	non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions
	DESIGN & CONSTRUCTION	
X	professional design & cost estimates: include site plan, floor plans & elevations	

Golda Meir House Expansion					
<i>Development Budget - Sources and Uses - November 2018</i>					
SOURCES			USES	Total	Per Unit
Newton CPA Funds	3,250,000		Acquisition	100	1
Permanent Loan	7,770,000				
Fed Tax Credit Equity	10,298,970		Construction		
State Tax Credit Equity	3,999,600		Cost of Construction	23,205,897	341,263
Utility Rebates	74,800		Contingency	1,160,295	17,063
DHCD Sub Debt	3,750,000		Subtotal Construction	24,366,192	358,326
Philanthropy	2,546,475				
Deferred Developer Fee	625,000		Soft Costs		
Total Sources	32,314,845		Water Tower Decommissioning	500,000	7,353
			Architect & Engineering	1,392,354	20,476
			Survey and Permits	455,341	6,696
			Clerk of the Works	100,000	1,471
			Environmental Engineer	75,000	1,103
			Energy/Green Reporting	75,000	1,103
			Bond Premium	185,647	2,730
			Legal	200,000	2,941
			Title/Recording	40,000	588
			Accounting/Cost Cert	40,000	588
			Marketing & Rent-Up	25,000	368
			Real Estate Taxes	90,000	1,324
			Insurance (Construction)	55,470	816
			Appraisal	25,000	368
			Construction Loan Interest	700,000	10,294
			Inspecting Engineer	50,000	735
			Construction Loan Fees	113,750	1,673
			Perm Loan Fees	155,400	2,285
			MIP	19,425	286
			Other Financing Fees	5,000	74
			Relocation	60,000	882
			FF&E	20,000	294
			Utility Fees	150,000	2,206
			Pre-Dev Loan Interest/Fees	21,250	313
			Perm Loan Application Fee	23,310	343
			DHCD Processing Fee	60,000	882
			DHCD Compliance Fee	22,500	331
			Soft Cost Contingency	232,972	3,426
			Subtotal Soft Costs	4,892,419	71,947
			Developer Overhead	1,250,000	18,382
			Developer Fee	1,250,000	18,382
			Operating Reserves	556,133	8,178
			Subtotal Fees/Reserves	3,056,133	44,943
			Total Uses	32,314,845	475,218

Golda Expansion											
10 Year Operating Budget - November 2018											
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	
Income											
Sec 8 Units	154,260	157,345	160,492	163,702	166,976	170,316	173,722	177,196	180,740	184,355	
MRVP Units	326,328	332,855	339,512	346,302	353,228	360,292	367,498	374,848	382,345	389,992	
LIHTC- 60% Units	282,264	287,909	293,667	299,541	305,532	311,642	317,875	324,233	330,717	337,332	
NEC Units	9,600	9,792	9,988	10,188	10,391	10,599	10,811	11,027	11,248	11,473	
Moderate + Market	409,200	417,384	425,732	434,246	442,931	451,790	460,826	470,042	479,443	489,032	
Commercial	0	0	0	0	0	0	0	0	0	0	
Other	39,528	40,319	41,125	41,947	42,786	43,642	44,515	45,405	46,313	47,240	
Gross Revenue	1,221,180	1,245,604	1,270,516	1,295,926	1,321,845	1,348,281	1,375,247	1,402,752	1,430,807	1,459,423	
Vacancy	(61,059)	(62,280)	(63,526)	(64,796)	(66,092)	(67,414)	(68,762)	(70,138)	(71,540)	(72,971)	
Effective Gross Income	1,160,121	1,183,323	1,206,990	1,231,130	1,255,752	1,280,867	1,306,485	1,332,614	1,359,267	1,386,452	
Percent Change		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
Expenses											
Management Fee	59,083	60,264	61,470	62,699	63,953	65,232	66,537	67,867	69,225	70,609	
Administration/Payroll	114,000	117,420	120,943	124,571	128,308	132,157	136,122	140,206	144,412	148,744	
Maintenance & Operating	123,800	127,514	131,339	135,280	139,338	143,518	147,824	152,258	156,826	161,531	
Resident Services	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239	
Security	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	
Utilities	145,000	149,350	153,831	158,445	163,199	168,095	173,138	178,332	183,682	189,192	
Taxes, Insurance	105,000	108,150	111,395	114,736	118,178	121,724	125,375	129,137	133,011	137,001	
Total Operating Expenses	606,883	624,498	642,631	661,295	680,507	700,282	720,638	741,592	763,161	785,364	
Per Apartment	9,083	9,347	9,618	9,898	10,185	10,481	10,786	11,100	11,423	11,755	
Percent Change		2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	2.9%	
Net Operating Income	553,238	558,825	564,359	569,835	575,246	580,585	585,846	591,022	596,105	601,088	
Replacement Reserves	(24,480)	(25,214)	(25,971)	(26,750)	(27,552)	(28,379)	(29,230)	(30,107)	(31,011)	(31,941)	
Cash Flow after RR	528,758	533,611	538,388	543,085	547,693	552,206	556,616	560,915	565,095	569,147	
Debt Service											
First Mortgage P&I	(480,904)	(480,904)	(480,904)	(480,904)	(480,904)	(480,904)	(480,904)	(480,904)	(480,904)	(480,904)	
MIP	(9,644)	(9,571)	(9,495)	(9,414)	(9,328)	(9,238)	(9,142)	(9,042)	(8,935)	(8,823)	
DSCR	1.10	1.11	1.12	1.13	1.14	1.15	1.16	1.17	1.18	1.18	
Cash Flow after Debt Service	38,210	43,135	47,990	52,767	57,461	62,064	66,569	70,969	75,255	79,420	
Cash Flow Priority Payments:											
Investor Asset Mgmt Fee	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	
Partnership Mgmt Fee	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	
Deferred Developer Fee	28,210	32,835	37,381	41,840	46,206	50,471	54,629	58,670	62,588	66,373	
Cash Flow to General Partner	0	0	0	0	0	0	0	0	0	0	
Cash Flow to Investor Limited Partner	0	0	0	0	0	0	0	0	0	0	
Total Priority Payments	38,210	43,135	47,990	52,767	57,461	62,064	66,569	70,969	75,255	79,420	
Cash Flow after Priority Payments	0										