



City of Newton, Massachusetts
Community Preservation Committee

DOCKET
ITEM NO.

#151-09

David B. Cohen
 Mayor

FUNDING RECOMMENDATION

DATE: 11 May 2009

TO: The Honorable Board of Aldermen

FROM: Community Preservation Committee

RE: **recommended Community Preservation funding for
 Community Housing at 192 LEXINGTON STREET**

1. PROJECT GOALS & ELIGIBILITY

Under the Community Preservation Act, CP funds may be used to create housing that is permanently affordable to low- and moderate-income households with less than 100 percent of the area-wide median income (AMI). This project will construct 2 single-family homes and 4 duplexes, all with perpetual deed restrictions: 6 units for sale to households with up to 80 percent of AMI, and 4 units for sale to households with less than 100 percent of AMI. All units will have 3 bedrooms and 2 baths, with average living space per unit of 1,450 square feet.

In addition, the developer will repair and deed to the City of Newton the pedestrian path that currently crosses the southern tip of the property, providing access from the abutting Albert Road neighborhood to Burr Elementary School and its community playing fields. *(For further discussion, see appendix.)*

2. FUNDING RECOMMENDATION

On 15 April 2009 the Community Preservation Committee voted 6 in favor, 1 opposed, to recommend that the sum of **\$2,046,000** be appropriated from the community housing and general reserves of the Community Preservation Fund, to be allocated 100% as community housing, as follows:

192 Lexington Street Community Housing PROJECT BUDGET	
USES	
HARD COSTS	
acquisition	\$715,000
site preparation & development	\$680,000
construction	\$2,175,000
hard cost contingency	\$285,500
SOFT COSTS	
architectural & site engineering (includes Green Roundtable)	\$225,000
insurance, taxes, bond	\$65,000
services & fees (<i>appraisal, surveys, insurance, monitoring, permits, construction mgr, recording & closing, etc.</i>)	\$188,692
construction loan interest	\$146,117
soft cost contingency	\$31,240
marketing/lottery	\$76,248
developer fee 6%	\$275,268
City of Newton legal services	\$5,000
TOTAL USES	\$4,868,066
SOURCES	
sales revenues	\$1,906,200
HOME (federal funds)	\$742,866
CDBG (federal funds)	\$173,000
CP funds (including City of Newton legal services)	\$2,046,000
TOTAL SOURCES	\$4,868,066
TOTAL PUBLIC SUBSIDY	\$2,961,866
PUBLIC SUBSIDY PER UNIT	\$296,187

Before its vote, the Committee commended the the project sponsor for responding to an earlier request to seek neighborhood input by holding a neighborhood public meeting, which had been publicized ahead of time to a mailing list of about 450 people. The Committee member who voted in opposition (Green) noted that he actually supported the project, but that he would also have supported delaying the vote to allow time for additional community comments.

ADDITIONAL SOURCES & USES OF FUNDS

CP funds for this project will leverage significant private financing through a construction loan and sales revenues, and over \$915,866 of federal housing funds, administered through Newton's HOME and Community Development Block Grant programs.

The Committee recognized the walking path to be donated as a CPA-related open space or recreation benefit, even though this benefit does not require the expenditure of any public funds other than for deed research and access easement review by the City of Newton Law Department.

3. OTHER RECOMMENDATIONS

The Community Preservation Committee further recommends that:

1. **Maximum public subsidy per unit:** The Committee supported this proposal partly because of its economies of scale. In the absence of other compelling reasons for a revised proposal, the Committee would not support a higher level of CP funding per unit solely to reduce the number of units built on the site.
2. **Spending authority:** funds to be appropriated to the spending authority of the Director of Planning and Development, and disbursed through a legally binding grant agreement
3. **Deadlines:** funds to be spent within 18 months after they become available, or by any extension of that deadline granted in writing by the Director of Planning and Development
4. As required by §12(a) of the Community Preservation Act, all units in the proposed project to be bound by **permanent deed restrictions:** 6 units to be affordable to households with up to 80 percent of the area median income, and 4 units to be affordable to households with less than 100 percent of the area median income
5. **Prior to requesting the release of Community Preservation funds,** the project sponsor will submit for review and approval by the Director of Planning and Development:
 - ◆ evidence that all other funding needed to complete the project is committed, including rates and terms
 - ◆ copy of the deed
 - ◆ evidence that the Comprehensive Permit has been approved
 - ◆ a copy of the building permit, or a letter indicating the building permit has been approved
 - ◆ final plans, specifications, and development budget
 - ◆ copy of the executed fixed-price construction contract
6. To the extent allowed by applicable law, the units shall be **marketed** in accordance with the City's Local Preference Policy.
7. **Promptly after substantial completion of the project,** the applicant shall submit to the Community Preservation Committee a final project development cost statement.
8. Any portion of the Community Preservation Fund grant not used for the purposes stated herein shall be returned to the Newton Community Preservation Fund.

4. ATTACHMENTS

- ◆ Proposal: orig. & summaries of subsequent revisions
- ◆ Current project budget
- ◆ Maps, plans & elevations
- ◆ Appraisal
- ◆ Letters of support
- ◆ Summary of neighborhood meeting

Appendix:
DETAILED FINDINGS on FUNDING PRIORITIES

This project achieves many goals listed in Newton's city-wide plans:

Community Preservation Plan

OVERARCHING GOALS

1. Help to preserve Newton's unique character, boost the vitality of the community, and enhance the quality of life for its residents.
2. Serve more than one CPA category.
3. Demonstrate the highest cost/benefit value relative to other proposals.
4. Leverage other public and/or private funds.
5. Preserve a resource or opportunity that would otherwise be lost.
6. Show that a project is the most reasonable available option to achieve the objective.
8. Serve to equitably distribute CPA funds throughout the City.

COMMUNITY HOUSING GOALS

1. Help Newton reach the state mandate of having 10% of its housing stock affordable to those at or below 80% of median income under MGL Chapter 40B.
2. Create community housing that is well designed, of decent quality and based on sound planning principles.
4. Keep new units affordable in perpetuity where possible.
5. The amount of requested CPA funding as well as the total public subsidy requested is reasonable and is the minimum needed for feasibility.
6. Show that the proposal is supported by housing agencies such as the Newton Housing Partnership, leverages other public funds, and is not otherwise economically feasible without CPA funds.
7. Avoid displacement of current residents.
9. Reuse previously developed sites.

OPEN SPACE GOALS

9. Enhance public access (where access does not seriously threaten habitat), including access for people with disabilities.
11. Preserve and create linear open space as a ... a safe and convenient link between parks, public transportation stops, and other destinations.

RECREATIONAL LAND GOALS

3. Meet the recreation needs of the greatest number of residents possible. Access for disabled residents should be included in plans wherever possible.

Comprehensive Plan

Supporting Newton's cherished diversity is a fundamental goal. ... Assure fair and equal housing opportunities for a population that is at least as diverse as at present in age, race, household type, life-style, cultural heritage and economic status.

Residential development that is well located in relationship to transportation, schools, commercial services, large employers, and existing patterns of residential type and character benefit the City in multiple ways.

Use sustainable design to reduce negative environmental impacts of new development, including energy demand, and to minimize long-term "cost of ownership" for new housing by minimizing operating and maintenance costs.

Given Newton's very limited land resources, assure that regulation creates numerous opportunities for well-located, compact development.

Ensure that street width and fire access requirements, construction standards, and stormwater management rules all reflect contemporary Low Impact Development approaches.

DISCUSSION

The Committee particularly appreciated those aspects of the project’s siting and design aimed at minimizing (a) impacts on the neighborhood and (b) future costs of ownership. These included:

Community character:

- a location on a main road, across from several much larger multi-family housing complexes, combined with a design that “presents” visually as a cluster of traditional, single-family units
- in response to neighborhood feedback, clustering units along the school playground side of the property, preserving existing trees to buffer views of the new units from abutting private properties, and a “lock box” allowing vehicular access from Albert Road only by the Fire Department

Sustainability/green design:

- in response to findings by site engineers, modifying the original design to ensure minimal disturbance of existing fill
- a location and path that will encourage parents to walk rather than drive their elementary-age children to school, whether they live in the new units or in the abutting neighborhood
- seeking and following advice from the Green Roundtable on sustainable, energy-conserving materials and features

Efficient use of funds: The chart below shows that the currently proposed per-unit public subsidy for this project is reasonable compared to past projects that have received CP funds. As noted above, the CPC strongly prefers that the currently proposed per-unit subsidy be seen as a maximum.

Base data from City of Newton Housing Office, reformatted by A Ingerson, 10 May 2009

COMMUNITY HOUSING in NEWTON, Massachusetts									
Public Funding of Recent Projects									
Project	Total Units	Affordable		Total Funding			Funding per affordable unit		
		Units	Bed-rooms	CP funds	Newton PUBLIC FUNDS	Development Cost	CP funds	TOTAL Newton PUBLIC FUNDS	Total Development Cost
Falmouth Road	2	2	5	\$275,000	\$651,202	\$1,178,933	\$137,500	\$325,601	\$589,467
Jackson Road	2	2	5	\$275,000	\$650,317	\$1,178,048	\$137,500	\$325,159	\$589,024
Cambria Road (11-13)	2	2	5	\$320,000	\$600,000	\$610,500	\$160,000	\$300,000	\$305,250
Linden Green Homes	5	3	6	\$575,000	\$869,340	\$2,261,394	\$191,667	\$289,780	\$753,798
Millhouse Commons	6	4	10	\$738,383	\$1,130,566	\$3,922,000	\$184,596	\$282,642	\$980,500
Cambria Road (18-20)	2	2	6	\$200,000	\$532,461	\$922,461	\$100,000	\$266,231	\$461,231
Wyman Street	10	10	20	\$1,000,000	\$2,567,995	\$3,567,995	\$100,000	\$256,800	\$356,800
Pelham House	10	10	10	\$311,936	\$1,748,593	\$2,841,460	\$31,194	\$174,859	\$284,146
West Street	5	5	5	\$263,000	\$600,000	\$676,400	\$52,600	\$120,000	\$135,280
Nonantum Village Place	34	34	34	\$850,000	\$1,712,000	\$6,213,100	\$25,000	\$50,353	\$182,738



April 3, 2009

Alice E. Ingerson, Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459

Dear Ms. Ingerson,

SEB has revised its application for CPA funds on the proposed 10 unit community at 192 Lexington Street. Since our initial submission to the CPC, we have had multiple meetings with various City departments and committees to further evaluate our proposed program (*The Development Review Team headed up by Candace Havens has signed off on the site plan*). In addition, our civil and geo-technical engineering team has undertaken some investigations to get a more detailed and technical assessment of the site. With the assistance of the Green Roundtable, we prepared an outline specification package and submitted it to four different general contractors for preliminary bids. All of our estimates came within our per-unit construction budget. Lastly, we conducted a neighborhood meeting on March 26th with the surrounding neighborhood and local Alderman.

From those meetings, a few requests have been made that have had cost implications for our original development program:

- 1) The Newton Housing Partnership has emphasized a strong preference for long-term affordability, Energy Star compliance and LEED certification if possible.
- 2) The Assistant Fire Chief has requested that all 4 duplexes include sprinklers and other fire safety measures.
- 3) The geo-technical engineering analysis has determined that the duplex foundations will require additional reinforcement and structural support due to the unstable nature of selected soils. (*None of the soil surveys/analysis has produced any findings that would suggest the soils are contaminated at this point*).
- 4) The affordability mix in the 10 units has changed. The current proposed plan includes 6 units priced for households earning up to 80% of Area Median Income and 4 units priced for households earning up to 100% of Area Median Income (*the previous mix was 3 units up to 80% and 7 units up to 100%*). We are still requesting that the CPC subsidize 7 units.
- 5) We have increased the hard cost contingency in the development budget to 10% (previously was 5%). This requirement is necessary considering current capital market conditions in order to secure construction financing for a project of this nature.

Therefore, some budget line items have changed since our original CPA submission including: additional engineering expense, increased hard cost contingency, foundation supports, increased fire

safety requirements. Because we now have contractor estimates in hand (although not signed contracts), *we are confident that no additional funding requests will be necessary.*

Total Development Costs: \$4,588,200

Total CPC Request: \$2,041,426

Total CPC Request per unit for each of the seven units: \$291,000

We would also like to address the concern or doubt about our ability to construct a high-end environmentally sensitive development which features many design elements focused on enhancing long-term affordability. After developing a detailed specification package with the assistance of The Green Roundtable and receiving bid estimates from four general contractors, we confirmed that the proposed development budget should allow us to construct affordable units that minimize both short term and long term costs to the buyers.

While these issues are not necessarily the focus of the CPC Committee, their inclusion will make it clear that affordable housing does not have to ignore energy conservation measures and, indeed, can incorporate a very high standard.

As such, we plan to include the following design specifications in each of the affordable units:

DESIGN ELEMENTS:

- HardiPlank "Color Plus" cementitious clapboard siding as well as HardiPLank "Color Plus" Hardishingle straight edge on upper gable ends, windows, and corner boards.
- Concrete countertops (or equivalent) using recycled materials.
- Fiberglass double hung insulated glass 1-over-1 Low E inert gas-filled windows – Marvin Integrity or Pella or equal.
- Bamboo or cork flooring on 1st floor
- Marmoleum on kitchens and bathrooms and entry foyer.
- Low VOC wall-wall carpeting on second floor with 100% recycle pad. Alternate bedroom flooring – same as first floor.
- Low flow 1.6 gal dual - flush toilet (Toto)
- Cast iron tub with ceramic tile surround.
- Symmons tub/shower controls with Low-Flow shower head.

ROOFING AND INSULATION:

- Asphalt shingle triple tab roofing with 30 year warranty over 15# felt paper with 36" bituthane ice and water shield.
- Cellulose insulation in all exterior walls and at all perimeter framing.
- 1" Rigid insulation (see 7.5 below) directly on sheathing with all seams taped, stagger foam joints w/r/t sheathing joints
- 1" rigid insulation on exterior side of exterior walls
- R-50 blown cellulose insulation in top floor ceiling.
- 2" rigid insulation under basement slab
- 2" XPS Foamboard rigid insulation on interior of basement wall. Strap and covered with fire-resistant finish (plywood or gypboard).
- 1x3 plywood strip strapping over rigid insulation. Attach strapping directly to studs (through sheathing) w/ screws. Flash strapping with building paper splines to provide weather resistance at siding butt joints.

VAPOR SEALING & AIR SEALING

- Typical Building Practices will include sealing all windows, doors, wall and roof penetrations with low expansion foam

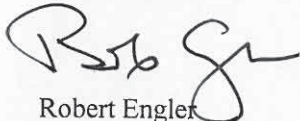
- The building will be blower door tested upon 1) completion of the air-sealed shell, 2) completion of insulation before sheetrock is installed; and 3) after completion of sheetrock. Blower door air leakage test shall be below 0.25 CFM/SF of building shell at -50 pascals.
- High density spray foam insulation will be used for difficult air sealing locations, and only with the approval of the Architect.
- All penetrations between conditioned space and unconditioned attic space should be sealed. Insulate & weatherstrip attic hatches/ stairs/ scuttles. Seal canister lights ("IC" rated only) w/ fire-retardant expanding foam. Seal all stacks & rough openings for bathroom vents w/ expanding foam.
- Seal/ insulate rim joist w/ high density polyurethane spray foam insulation. Insulated cover plates will be provided at all switches & receptacles
- Gaps between rough openings and jambs should be sealed at doors & windows w/ minimally expanding ('low loft') foam.
- All exhaust vents should be provided with back-draft dampers

HEATING/COOLING

- Hydro-air heating only - fan coil and ductwork sized for 140F EWT. Zone forced air delivery system. All hot water piping and ductwork should be insulated and within conditioned space (hydro cooling may be included as well). Ductwork design and layout by GC subject to Architect approval
- For heating/cooling air ducted systems, Energy Recovery Ventilator (ERV) will be provided including all ductwork and equipment and controls, connecting each bathroom exhaust and supplying equally to all rooms. Ductwork will be insulated galvanized sheet metal. ERV will be Renewair EV130 or equal.

We look forward to discussing our proposed development with the CPC in greater detail. Please feel free to contact us if you have any questions. We look forward to working with you and the City of Newton on this exciting development.

Best regards,



Robert Engler

City of Newton



David B. Cohen
Mayor

Newton, Massachusetts Fy09 COMMUNITY PRESERVATION PROPOSAL

Submit by 4 pm, 5 December 2008 to:
Alice E. Ingerson, Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144



Project CONTACTS	<i>Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Star (*) name of the project manager, who will track budget & submit updates.</i>				
Project TITLE	192 Lexington Street				
LOCATION	<i>Full street address (with zip code) or other precise location.</i> 192 Lexington Street, 02466 (adjacent to Burr School Playground)				
FUNDING CATEGORIES	<i>CHECK ALL THAT APPLY.</i>	<input checked="" type="checkbox"/> COMMUNITY HOUSING	HISTORIC RESOURCES	<input checked="" type="checkbox"/> OPEN SPACE	RECREATION
BUDGET <small>ATTACH DETAIL SEPARATELY.</small>	CP FUNDS REQUESTED: 1,542,859 (CPA)		OTHER FUNDS TO BE USED: \$675,000 (HOME funds) & \$2,045,100 construction loan		TOTAL PROJECT COST: \$4,262,959
SUMMARY	<p><i>Summarize goals & benefits in NO MORE THAN 300 WORDS (staff will edit longer summaries to fit that limit). One of the main objectives of the FY06-10 Consolidated Strategy and Plan was to “increase the overall supply of a variety of affordable housing options and reduce the housing cost burden of low- and moderate-income persons....as well as the creation of homeownership opportunities for these residents”.</i></p> <p>Within the same development, we are proposing to provide newly constructed for-sale units which will serve three different income populations, with 7 units priced at an affordable level for a family of four earning up to 100% of Area Median Income, two units priced at an affordable level for a family of four earning up to 80% of AMI and one unit priced at an affordable level for a family of four earning up to 50% of AMI. The sales prices for the units priced at 95% of AMI will be approximately \$228,600 which is in stark contrast to Newton’s median sales price of a single-family home at \$775,780. <i>We believe this will be the first for-sale 100% affordable new construction development with at least 10+ units in Newton.</i> As such, we have highlighted our primary goals:</p> <ol style="list-style-type: none"> 1) <i>To provide an attractive and appealing community that is affordable to families currently priced out of the Newton for-sale market</i> 2) <i>To provide a development with 100% of its units as affordable –1 unit set at 50% of AMI, 2 units set at 70% of AMI and 7 units set at 95% of AMI</i> 3) <i>To provide a thoughtful architectural design that preserves the character of the existing community and neighborhoods and to use various green-building technologies to improve the long-term maintenance of this community</i> 4) <i>To improve/enhance the pathway leading to Burr Park (currently a City of Newton easement)</i> 				

	<i>Check all that apply.</i>	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
	acquire				
	create	X	<i>NOT ALLOWABLE</i>	X	
	preserve			X	
	support		<i>NOT ALLOWABLE</i>	<i>NOT ALLOWABLE</i>	<i>NOT ALLOWABLE</i>
	rehabilitate/restore				

*You may adjust spaces but USE NO MORE THAN ONE PAGE to answer all questions on this page.
Attach supporting information on separate pages if needed (see checklist)*

2. NEEDS & PRIORITIES: *How does this project address needs or priorities identified in the Community Preservation Plan, Comprehensive Plan, Open Space & Recreation Plan, Consolidated Plan for Housing & Community Development, or other citywide plans? (Short quotes with plan title, year & page.) Primary messages include:*

FY06-10 Consolidated Strategy and Plan:

“increase the overall supply of a variety of affordable housing options and reduce the housing cost burden of low- and moderate-income persons....as well as the creation of homeownership opportunities for these residents”. (*Executive Summary- Pg 12.*)

“...use CDBG and HOME funds to create, develop and preserve affordable housing developments”. (*Executive Summary- Pg 13.*)

“Priority #4: Housing needs of small families with incomes at 31 to 50 percent of AMI” (*Executive Summary- Pg 28.*)

“Priority #5: Housing needs of homeowners with incomes at 51 to 80 percent of AMP” (*Executive Summary- Pg 28.*)

Comprehensive Plan:

“Principle IV: ... provide well designed affordable housing without displacing existing residents” (Page 1-2)

“That process of market-driven change is imposing hardships on many and is damaging the kind of City most residents would prefer. It is damaging from both equity and diversity perspectives. Maintaining access to Newton housing for a broad range of households is a long-held basic community value.” (*Page 3-17*)

Open Space and Recreation Plan:

“A need to emphasize linkages between open spaces using linear green-ways and pathways.” (Page #3)

AS PROPOSED: The proposed development addresses all of the goals and objectives highlighted above and many others. For example, within the same development, the applicant has proposed to provide newly constructed for-sale units which will serve different income populations, with 7 units priced at an affordable level for a family of four earning up to 100% of Area Median Income, two units priced at an affordable level for a family of four earning up to 80% of AMI and 1 unit priced at an affordable level for a family of four earning up to 50% of AMI. The sales prices for the units priced at 95% of AMI will be approximately \$228,600 which is in stark contrast to Newton’s median sales price of a single-family home at \$775,780. Moreover, the proposed residences will be kept as affordable in perpetuity with a deed restriction which is consistent with City goals.

3. OTHER FUNDING: *What additional funding have you obtained or are you pursuing? Attach commitment letters or summaries/cover sheets from grant applications.*

We are applying for \$675,000 in HOME funds (\$225K per unit X 3 units). A HOME application has also been submitted.

4. STEWARDSHIP: *How will the project be maintained after CP funds have been spent? (Hint: “through the regular City budget” is seldom a persuasive answer.)*

SEB, LLC has permitted many affordable housing developments and understands the need to implement structures/policies to ensure the long-term viability of the project. We have carefully estimated the shared costs to operate this 10 unit condominium association. The sale price estimates reflect the monthly condo dues obligations for each unit, including funds for capital reserves based on comparable developments. Moreover, the proposed construction features sustainable development principles including LEED certification, Energy Star compliance and other “green” technologies which will help lower long term maintenance costs for affordable owners.

5. COMMUNITY CONTACTS: *List email addresses and/or phone numbers for at least 3 people willing to talk with us about community support for the project and the project managers’ qualifications. At least 2 of these contacts should be from outside the project’s immediate neighborhood; none should be the project manager.*

Draft Project TIMELINE *If this project is funded, what critical milestones should we use to track its progress? If or when your project is funded, CP staff will work with you to add missing steps and participants.*

Project Manager References:

- 1) Jim McAuliffe, Principal - Abbott Development, 84 State Street Suite 720, Boston, MA 02109 - (617) 570-9090
- 2) Peter Freeman, Freeman Davis, LLC - 236 Lewis Wharf, Boston, Massachusetts 02110 – (617) 227-5070

Community Contacts:

- 1) Jeanne Strickland –Exec. Dr. NCDF (617.244.4035)
- 2) Phil Herr (617) 796-1156
- 3) Andy Franklin (617) 964-0117 x227
- 4) Ellen Feingold (617) 332-2588

Critical Project Milestones if Project is funded

- 1) Close of construction loan
- 2) Construction initiation
- 3) Site work completion
- 4) Affirmative Marketing for Housing Lottery
- 5) Completion of Affordable Housing Lottery
- 6) Construction Completion
- 7) Residents Close on Homes

Project TITLE: 192 Lexington Street				
STEPS <i>BIG steps, SHORT descriptions!</i>	ASSISTANCE REQUIRED <i>What must other organizations or City depts. do (raise funds, issue permits, etc.)?</i>	START <i>season/year</i>	COMPLETE <i>season/year</i>	COST (1) <i>estimate</i>
1) Complete HOME Funds Application	Technical assistance/review	Fall/08	Winter/08/09	-
2) City Departmental Discussions	Technical assistance	Fall/08/Winter 09	Winter/08/09	-
3) Complete CPA Application	Application Review	Fall/08/Winter 09	Winter/08/09	-
4) Aldermanic Contacts	Technical assistance/ Scheduling Neighborhood Meeting	Winter/09	Winter/08/09	-
5) Neighborhood meeting(s) & Presentations		Winter/09	Spring/09	-
6) City interdepartmental Staff Review	Technical assistance/Review	Fall/08/Win. 09	Winter/09	-
7) Housing Partnership Review	Technical assistance/Review	Fall/08/Win. 09	Spring/09	-
8) Planning & Development Review	Technical assistance/Review	Winter/09	Spring/09	-
9) File for Site Approval Application w/MassHousing	Site Approval Letter Issued By MassHousing	Winter/09	Spring/09	-
10) File for Comprehensive Permit Application w/ ZBA	ZBA Review	Spring/09	Spring/09	-
11) ZBA Approval	Comprehensive Permit Issued	Spring/09	Summer/09	-
12) CPA Discussion/ Award	Funds Granted	Winter/09	Summer/09	-
13) MassHousing Final Approval	Final Approval Granted	Fall/09	Fall/09	-
14) Building Permit Request	Building Permit Issued	Spring/10	Spring/10	-

(1) Please note that we do NOT anticipate using CPA money to fund the pre-development work and permitting process requirements. We anticipate using HOME grants to fund that element of the development. CPA money will be used to help fund the project construction, both site work and building construction.