



Finance Committee Agenda

City of Newton In City Council

Monday, December 10, 2018

7:00 PM
Room 211

- #601-18** **Appointment of Jonathan Lewis as a trustee of the Chaffin Educational Fund**
HER HONOR THE MAYOR appointing JONATHAN LEWIS, 133 Beaumont Avenue, Newtonville, as a trustee of the JONATHAN C. CHAFFIN EDUCATIONAL FUND.
- #586-18** **Appointment of Lucia Panichella as Trustee of the Horace Cousens Industrial Fund**
HER HONOR THE MAYOR appointing LUCIA PANICHELLA, 53 Anthony Circle, Newtonville, as a trustee of the HORACE COUSENS INDUSTRIAL FUND for a term to expire June 1, 2021 (60 days: 1/18/19)
- #587-18** **Accept a \$100,000 gift and establish the Margorie D. Moerschner Fund for the Poor**
HER HONOR THE MAYOR requesting authorization to accept a gift of one hundred thousand dollars (\$100,000) from the Estate of Margorie D. Moerschner and to amend Section 18 of the Revised Ordinance of the City of Newton for the purpose of establishing the Marjorie D. Moerschner Fund for the Poor. The Trustees of the Horace Cousens Fund will oversee and serve as trustees of the Marjorie D. Moerschner Fund for the Poor.

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.
Land Use Approved Subject to Second Call 7-0 on 12/04/18

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.

Referred to Public Facilities and Finance Committees

#541-18

Amendments to the Stormwater Use Charge Ordinance

HER HONOR THE MAYOR requesting Chapter 29, Section 120 (a) **Stormwater Use Charge** of the City of Newton Revised Ordinance, 2017 be amended by deleting the current rate structure and replacing it with the following effective July 1, 2019:

Every owner of property in the city shall pay a charge for use of public main drains and stormwater facilities, which shall be based on the following annual rates. Such charge shall be billed quarterly:

1. 1-4 family dwellings \$100.00
2. All other properties: \$0.0425 per square foot of impervious surface area, except that if the square footage charge multiplied by the total impervious area of the parcel equals a sum less than \$150.00, then the annual fee shall be \$150.00.

Public Facilities Approved 7-0 on 11/28/18

#603-18

Authorization to issue an RFP for food services

ASSISTANT SCHOOL SUPERINTENDENT HURLEY requesting a vote of the City Council to complement the vote of the School Committee to authorize the School Department to issue a Request for Proposals (RFP) for food services for a period of one year with four renewable one-year terms.

#590-18

Transfer of \$350K to fund the FY 19 MOA ratified by the IAFF

HER HONOR THE MAYOR requesting authorization to transfer the sum of three hundred fifty thousand dollars (\$350,000) from Wage Reserve to the Fire Department's Full-time Salaries Fire Rescue account to supplement funding required for the settlement of the FY 2019 Memorandum of Agreement that was recently ratified by the International Association of Fire Fighters.

Referred to Public Safety & Transportation and Finance Committees

#607-18

HER HONOR THE MAYOR requesting authorization to transfer the sum of ninety-five thousand eight hundred forty-four dollars and fifty-one cents (\$95,844.51) from the Fire Pumper Replacement Account to the Following Fire Department accounts:

Automobiles/Light Trucks	\$60,000
Training Expenses	\$10,000
Housekeeping Equipment	\$15,000
Public Buildings Repair and Maintenance	\$10,000

Public Safety Approved 6-0-1 (Downs abstaining) on 12/05/18

#602-18 Municipal Energy Technical Grant Acceptance

HER HONOR THE MAYOR requesting authorization to accept and expend a grant in the amount of four thousand nine hundred ninety-nine dollars (\$4,999) from the State Department of Energy Resources to evaluate the feasibility of microgrid at Newton North High School.

#606-18 Transfer of \$7,000 to fund Operation Access Enforcement

HER HONOR THE MAYOR requesting authorization to transfer the sum of seven thousand dollars (\$7,000) from HP Fines – Disability Commission to the Operations Access Account to fund “Operation Access Enforcement”, a special police detail, enforcing the accessible HP parking regulations during this holiday period.

Respectfully submitted,

Leonard J. Gentile, Chair



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#601-18

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

November 26, 2018

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Jonathan Lewis of 133 Beaumont Avenue, Newtonville as a trustee of the John C. Chaffin Educational Fund. His appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2018 NOV 26 AM 10:49
David A. Olson, Clerk
Newton, MA 02459

Application Form

Profile

<u>Jonathan</u>	<u>S</u>	<u>Lewis</u>
First Name	Middle Initial	Last Name

[Redacted]
Email Address

<u>133 Beaumont Ave</u>	<u></u>	
Home Address	Suite or Apt	
<u>Newtonville</u>	<u>MA</u>	<u>02460</u>
City	State	Postal Code

What Ward do you live in?

Ward 2

<u>[Redacted]</u>	<u>[Redacted]</u>
Primary Phone	Alternate Phone

<u>uAspire</u>	<u>Senior Director of Succeed</u>
Employer	Job Title

Which Boards would you like to apply for?

John C. Chaffin Educational Fund Trustee: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

I have worked in a variety of positions at colleges and universities since 2002, and in 2017 I earned a doctorate in higher education from Boston College. Since October 2017 I have worked for a national non-profit organization (uAspire), based in Boston, which provides college affordability counseling to high school juniors and seniors, as well as college freshmen and sophomores; I oversee the mostly virtual (i.e., text-based) college affordability and financial aid advising program for college students. Separately, I also volunteer as an alumni admissions representative for my alma mater (Northwestern), and participate annually in alumni interviews or events like the recent Newton North College Fair Night.

Jonathan Lewis CV Oct.18.pdf
Upload a Resume

Jonathan S. Lewis

133 Beaumont Ave.
Newtonville, MA 02460

EDUCATION

- | | |
|--|---------------|
| Doctor of Philosophy in Higher Education
Boston College, Chestnut Hill, MA | December 2017 |
| Master of Science in Education & Social Policy
(Concentration: Higher Education Administration & Policy)
Northwestern University, Evanston, IL | June 2007 |
| Bachelor of Science in Speech (Major: Theatre)
Northwestern University, Evanston, IL | June 2002 |

PUBLICATIONS

- Lewis, J.S. Investigating associations between student employment and leadership outcomes from the Multi-Institutional Study of Leadership. In Peck, A.E. & Callahan, K. (Eds.) (under contract) *New Directions in Student Leadership*, 162. San Francisco: Jossey-Bass.
- Lewis, J., & Knight, S. Bridges to knowledge and academic know-how. In Rowan-Kenyon, H., Martínez Alemán, A. M., & Savitz-Romer, M. (Eds.) (2018). *Technology and engagement: Making technology work for first generation college students*. Rutgers University Press.
- Rowan-Kenyon, H. T., & Martínez Alemán, A. M. with Gin, K., Blakeley, B., Gismond, A., Lewis, J., McCready, A., Zepp, D., & Knight, S. (2016). *Social Media in Higher Education*. ASHE Higher Education Report Series, 42(5). San Francisco: John Wiley.
- Gin, K., Martínez Alemán, A., Knight, S., Radimer, S, Lewis, J., & Rowan-Kenyon, H.T. (2016). Democratic education online: Combating racialized aggressions on social media. *Change: The Magazine of Higher Learning*, 48(3), pp. 28-35.
- Lewis, J. S. (2012, May). Wheelock, too, seeks to keep sophomores from a slump. [Letter to the Editor]. *The Chronicle of Higher Education*. Retrieved from <http://chronicle.com/article/Wheelock-Too-Seeks-to-Keep/131937/>
- Lewis, J. S. (2010). Job fare: Workplace experiences that help students learn. In L.W. Perna (Ed.) *Understanding the Working College Student*. Sterling, VA: Stylus.
- Lewis, J. S. & Contreras, S. (2009). Student learning outcomes: Empirical research as the bridge between theory and practice. In B. Perozzi (Ed.), *Enhancing Student Learning Through College Employment*. Bloomington, IN: Association of College Unions International.

- Lewis, J.S. (2008). Student workers can learn more on the job. *The Chronicle of Higher Education*, 54(41), p. A56.
- Lewis, J. & Contreras, S. (2008). Research and practice: Connecting student employment and learning. *The Bulletin of the Association of College Unions International*, 76(1), pp. 30-38.

CONFERENCE PRESENTATIONS

- Arnold, K. & Lewis, J. (2018, November). What One Million Text Messages Reveal about College Access for Low-income Students. Paper accepted for presentation at the annual meeting of the Association for the Study of Higher Education, Tampa, FL.
- Lewis, J.S. (2017, November). Amplifying participant voices through text mining. Paper presented at the annual meeting of the Association for the Study of Higher Education, Houston, TX.
- Arnold, K., Deutschlander, D., & Lewis, J. (2017, April). Reducing undermatching: The experience of students and advisors in a virtual-advising intervention. Paper presented at the annual meeting of the American Educational Research Association, San Antonio, TX.
- Lewis, J.S. & McCready, A.M. (2017, April). *Building bridges between institutional variables and individual outcomes through multilevel modeling*. Paper accepted for presentation at the annual Harvard Graduate School of Education Student Research Conference, Cambridge, MA.
- Rowan-Kenyon, H. T., Martínez Alemán, A. M., Knight, S., Lewis, J., & Radimer, S. (2016, April). *Students of color and social networking: Strong ties and bonding capital*. Paper presented at the annual meeting of the American Educational Research Association, Washington, D.C.
- Tayloe, S., Melavalin, R., & Lewis, J. S. (2013, October). *LGBTQ program study: Helping students explore their identity and cultural heritage through short-term programs*. Paper presented at the annual meeting of Region XI of NAFSA: Association of International Educators, Stowe, VT.
- Lewis, J. S. (2011, September). *Think logically: Using logic models in a faculty-staff collaboration to develop first-year learning outcomes*. Paper presented at the annual meeting of The New England Conference for Student Success, Amherst, MA.
- Lewis, J. S. & Keene-Crouse, J. (2010, March). *Advice for the new adviser*. Paper presented at the annual meeting of Region 1 of the National Academic Advising Association (NACADA), Newton, MA.
- Piskadlo, K., Genfi, H., Jenkins, M., & Lewis, J. (2010, March). *Meeting students where they are: Effective programs that enhance advising*. Paper presented at the annual meeting of Region 1 of the National Academic Advising Association (NACADA), Newton, MA.
- Lewis, J. S. (2008, October). *Working with student employees*. Invited workshop presented to the Division of Student Affairs, Northwestern University, Evanston, IL.
- Lewis, J. S. & Chapel, C. (2008, March). *Nurturing student learning through performance*. Paper presented at the annual meeting of the Association of College Unions International (ACUI), New Orleans, LA.

- Chapel, C. & Lewis, J. S. (2008, March). *Nurturing student learning through performance*. Paper presented at the annual meeting of the American College Personnel Association (ACPA), Atlanta, GA.
- Lewis, J. S. (2007, June). *Learning while earning: Student employment and learning outcomes*. Invited paper presented at the annual conference of the Division of Student Affairs, Northwestern University, Evanston, IL.
- Lewis, J. S., Foley, D. P., & Loper, M. (2007, March). *Advising student theatre at the college union*. Paper presented at the annual meeting of the Association of College Unions International (ACUI), Atlanta, GA.
- Lewis, J. S. (2006, June). *Employability, outcomes and performance evaluations: Effective methods for assessing work-study students*. Paper presented at the annual conference of the Division of Student Affairs, Northwestern University, Evanston, IL

TEACHING EXPERIENCE

- Guest lecturer, *College Student Development*, Boston College Spring 2017
- Guest lecturer, *College Student Experience*, Boston College Spring 2017
- Guest lecturer, *American Identities*, Wheelock College Fall 2011, 2012, 2013
- Instructor, *First-Year Seminar*, Bentley University Fall 2010
- Instructor, *Transfer Seminar*, Bentley University Spring 2010
- Workshop Design and Facilitation, LGBTQ Safe Space Trainings 2000 – 2014
Northwestern University, Bentley University, Wheelock College

PROFESSIONAL EXPERIENCE

- Visiting Scholar, Lynch School of Education, Boston College 1/2018 – present
- Senior Director of Succeed, uAspire 10/2017 – present
- Research Assistant, Lynch School of Education, Boston College
Dr. Karen Arnold 9/2015 – 6/2017
IES Grant R305A140121: Digital Messaging to Improve
College Enrollment and Success, \$3.5 million
- Dr. Ana Martínez-Alemán 9/2014 – 5/2016
- Dr. Heather Rowan-Kenyon 9/2014 – 5/2016
- Graduate Assistant, Lynch School of Education, Boston College
Academic Support Program for International Students 9/2014 – 5/2016
- Director of Student Engagement, Wheelock College 7/2012 – 6/2014
- Associate Director for Student Success, Wheelock College 9/2010 – 7/2012
- Academic Advisor, Bentley University 8/2009 – 9/2010
- Assistant Director, Reynolds Club & Bartlett Hall 7/2007 – 7/2009
University of Chicago
- Events Production Manager, Norris University Center 3/2005 – 7/2007
Northwestern University
- Co-Founder and Coordinator, LGBT Resource Center 1/2004 – 1/2006
Northwestern University
- Events Planning Coordinator/Reservationist 11/2002 – 3/2005
Norris University Center, Northwestern University

AWARDS & RECOGNITION

- Best of Region XI conference presentation
NAFSA: Association of International Educators October 2013
- Colleges of the Fenway Collaborators Award March 2012
- Best of Region 1 conference presentation
National Academic Advising Association (NACADA) March 2010
- Region 8 Staff Conference Scholarship Award
Association of College Unions International (ACUI) March 2008
- Service Excellence Award, Northwestern University 2003, 2004, 2006
- Outstanding Support Staff Award – Norris University Center May 2005
- Leadership Award – Northwestern University LGBT Support Network June 2002

COMMUNITY INVOLVEMENT

- Association for the Study of Higher Education (ASHE)
Proposal reviewer: ASHE annual conference 2016, 2017, 2018
- American Educational Research Association (AERA)
Proposal reviewer: AERA annual conference 2018
- Notary Public, Commonwealth of Massachusetts 2015 – present
- Northwestern University Alumni Admissions Council 2010 – present
- Town Meeting Member (Brookline, MA; elected position) 2012 – 2015
- Treasurer and Commissioner, Brookline (MA) Commission for the Arts 2011– 2015
- Board of Trustees, Puppet Showplace Theatre (Brookline, MA) 2013 – 2015
- Commissioner, Brookline (MA) Human Relations Commission 2011– 2013
- Secretary, Board of Directors, The Neo-Futurists theatre company 2007 – 2009
- Stage Manager, *Happy Days*, The Hypocrites theatre company 2003

PROFESSIONAL AFFILIATIONS

- Association for the Study of Higher Education (ASHE) 2014 – present
- American Educational Research Association (AERA) 2017
- NASPA, Student Affairs Administrators in Higher Education 2013 – 2017
- National Academic Advising Association (NACADA) 2010 – 2013
- Association of College Unions International (ACUI) 2005 – 2009
- Consortium of Higher Education LGBT Resource Professionals 2004 – 2007



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#586-18

Telephone
(617) 796-1100

Fax
(617) 796-1113

TDD/TTY
(617) 796-1089

Email
rfuller@newtonma.gov

October 24, 2018

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

RECEIVED
Newton City Clerk
2018 OCT 31 AM 9:51
David A. Olson, CMC
Newton, MA 02459

To the Honorable City Councilors:

I am pleased to appoint Lucia Panichella of 53 Anthony Circle, Newton as a trustee of the Horace Cousens Industrial Fund. Her term of office shall expire on June 1, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller
Mayor

Application Form

Profile

Lucia	A	Panichella
First Name	Middle Initial	Last Name

[Redacted]
 Email Address

53 Anthony Circle .	Suite or Apt	
Home Address		
Newton	MA	02460
City	State	Postal Code

What Ward do you live in?

Ward 3

[Redacted]	[Redacted]
Primary Phone	Alternate Phone

Jewish Family Service of Metrowest	Director Of Immigrant & Youth Services
Employer	Job Title

Which Boards would you like to apply for?


Horace Cousens Industrial Fund Trustees: Submitted

Interests & Experiences

Please tell us about yourself and why you want to serve.

Why are you interested in serving on a board or commission?

Since I moved back to Newton (I was born and raised here) I have been looking for an opportunity for more civic engagement and a deeper connection to the community as a whole. I have long appreciated and benefited from all that this city has to offer and would like to play an active role in supporting the resources that make this city strong and a desirable place to live. I come from a family of service providers - my father in city, state and federal government and my mother as a special education teacher - and I have continued the tradition as a social worker. Since getting my MSW from BU I have worked in Framingham and have years of experience working with low-income families, immigrant families, public school systems, government agencies and community social service providers. Our agency works closely with many families who are similar to those who might apply for the Cousens Fund and I have insight into the struggles these families face as well as the difference the right kind of support can make in their lives. This fund was of particular interest to me as I felt it was a way for me to draw upon my professional experience and allow me to contribute to my own community on a personal level that extends beyond just my neighborhood and my sons' schools.

LUCIA CARBALLO PANICHELLA, LCSW53 ANTHONY CIRCLE, NEWTON, MA 02460
**EDUCATION**

Masters of Social WorkBoston University, Boston, MA
May 14, 2006**Bachelors of Arts, Sociology**Tufts University, Medford, MA
May 23, 2004, *Summa Cum Laude***WORK EXPERIENCE**

Director of Immigrant Services*Jewish Family Service of Metrowest, Framingham, MA • 2009-present*

- **Refugee and Asylee Resettlement Program**

Oversee all program operations for resettlement program serving 60 individuals. Supervise case management staff, interns and extensive volunteer network. Manage relationships and logistics with community partners. Responsible for all reporting and compliance with state and federal programs. Piloted community based program to serve 8 refugee families from Syria utilizing an extensive network of faith based institutions, academic institutions, community partners and individual volunteers.

- **Citizenship for New Americans Program (CNAP)**

Oversee CNAP, a program serving 100 clients a year. Supervise CNAP program manager, Americorps members and volunteers assisting clients with the naturalization process. Responsible for reporting, assuring grant compliance, and coordinating community relationships.

- **Reducing Achievement Gaps**

Oversee project to provide opportunities for financial, career and academic success for immigrant families in Framingham. Programs include: academic enrichment for elementary school students, parent outreach and education, case management and basic needs assistance, and support for first generation college students.

Program Specialist*Jewish Family Service of Metrowest, Framingham, MA • 2006-2009*

Led after-school program for 5th grade girls; coordinated agency fundraising and strategic initiatives; managed programs for adoptive families; provided citizenship case management; assisted with grant writing.

Substitute Teacher*Horace Mann School for the Deaf and Hard of Hearing (Boston Public Schools), Boston, MA • 2005 & 2006*
Substitute taught for all grade levels; assisted school administrators.**Summer Program Director***Chilmark Community Center, Chilmark, MA • 2004, 2005*

Oversaw and managed the day to day of the morning program for children ages 4-13. Managed and trained staff of 40, communicated with parents and community stakeholders, managed daily finances and registrations.

Program Support Intern*Primary Source, Watertown, MA • 2002-2005*

Assisted in research and editing of "Making Freedom," sourcebooks on teaching African American history. Provided administrative support preparing materials for professional development workshops and seminars.

OTHER

- Languages: Intermediate Spanish
- Participant, Metrowest Community Healthcare Foundation Health Leadership Program 2009.
- 2017 recipient of Sharp Rescuer Prize
- Partial Accreditation – Board of Immigration Appeals
- Certified Personal Trainer



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

#587-18

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email

rfuller@newtonma.gov

November 13, 2018

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Honorable City Council:

RECEIVED
Newton City Clerk
2018 NOV 13 PM 3:40
DAVID A. OLSON, OMC
NEWTON, MA 02459

I write to request that your Honorable Council docket for consideration a request to accept a gift of \$100,000 from the Estate of Margorie D. Moerschner and to amend the Ordinances of the City of Newton for the purpose of establishing the Marjorie D. Moerschner Fund for the Poor. The funds will be used to assist needy residents of the City of Newton by providing them with monetary distributions to assist the poor and needy. The trustees of the Cousens Industrial Fund have agreed to oversee and serve as trustees of the Marjorie D. Moerschner Fund.

Thank you for your consideration of this matter.

Warmly,

Ruthanne Fuller
Mayor

ARTICLE IXX.

MARJORIE D. MOERSCHNER FUND FOR THE POOR

Sec. _____. Designation.

The monetary gift to the City from the estate of Marjorie D. Moerschner shall be known as the Marjorie D. Moerschner Fund for the Poor.

Sec. _____. Purpose.

The Marjorie D. Moerschner Fund for the Poor shall be used to assist the poor and needy of the City of Newton.

Sec. _____. Board of Trustees.

(a) The trustees of the Horace Cousens Industrial Fund, as appointed pursuant to the provisions of section 18-23, shall serve as the trustees of the Marjorie D. Moerschner Fund for the Poor.

(b) The trustees, with approval of the Mayor, may use the income only of the Marjorie D. Moerschner Fund for the Poor as they determine, consistent with the purpose of such fund.

(c) The trustees shall have charge and management of such fund, with the right of commingling with other funds held by the City, investing the same only in securities permitted by law for the investment of municipal trust funds.

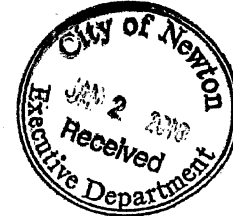
Sec. _____. Treasurer.

The collector-treasurer, by virtue of his or her office, shall be the treasurer and custodian of the Marjorie D. Moerschner Fund for the Poor.

Nutter

TaraLynn Casperson
 Direct Line: 617-439-2110
 Fax: 617-310-9110
 E-mail: tcasperson@nutter.com

December 27, 2017
 118362-1



City of Newton
 Office of the Mayor and City Council
 1000 Commonwealth Ave.
 Newton Centre, MA 02459

Re: Estate of Marjorie D. Moerschner

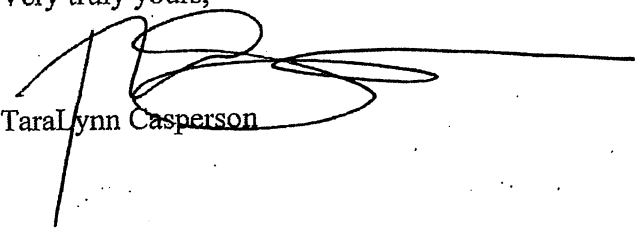
Dear Sir or Madam:

This office is handling the administration of the estate of Marjorie D. Moerschner, late of Lexington, Massachusetts, who died on October 9, 2017. I am writing to let you know that Ms. Moerschner's trust provides for a \$100,000 cash bequest to the City of Newton to establish the "Marjorie D. Moerschner Fund for the Poor". Ms. Moerschner's trust directs that the income of the "Marjorie D. Moerschner Fund for the Poor" shall only be used to assist the poor and needy of the City of Newton. A copy of the provisions of her trust in which the City of Newton is named, and further information on the gift is provided, is enclosed.

For your information, Ms. Moerschner's will is being probated in Middlesex County, Massachusetts, and two of this firm's partners, Sara Goldman Curley and Thomas P. Jalkut, are the nominated personal representatives (executors) of Ms. Moerschner's estate. The probate estate passes under the will to the "Marjorie D. Moerschner 2010 Trust", of which Sara and Tom are also the trustees. The Probate Court set a return date for the probate petition of December 12, 2017. If no objections have been filed by that date, the Court should issue its decree approving the will and appointing Sara and Tom to act as personal representatives sometime shortly thereafter.

I will be in touch after Ms. Moerschner's will is allowed and can give you a better sense of the anticipated timing for the payment of the bequest to the City of Newton. In the meantime, please feel free to contact me with any questions you may have.

Very truly yours,


 TaraLynn Casperson

TAC:bms
 Enclosure

cc: Alan Mandl, Esq. (w/ enc)
 Sara Goldman Curley, Esq.
 Thomas P. Jalkut, Esq.

3732117.1

25. One hundred thousand (100,000) dollars to City of Newton, Massachusetts, to be held as a permanent fund under the designation 'Marjorie D. Moerschner Fund for the Poor', but with the right of commingling for investment purposes with other funds held by said City, the income only thereof to be used for the purpose of providing such aid to the poor and needy inhabitants of the City of Newton as its Mayor shall from time to time determine.



Formerly Jewish Community Housing for the Elderly (JCHE)

December 6, 2018

Councilor Leonard J. Gentile, Chair
Finance Committee
c/o Shawna Sullivan, Committee Clerk
Newton City Hall
1000 Commonwealth Ave
Newton, MA 02459

RE: Revisions to the Golda Meir House Expansion Project

Dear Councilor Gentile,

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 that will be coming before the Finance Committee on December 10 for a vote to recommend appropriating \$3,250,000 in Community Preservation Act (CPA) funding.

Based on feedback from the community and Newton Wellesley Hospital during the zoning process, we decided to remove the proposed clinic use from the project last week. The removal of the clinic use has no impact on the affordable housing portion of the project, and therefore does not change our CPA request. However this change triggered the need for the CPC to update their recommendation, and we are scheduled to appear before the CPC on December 11 for this vote. Therefore, the CPC will not have a formal recommendation when we appear before the Finance Committee this Monday, December 10. Because the Finance Committee will consider the CPA funding request concurrent with the CPC's review of the changes to the project, we wanted to provide you with additional background on the change and explain its limited impact on the project.

We hope that the Finance Committee will feel comfortable voting on the CPC funding, contingent on the CPC's vote the next night. On December 4, the Land Use Committee voted to support the proposal contingent on CPC approval, and we hope that the Finance Committee will feel comfortable to do the same.

Your support will be greatly appreciated over the next two weeks, and critical for keeping the project on schedule. Without Finance Committee and City Council approval of the CPA funding request this month, our pending application for State affordable housing funds will be in jeopardy as one required component of our State funding request is that the City has provided matching funds to the project.



Background on the Change

The reason our proposal has changed in the middle of the CPC’s process is that we are also in the midst of the Comprehensive Permit process for the Golda Expansion project. Following our first ZBA hearing on November 15, 2Life made the decision to remove the space allocated to a wellness clinic and re-allocated space in the upper and lower additions resulting in a 1-unit reduction for a new total of 68 units in the project. 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.

The revised plans have replaced the clinic space on Level 1 of the Lower Addition with four apartments: 3 one-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 the CPC Funding Recommendation to the City Council dated November 14.

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

Due to these program revisions, as well as updated construction cost estimates and further refinement of many project costs, we have also submitted updated development and operating budgets to the CPC, however these changes do not impact project affordability, feasibility or our CPA request.

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
Alice Ingerson, Community Preservation Program Manager





Ruthanne Fuller
Mayor

#559-18 Telephone (617) 796-1120
Telefax (617) 796-1142
TDD/TTY (617) 796-1089
www.newtonma.gov

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

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/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

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**

#559-18



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

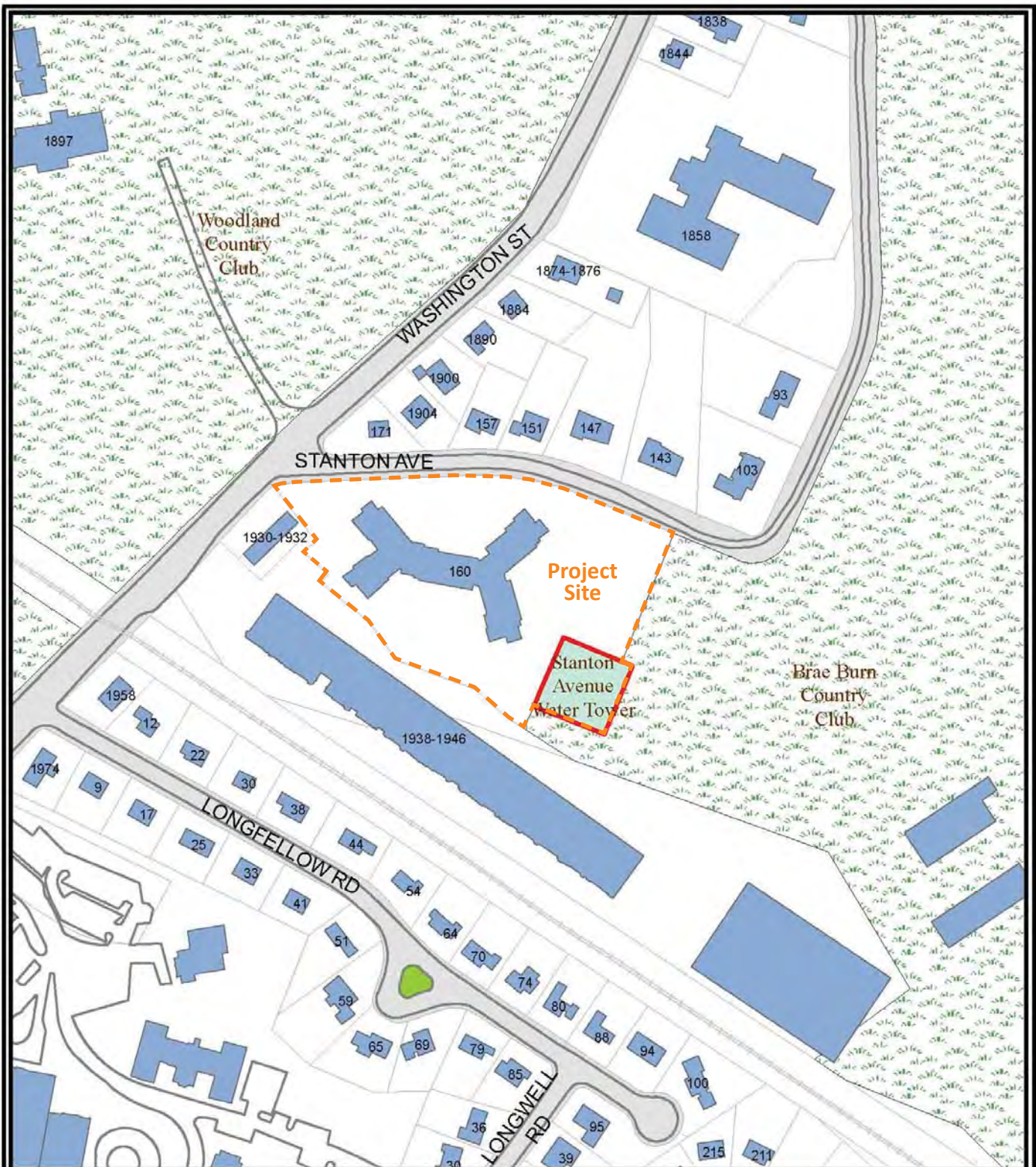
Proposed Rents

(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

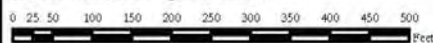




Stanton Avenue Water Tower

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.

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.

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	1,761,696
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)	4,809,956	-	-	4,809,956	(9,267,547)
	<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>

#559,118

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	-	-	-	-	18
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>

#559-18

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.

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.

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.



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

SUPPORTED BY



30 Wallingford Road • Brighton, MA 02135-4753

TEL 617-912-8400 • FAX 617-912-8489 • 2lifecommunities.org

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

#559-18
(For staff use)
rec'd 29 Nov
2018
corrected by
CPC staff to
match budget
attachments, 3
Dec 2018

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

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
	3 December 2018 amounts listed in budget attachments		
	\$3.25 million	\$29,064,845	\$32,314,845
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		submitted on form	in attachments	
Acquisition		\$100	\$100	
Construction costs (hard costs, gen'l conditions, overhead, profit, contingency)		\$24,370,000	\$24,366,192	
Soft Costs		\$4,890,000	\$4,892,419	
Developer Fee/Overhead		\$2,500,000	\$2,500,000	
Reserves (Operating)		\$560,000	\$556,133	
D. TOTAL USES (should equal C. on page 1 and E. below)		\$32,320,000	\$32,314,845	
Sources of Funds		Status	submitted on form	in attachments
Newton CPA Funds		Requested	\$3,250,000	\$3,250,000
Permanent Mortgage Loan		Expected	\$7,770,000	\$7,770,000
Federal and State Low Income Housing Tax Credit Equity		Expected	\$14,300,000	\$14,298,570
Utility Rebates		Expected	\$75,000	\$74,800
DHCD Subordinate Debt		Expected	\$3,750,000	\$3,750,000
Private Philanthropy		Expected	\$2,550,000	\$2,546,475
Deferred Developer Fee		Expected	\$625,000	\$625,000
E. TOTAL SOURCES (should equal C. on page 1 and D. above)			\$32,320,000	\$32,314,845
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)				
Uses of Funds		submitted on form	in attachments	
Management Fee		\$59,000	\$59,083	
Administration		\$114,000	\$114,000	
Maintenance (attachment amt includes "Operations")		\$124,000	\$123,800	
Resident Services		\$50,000	\$50,000	
Security		\$10,000	\$10,000	
Utilities		\$145,000	\$145,000	
Reserves		\$24,000	\$24,480	
Taxes, Insurance		\$105,000	\$105,000	
Debt Service		\$481,000	\$480,904	
Mortgage insurance premium		(not listed)	\$9,644	
Required Debt Service Coverage Ratio (1.10) (recalculated so total costs on form = total costs in attachment)		\$48,000	\$38,210	
F. TOTAL ANNUAL COST (should equal G. below)		\$1,160,000	\$1,160,121	
Sources of Funds		submitted on form	in attachments	
Residential Income		\$1,181,500	\$1,181,652	
Other Rental Income (laundry, Mass. Rental Voucher Program services)		\$39,500	\$39,528	
Vacancy		-\$61,000	-\$61,059	
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$1,160,000	\$1,160,121	

Project TITLE	Golda Meir House Expansion		
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 (Land Use + Finance) 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 Meir House Expansion							
<i>Operating Income and Expenses - November 2018</i>							
Operating Income		Operating Expenses		Debt Service			
Residential		Management Fee		Net Operating Income		\$528,758	
Sec 8/30% AMI Units	\$154,260		\$59,083	Debt Service		(\$480,904)	
MRVP/50% AMI Units	\$326,328	Administration		Mortgage Insurance Premium		(\$9,644)	
LIHTC/60% Units	\$282,264	Payroll, Administrative		Cash Flow after Debt Service			
NEC Units	\$9,600	Payroll Taxes & Benefits, Admin.		\$38,210			
Moderate + Market Rate	\$409,200	Legal					
Residential Revenue Subtotal	\$1,181,652	Audit					
		Marketing					
Commercial	\$0	Telephone		Unit Mix			
Other (parking, laundry, MRVP Services)	\$39,528	Office Supplies		1BR		2BR	
Other Revenue Subtotal	\$39,528	DHCD Monitoring Fee		Sec 8/30% AMI Units		7	
		Other		MRVP/50% AMI Units		20	
Gross Revenue	\$1,221,180	Admin Subtotal		LIHTC/60% Units		18	
		\$114,000		Total LIHTC Units		45	
Vacancy		Operations		60% - 100% AMI Units		8	
Vacancy - Sec 8 Units	\$7,713	Payroll, Maintenance		NEC Units		0	
Vacancy - MRVP Units	\$16,316	Payroll Taxes & Benefits, Admin		Market/Unrestricted Units		4	
Vacancy - LIHTC- 60% Units	\$14,113	Janitorial Materials		Resident Manager Unit		0	
Vacancy - NEC Units	\$480	Landscaping		Totals			
Vacancy - Moderate + Market Rate	\$20,460	Decorating (inter. only)		57		11	
Commercial vacancy	\$0	Repairs (inter. & ext.)		68			
Other vacancy	\$1,976	Elevator Maintenance					
Total vacancy	\$61,059	Trash Removal					
		Snow Removal					
Total Revenue	\$1,160,121	Extermination					
		Other: Fire Supp, HVAC					
		Operations Subtotal					
		\$123,800					
		Resident Services					
		\$50,000					
		Security					
		\$10,000					
		Utilities					
		Electricity					
		Heat and Hot Water					
		Water and Sewer					
		Utility Subtotal					
		\$145,000					
		Replacement Reserve					
		\$24,480					
		Real Estate Taxes					
		Insurance					
		Taxes, Insurance Subtotal					
		\$105,000					
		Total Operating Expenses					
		\$631,363					

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	0	0	0	0	0	0	0	0	0	

revised elevations & floor plans
rec'd by Newton CPC staff 4:50 pm,
30 November 2018

Above: previous entrance to
proposed wellness center

Below: Revised view of same
elevation without wellness center



UPPER ADDITION



LOWER ADDITION

PCA

PRELLWITZ CHELINSKI ASSOCIATES
ARCHITECTS, PLANNERS, INTERIORS

ARCHITECT
PRELLWITZ CHELINSKI
ASSOCIATES, INC.
221 Hampshire Street
Cambridge, MA 02139
617-547-8120

OWNER
JOHNS
30 Wakeford Road
Brighton, MA 02135
617-512-8650

CONTRACTOR
COLANTONIO, INC.
18 Everett Street
Hoboken, MA 01746
508-429-8666

GOLDA MEIR HOUSE
EXPANSION
160 STANTON AVE. AUBURNDALE, MA PCA PROJECT #: 17061

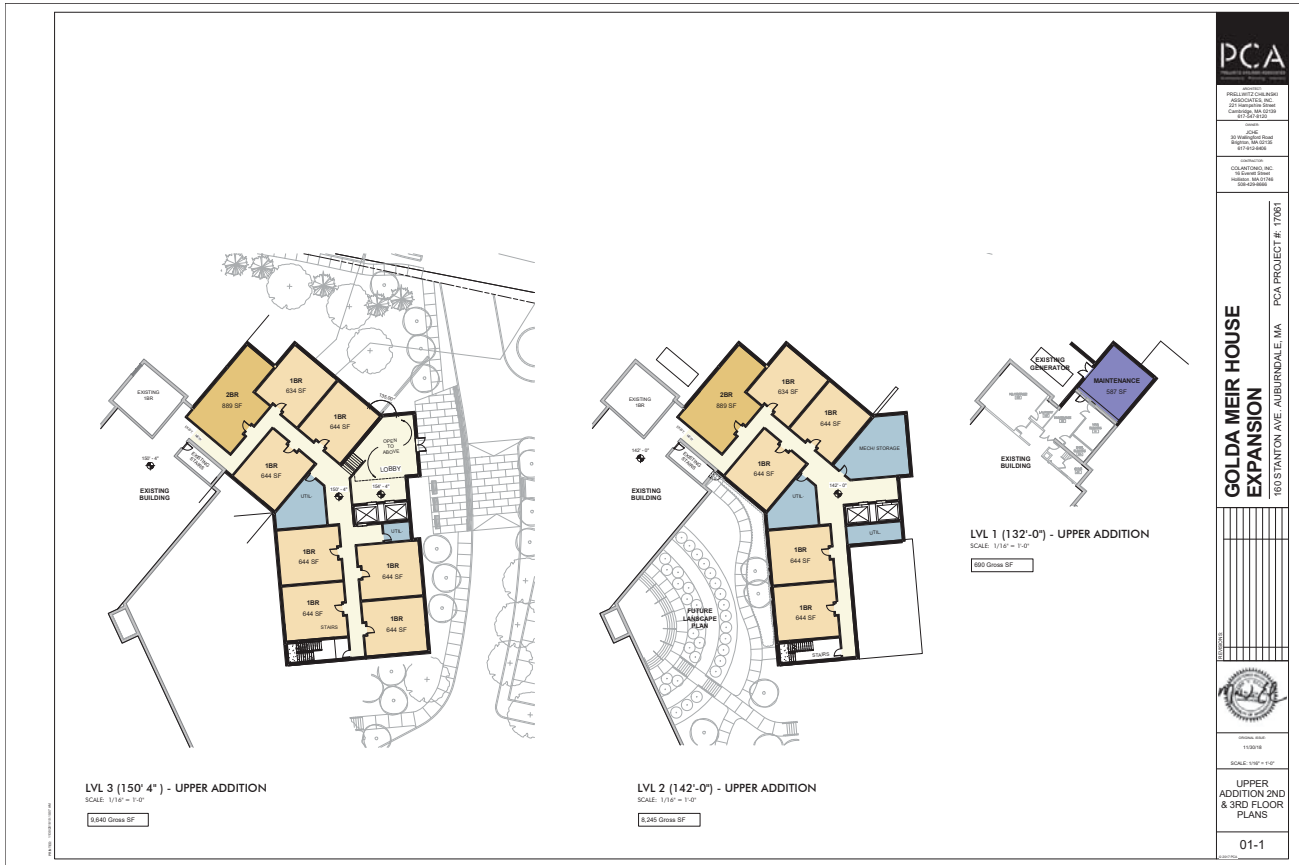
REVISIONS



ORIGINAL DATE:
11/02/18
SCALE:

ZONING
SUMMARY &
RENDERS

02-4
© 2017 PCA

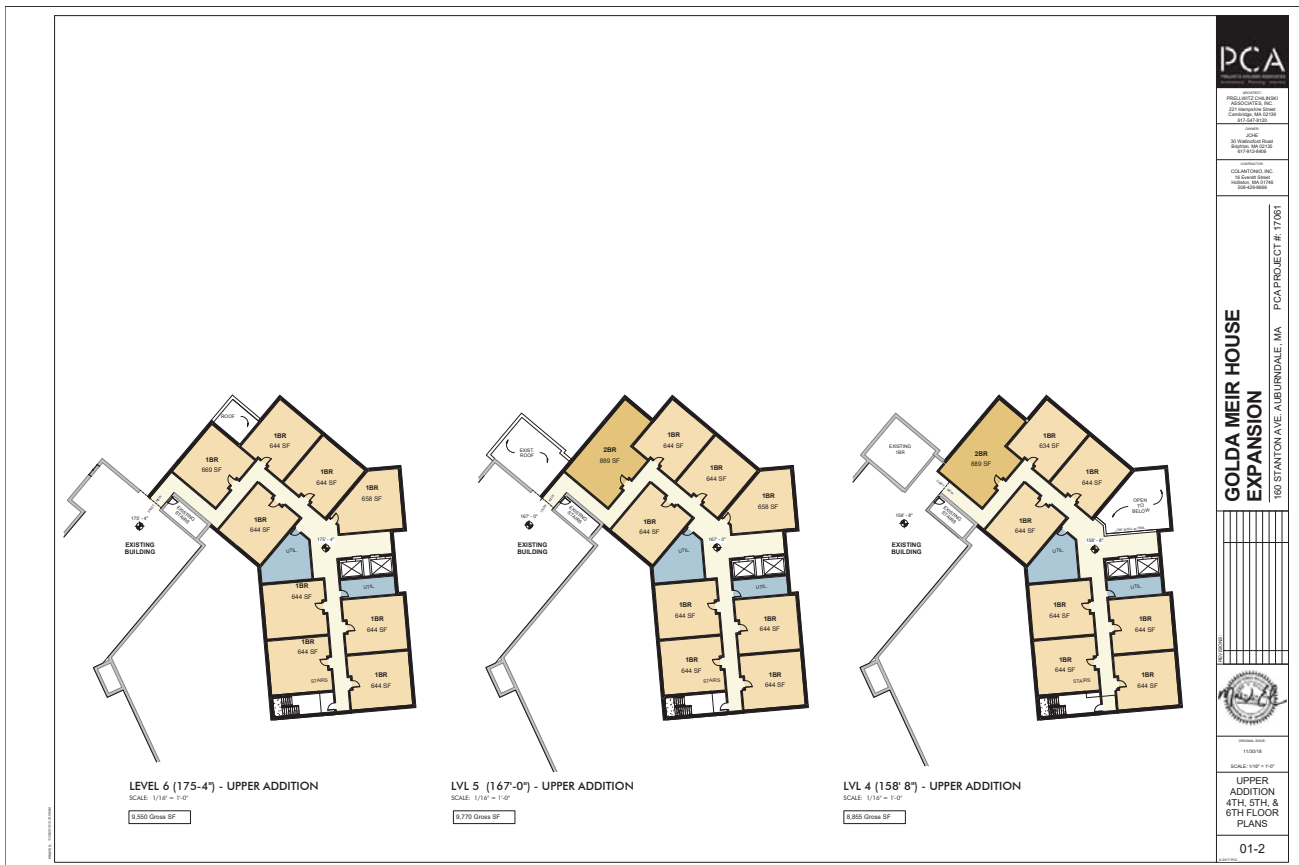


PCA
PROJECT COLLEGE
1500 STATE ST. 2ND FLOOR
CHAPEL HILL, NC 27514-5000
PHONE: 704/942-4400
FAX: 704/942-4401
WWW.PCA-ARCHITECTS.COM

GOLDA MEIR HOUSE EXPANSION
180 STANTON AVE. AUBURNDALE, MA PCA PROJECT #: 17061

DATE: 11/09/18
SCALE: 1/16" = 1'-0"

UPPER ADDITION 2ND & 3RD FLOOR PLANS
01-1

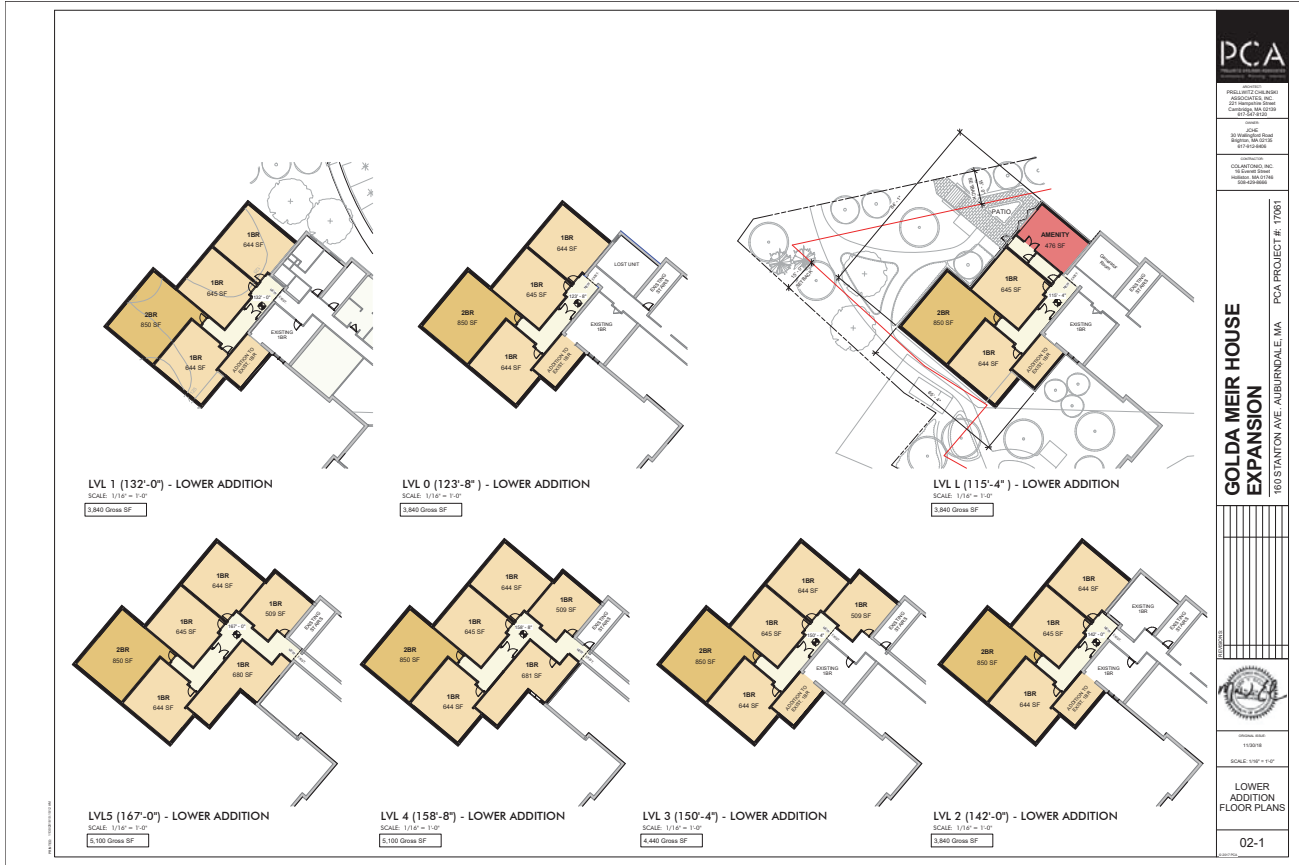


PCA
PROJECT COLLEGE
1500 STATE ST. 2ND FLOOR
CHAPEL HILL, NC 27514-5000
PHONE: 704/942-4400
FAX: 704/942-4401
WWW.PCA-ARCHITECTS.COM

GOLDA MEIR HOUSE EXPANSION
180 STANTON AVE. AUBURNDALE, MA PCA PROJECT #: 17061

DATE: 11/09/18
SCALE: 1/16" = 1'-0"

UPPER ADDITION 4TH, 5TH, & 6TH FLOOR PLANS
01-2



PCA
PROJECT COLLABORATION
225 Main Street
Auburndale, MA 01930
978-233-1100

OWNER
St. Vincent's Hospital
180 Stanton Ave.
Auburndale, MA 01930

ARCHITECT
COWI ARCHITECTS, INC.
100 South Street
Boston, MA 02111

180 STANTON AVE. AUBURDANLE, MA PCA PROJECT #: 17001

GOLDA MEIR HOUSE EXPANSION

DATE: 11/09/18
SCALE: 1/16" = 1'-0"

LOWER ADDITION FLOOR PLANS

02-1



PCA
PROJECT COLLABORATION
225 Main Street
Auburndale, MA 01930
978-233-1100

OWNER
St. Vincent's Hospital
180 Stanton Ave.
Auburndale, MA 01930

ARCHITECT
COWI ARCHITECTS, INC.
100 South Street
Boston, MA 02111

180 STANTON AVE. AUBURDANLE, MA PCA PROJECT #: 17001

GOLDA MEIR HOUSE EXPANSION

DATE: 11/09/18
SCALE: 1/8" = 1'-0"

UPPER ELEVATIONS

02-2



PCA

PROJECT CONSULTANT
 25 HANOVER STREET
 CHESHAM, MA 01929
 978-253-1100

OWNER
 GOLD MEIR HOUSE
 180 STANTON AVE. AUBURNDALE, MA 01531

ARCHITECT
 COLANTON, INC.
 100 STATE STREET
 CHESHAM, MA 01929

PROJECT # 17061
 PCA PROJECT # 17061

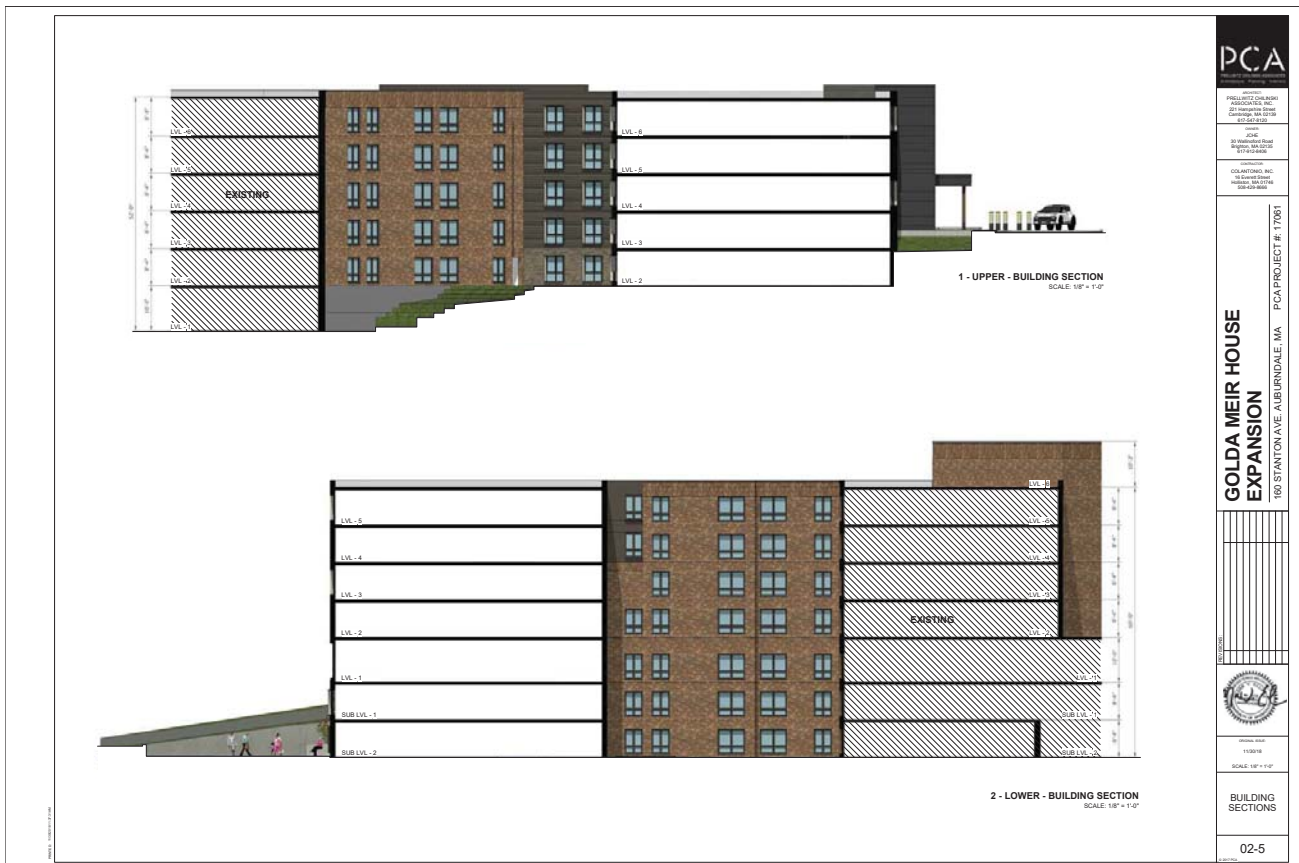
**GOLDA MEIR HOUSE
 EXPANSION**

180 STANTON AVE. AUBURNDALE, MA

DATE: 11/09/18
 SCALE: 1/8" = 1'-0"

LOWER ELEVATIONS

02-3



PCA

PROJECT CONSULTANT
 25 HANOVER STREET
 CHESHAM, MA 01929
 978-253-1100

OWNER
 GOLD MEIR HOUSE
 180 STANTON AVE. AUBURNDALE, MA 01531

ARCHITECT
 COLANTON, INC.
 100 STATE STREET
 CHESHAM, MA 01929

PROJECT # 17061
 PCA PROJECT # 17061

**GOLDA MEIR HOUSE
 EXPANSION**

180 STANTON AVE. AUBURNDALE, MA

DATE: 11/09/18
 SCALE: 1/8" = 1'-0"

BUILDING SECTIONS

02-5



2Life
COMMUNITIES

Age affordably. Live well.

Formerly Jewish Community Housing for the Elderly (JCHE)

Golda Meir House Expansion

**Newton Community Preservation Committee
Project Update – December 3, 2018**



2Life 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*



Ulin House
Brighton, MA



Golda Meir House
Newton, MA



Kurlat House
Brighton, MA



Coleman House
Newton, MA



Leventhal House
Brighton, MA



Shillman House
Framingham, MA



Project Summary

	Existing	Proposed New	Proposed Total
Number of apartments	199	68 (net new)	267
Lot area (sf)	167,208	16,898	184,106
Building area (gross sf)	181,631	76,750	258,381
Floor Area Ratio	1.09		1.40
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

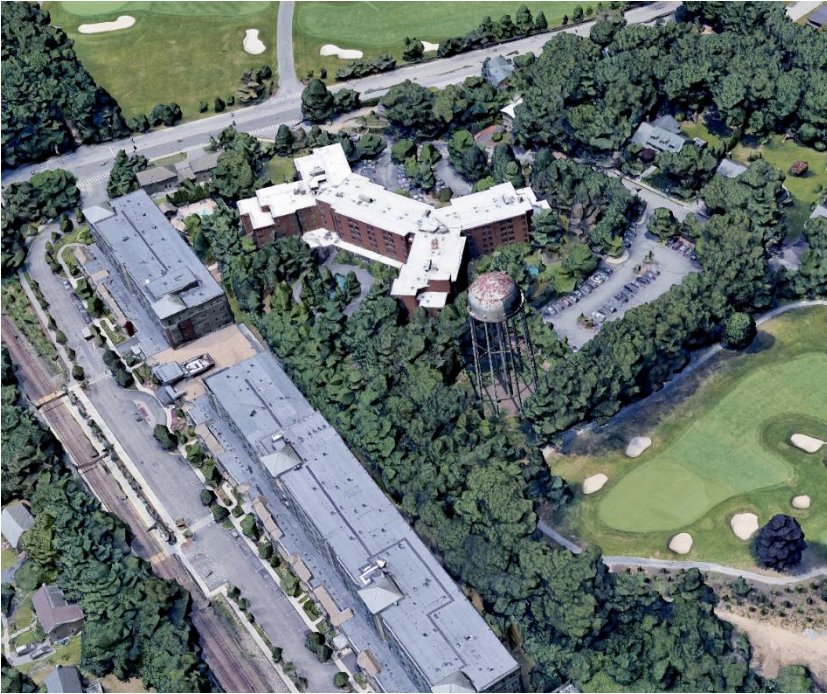
UNIT TYPE	≤ 30% AMI (Sec 8 PBV)	≤ 50% AMI (MRVP PBV)	≤ 60% AMI	<100% AMI	Unrestricted	TOTAL
1 BR	7	20	18	8	4	57
2 BR	1	2	2	2	4*	11
TOTAL	8	22	20	10	8	68

*includes 1 resident manager unit with no rent and 1 unit 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



Widen Stanton Ave. #559-48
able 2 way travel and parallel parking

Enhanced residential entrance at lower addition

Buffer plantings

Upper addition accessible entrance

LOWER ADDITION

UPPER ADDITION

EXISTING GOLDA MEIR HOUSE

Pedestrian walk and planting enhancements

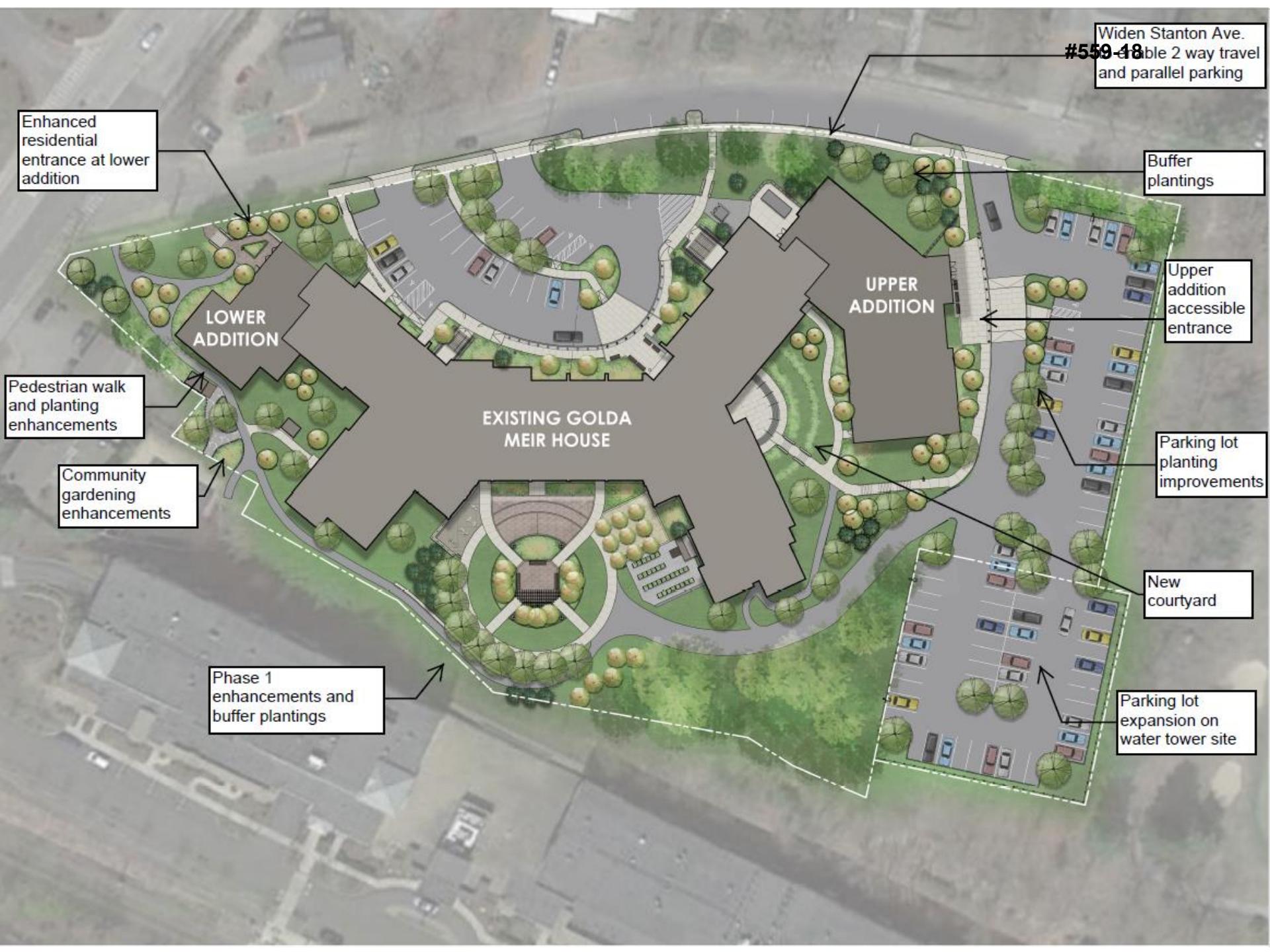
Parking lot planting improvements

Community gardening enhancements

New courtyard

Phase 1 enhancements and buffer plantings

Parking lot expansion on water tower site



View from Washington Street



Existing



Proposed



View from Stanton Ave



Existing



Proposed



Development Budget

PROPOSED SOURCES	
Newton CPA Funds	\$3,250,000
Permanent Loan	\$7,770,000
Fed Tax Credit Equity	\$10,298,970
State Tax Credit Equity	\$3,999,600
Utility Rebates	\$74,800
DHCD Sub Debt	\$3,750,000
Philanthropy	\$2,546,475
Deferred Developer Fee	\$625,000
Total Sources	\$32,314,845

PROPOSED USES	
Acquisition	\$100
Construction (\$275/sf and 5% contingency)	\$24,366,192
Soft Costs (including water tower decommissioning)	\$4,892,419
Developer Fee & Overhead	\$2,500,000
Capitalized Reserves	\$556,133
Total Uses	\$32,314,845
TDC per unit	\$475,218



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	--	--	\$800
Moderate Income Units	<100% AMI	\$1,800	\$2,100
Market Units	--	\$2,500	\$2,750
Site Rep Unit	--	--	--





City of Newton, Massachusetts
Office of the Mayor

RUTHANNE FULLER
MAYOR

Telephone
(617) 796-1100
Telefax
(617) 796-1113
TDD
(617) 796-1089
E-mail
rfuller@newtonma.gov

October 9, 2018
RECEIVED
Newton City Clerk
2018 OCT - 9 AM 11:28
David A. Olson, CMC
Newton, MA 02459

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I write to request that your Honorable Council docket for consideration a request to amend Sec. 29-120 (a) Stormwater Use Charge by deleting the current rate structure and replacing it with the following effective July 1, 2019.

Every owner of property in the city shall pay a charge for use of public main drains and stormwater facilities, which shall be based on the following annual rates. Such charge shall be billed quarterly:

- 1. 1-4 family dwellings..... \$100.00
- 2. All other properties: \$0.0425 per square foot of impervious surface area, except that if the square footage charge multiplied by the total impervious area of the parcel equals a sum less than \$150.00, then the annual fee shall be \$150.00

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

Stormwater Rate Restructuring Proposal

November 28, 2018

Stormwater Capital Projects

Maturity	Year	Project	Original	Maturity	Year	Project	Original
20	2016	Dedham St. Storm Drainage Improvement	\$ 725,000.00	15	2023	Laundry Brook Culvert-Hull street to Bridges Avenue	\$ 750,000.00
20	2017	Laundry Brook Drainage	\$ 2,425,000.00	10	2024	DPW Sweeper 2024	\$ 250,000.00
10	2017	DPW Sweeper	\$ 197,800.00	15	2024	Cheesecake Brook Roadway Culvert Crossings	\$ 750,000.00
10	2019	DPW Sweeper 2019	\$ 250,000.00	15	2024	Laundry Brook Culvert Parkview Ave. to Mass Pike	\$ 650,000.00
15	2019	Hammond Brook Pipe replacement	\$ 500,000.00	10	2025	DPW Sweeper 2025	\$ 250,000.00
15	2019	Rehabilitation of the Forest Grove Pump Station	\$ 338,000.00	15	2025	A	\$ 700,000.00
15	2019	South Meadow Brook Culvert 1	\$ 250,000.00	15	2025	B	\$ 200,000.00
15	2020	Bullough's Pond Dam Repair	\$ 500,000.00	10	2026	DPW Sweeper 2026	\$ 250,000.00
10	2020	DPW Sweeper 2020	\$ 250,000.00	15	2026	C	\$ 500,000.00
15	2020	South Meadow Brook Culvert 2	\$ 500,000.00	15	2026	D	\$ 250,000.00
15	2020	Cheesecake Brook-Comm. Ave to 1600 Washington St	\$ 550,000.00	10	2027	DPW Sweeper 2027	\$ 250,000.00
10	2021	DPW Sweeper 2021	\$ 250,000.00	10	2027	Vactor	\$ 250,000.00
15	2021	City Hall Ponds	\$ 500,000.00	15	2027	E	\$ 400,000.00
15	2021	Elliot & Crafts Street DPW Operations Yard	\$ 800,000.00	15	2027	F	\$ 420,000.00
15	2021	Cheesecake Brook - 1600 Washington - Watertown St 1	\$ 200,000.00	10	2028	DPW Sweeper 2028	\$ 250,000.00
10	2022	Vactor	\$ 250,000.00	15	2028	G	\$ 350,000.00
10	2022	DPW Sweeper 2022	\$ 250,000.00	15	2028	H	\$ 500,000.00
15	2022	Cheesecake Brook - 1600 Washington - Watertown St 2	\$ 700,000.00	10	2029	DPW Sweeper 2029	\$ 250,000.00
15	2022	Cheesecake Brook-Watertown Street to Charles River 1	\$ 725,000.00	15	2029	I	\$ 345,000.00
10	2023	DPW Sweeper 2023	\$ 250,000.00	15	2029	J	\$ 275,000.00
15	2023	Cheesecake Brook-Watertown Street to Charles River 2	\$ 725,000.00	10	2030	DPW Sweeper 2030	\$ 250,000.00
				15	2030	K	\$ 500,000.00

Sewer Capital Projects

Maturity	Year	Project	Original	Maturity	Year	Project	Original
		MWRA Sewer - Interest Free	\$ 575,300.00	15	2020	Sewer Inflow/Infiltration Project - Area 9 (Year 1)	\$ 670,000.00
		MWRA Sewer - Interest Free	\$ 1,262,800.00	15	2021	Sewer Inflow /Infiltration Project - Area 6 (Year 2)	\$ 30,000.00
		MWRA Sewer - Interest Free	\$ 917,000.00	15	2021	Sewer Inflow/Infiltration Project - Area 8 (Year 3)	\$ 293,000.00
		MWRA Sewer - Interest Free	\$ 917,000.00	15	2021	Sewer Inflow/Infiltration Project - Area 9 (Year 2)	\$ 207,000.00
		MWPAT Sewer I&I	\$ 6,512,433.00	15	2021	Sewer Inflow/Infiltration Project - Area 10 (Year 1)	\$ 670,000.00
		MWPAT Sewer I&I	\$ 7,772,625.00	10	2022	Vactor	\$ 250,000.00
		MWPAT Sewer I&I	\$ 120,584.00	15	2022	Sewer Inflow /Infiltration Project - Area 7 (Year 3)	\$ 30,000.00
		Sewer Improvements	\$ 2,277,000.00	15	2022	Sewer Inflow/Infiltration Project - Area 9 (Year 3)	\$ 3,693,000.00
		Sewer I&I Removal	\$ 4,239,442.00	15	2022	Sewer Inflow/Infiltration Project - Area 10 (Year 2)	\$ 207,000.00
		Eliot St Water Bldg Masonry Repairs	\$ 73,500.00	15	2022	Sewer Inflow/Infiltration Project - Area 11 (Year 1)	\$ 670,000.00
		Sewer Vehicle	\$ 400,000.00	15	2023	Sewer Inflow/Infiltration Project - Area 8 (Year 4)	\$ 30,000.00
15	2019	Sewer Inflow /Infiltration Project - Project Area 3&4	\$ -	15	2023	Sewer Inflow/Infiltration Project - Area 10 (Year 3)	\$ 3,693,000.00
15	2019	Sewer Inflow/Infiltration Project - Area 5 (Year 1)	\$ -	15	2023	Sewer Inflow/Infiltration Project - Area 11 (Year 2)	\$ 207,000.00
15	2019	Sewer Inflow /Infiltration Project - Area 6 (Year 1)	\$ 2,000,000.00	15	2024	Sewer Inflow/Infiltration Project - Area 9 (Year 4)	\$ 30,000.00
15	2019	Sewer Inflow /Infiltration Project - Area 7 (Year 1)	\$ -	15	2024	Sewer Inflow/Infiltration Project - Area 11 (Year 3)	\$ 3,693,000.00
15	2019	Prairie Avenue Sewer Pump Station	\$ -	15	2025	A	\$ 4,600,000.00
10	2019	Hamlet Street Sewer Pump Station - Replace Pumps	\$ -	15	2026	B	\$ 4,600,000.00
15	2019	Sewer Inflow/Infiltration Project - Area 8 (Year 1)	\$ -	10	2027	Vactor	\$ 250,000.00
15	2020	Sewer Inflow /Infiltration Project - Area 5 (Year 2)	\$ 30,000.00	15	2027	C	\$ 4,600,000.00
15	2020	Sewer Inflow /Infiltration Project - Area 7 (Year 2)	\$ 261,000.00	15	2028	D	\$ 4,600,000.00
15	2020	Sewer Inflow/Infiltration Project - Area 8 (Year 2)	\$ 207,000.00	15	2029	E	\$ 4,600,000.00
10	2020	Quinobequin Road Sewer Pump Station - Replace Pump	\$ 150,000.00	15	2030	F	\$ 4,600,000.00

Water Capital Projects

Maturity	Year	Project	Original	Maturity	Year	Project	Original
	2009	Water Meter Replacement	\$ 6,000,000.00		2026	MWRA Water - Interest Free	\$ 1,360,200.00
	2011	Water Meter Replacement	\$ 3,000,000.00		2027	MWRA Water - Interest Free	\$ 1,360,200.00
	2007	MWRA Water - Interest Free	\$ 2,586,019.00		2028	MWRA Water - Interest Free	\$ 1,360,200.00
	2009	MWRA Water - Interest Free	\$ 3,600,000.00		2029	MWRA Water - Interest Free	\$ 1,360,200.00
	2010	MWRA Water - Interest Free	\$ 2,224,400.00		2030	MWRA Water - Interest Free	\$ 1,360,200.00
	2011	MWRA Water - Interest Free	\$ 1,933,657.00		2017	Water Main Improvements	\$ 2,632,500.00
	2012	MWRA Water - Interest Free	\$ 1,360,200.00		2017	MWRA Lead Loan Service Replacement - Interest Free	\$ 4,000,000.00
	2012	MWRA Water - Interest Free	\$ 1,360,200.00	15	2019	Lead Service Replacement Program (LSRP)	\$ -
	2012	MWRA Water - Interest Free	\$ 1,360,200.00	15	2019	Clean and Line Water Pipes to Improve Water Quality	\$ 3,280,000.00
	2013	Water Main Improvements	\$ 2,700,000.00	10	2019	Langley Road Air Relief Valve Rep	\$ 514,000.00
	2013	Eliot St Water Bldg Masonry Repairs	\$ 73,500.00	15	2019	Clean and Line Water Pipes to Improve Water Quality	\$ -
	2013	MWRA Water - Interest Free	\$ 1,360,200.00	10	2019	Stanton Avenue and Winchester Storage Tanks	\$ 520,000.00
	2014	MWRA Water - Interest Free	\$ 1,360,200.00			Waban Hill Covered Reservoir	\$ 600,000
	2015	MWRA Water - Interest Free	\$ 1,360,200.00	15	2020	Clean and Line Water Pipes to Improve Water Quality	\$ 3,200,000
	2016	MWRA Water - Interest Free	\$ 1,360,200.00	15	2020	Clean and Line Water Pipes to Improve Water Quality	\$ 3,200,000
	2017	MWRA Water - Interest Free	\$ 1,360,200.00	15	2021	Clean and Line Water Pipes to Improve Water Quality	\$ 3,200,000
	2018	MWRA Water - Interest Free	\$ 1,360,200.00	15	2022	Clean and Line Water Pipes to Improve Water Quality	\$ 3,200,000
	2019	MWRA Water - Interest Free	\$ 1,360,200.00	15	2023	Clean and Line Water Pipes to Improve Water Quality	\$ 3,200,000
	2020	MWRA Water - Interest Free	\$ 1,360,200.00	15	2024	Clean/Line or Replace Water Pipes to Improve Water Quality	\$ 3,200,000
	2021	MWRA Water - Interest Free	\$ 1,360,200.00	15	2025	A	\$ 3,200,000
	2022	MWRA Water - Interest Free	\$ 1,360,200.00	15	2026	B	\$ 3,200,000
	2022	MWRA Water - Interest Free	\$ 1,360,200.00	15	2027	C	\$ 3,200,000
	2023	MWRA Water - Interest Free	\$ 1,360,200.00	15	2028	D	\$ 3,200,000
	2024	MWRA Water - Interest Free	\$ 1,360,200.00	15	2029	E	\$ 3,200,000
	2025	MWRA Water - Interest Free	\$ 1,360,200.00	15	2030	F	\$ 3,200,000

Long Range Forecast of Stormwater, Sewer and Water Expenditures, FY2020-2030

	<u>FY2019</u>	<u>FY2020</u>	<u>FY2021</u>	<u>FY2022</u>	<u>FY2023</u>	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>	<u>FY2027</u>	<u>FY2028</u>	<u>FY2029</u>	<u>FY2030</u>
EXPENDITURES												
26 STORM	\$ 2,680,000	\$ 3,161,617	\$ 3,570,245	\$ 3,970,691	\$ 4,315,885	\$ 4,554,641	\$ 4,839,122	\$ 5,011,220	\$ 5,206,626	\$ 5,391,957	\$ 5,534,603	\$ 5,661,778
		17.97%	12.92%	11.22%	8.69%	5.53%	6.25%	3.56%	3.90%	3.56%	2.65%	2.30%
27 SEWER	\$ 33,974,879	\$ 34,423,066	\$ 34,935,414	\$ 36,076,320	\$ 37,653,103	\$ 39,237,366	\$ 40,965,880	\$ 42,653,025	\$ 44,411,870	\$ 46,262,869	\$ 48,173,032	\$ 50,120,206
		1.32%	1.49%	3.27%	4.37%	4.21%	4.41%	4.12%	4.12%	4.17%	4.13%	4.04%
28 WATER	\$ 24,716,342	\$ 25,401,901	\$ 26,601,998	\$ 27,300,461	\$ 28,401,136	\$ 29,525,015	\$ 30,684,490	\$ 31,874,196	\$ 33,103,417	\$ 33,963,322	\$ 35,166,361	\$ 36,519,137
		2.77%	4.72%	2.63%	4.03%	3.96%	3.93%	3.88%	3.86%	2.60%	3.54%	3.85%
TOTAL	\$ 61,371,221	\$ 62,986,585	\$ 65,107,657	\$ 67,347,471	\$ 70,370,124	\$ 73,317,022	\$ 76,489,492	\$ 79,538,441	\$ 82,721,914	\$ 85,618,148	\$ 88,873,997	\$ 92,301,121
		2.63%	3.37%	3.44%	4.49%	4.19%	4.33%	3.99%	4.00%	3.50%	3.80%	3.86%
STORMWATER ANN'L INCR 3.9%	\$ 3,917,375	\$ 4,070,153	\$ 4,228,889	\$ 4,393,815	\$ 4,565,174	\$ 4,839,084	\$ 5,027,809	\$ 5,223,893	\$ 5,427,625	\$ 5,639,303	\$ 5,859,235	\$ 6,000,000
TOTAL INCR 3.9%	\$ 61,371,221	\$ 63,764,699	\$ 66,251,522	\$ 68,835,332	\$ 71,519,910	\$ 74,309,186	\$ 77,207,244	\$ 80,218,327	\$ 83,346,842	\$ 86,597,368	\$ 89,974,666	\$ 93,483,678

Current Structure

Impervious Area (Square Feet)

Commercial & Non Profit (Does not include Parking Lots, Parking Spaces, etc)	39,464,151	35%
Residential	72,857,034	65%
Total	112,321,185	

Current Commercial Stormwater Rate Structure

<u>Tier (in impervious sq ft)</u>	<u>Accounts</u>	<u>FY2019 Rate per Parcel</u>	<u>Cost per Sq Ft</u>	<u>Total Commercial Revenue</u>
0-5,000	203	\$250.00	\$0.0500	\$50,750.00
5,000-7,500	133	\$500.00	\$0.0667	\$66,500.00
7,500-10,000	123	\$750.00	\$0.0750	\$92,250.00
10,000-15,000	127	\$1,000.00	\$0.0667	\$127,000.00
15,000-25,000	132	\$1,250.00	\$0.0500	\$165,000.00
25,000-50,000	128	\$1,500.00	\$0.0300	\$192,000.00
50,000-75,000	57	\$1,750.00	\$0.0233	\$99,750.00
75,000-100,000	42	\$2,000.00	\$0.0200	\$84,000.00
100,000-200,000	49	\$2,500.00	\$0.0125	\$122,500.00
200,000-300,000	11	\$3,000.00	\$0.0100	\$33,000.00
300,000-400,000	12	\$3,500.00	\$0.0088	\$42,000.00
400,000-500,000	1	\$4,000.00	\$0.0080	\$4,000.00
>500,000	7	\$5,000.00	\$0.0083	\$35,000.00
				\$1,113,750.00

Residential Rate: \$75 = \$1.75 million

Current Stormwater Revenue Structure

Commercial & Non Profit	\$1,113,750	39%
Residential	\$1,743,750	61%
<hr/>		
Total	\$2,857,500	

Target Stormwater Revenue: \$3.9 million for FY2020

Residential Rates

Increase from
\$75.00 per year
To
\$100.00 per year

Yields Approximately \$600,000

Commercial Rates

Impervious Area (Square Feet)

Commercial & Non Profit (Does not include Parking Lots, Parking Spaces, etc)	39,464,151	35%
Residential	72,857,034	65%
Total	112,321,185	

Current Stormwater Revenue Structure

Commercial & Non Profit	\$1,113,750	39%
Residential	\$1,743,750	61%
Total	\$2,857,500	

Proposed Commercial Stormwater Rate Structure

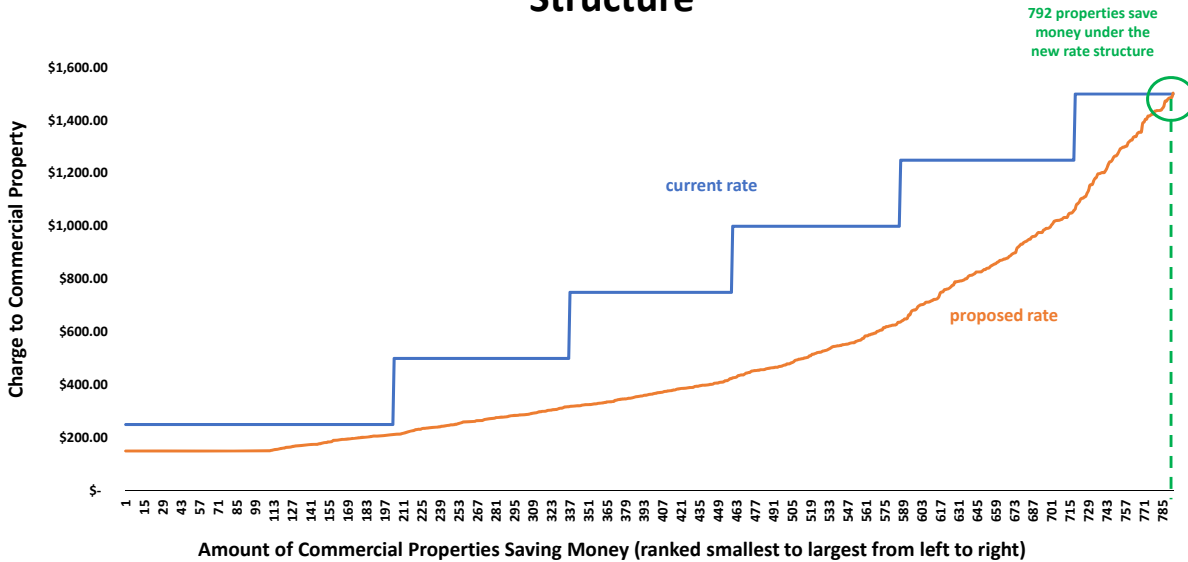
\$0.0425 per impervious square foot of property

OR

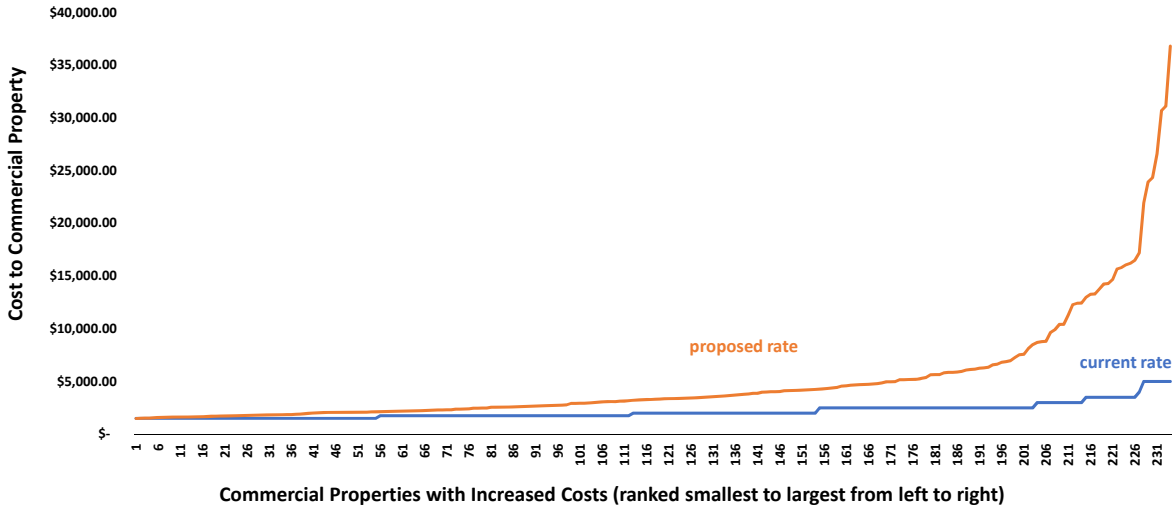
\$150 Minimum Fee

(Properties with less than 3530 impervious square feet)

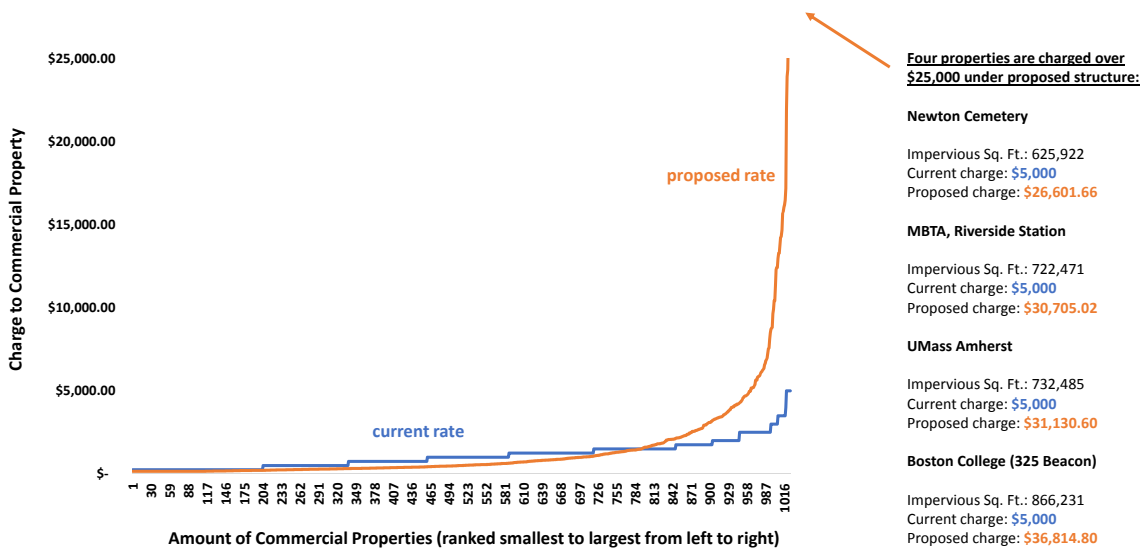
792 Properties Save Money under the New Commercial Rate Structure

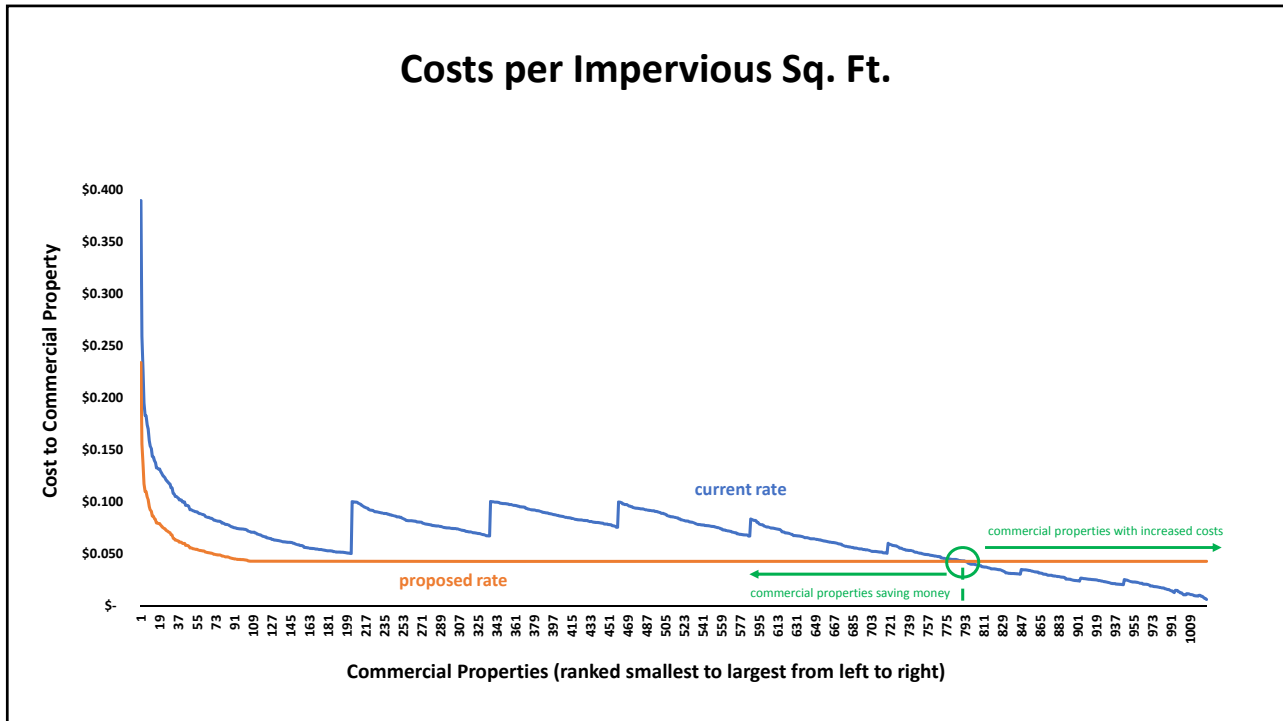


233 Properties have Increased Costs Under the New Commercial Rate Structure



Current vs. Proposed FY2020 Commercial Rate Structure





The City of Newton The Largest Property Owner in the City

48 Parcels

Total City impervious area: **4,060,159 sq. ft.**

Total commercial impervious area in Newton: **36,848,361 sq. ft.**

The City's share of cumulative commercial impervious area: **9.9%**

The City of Newton

The City annual stormwater charge, current rate: \$84,750

Cumulative annual commercial stormwater charges, current rate: \$1,111,203

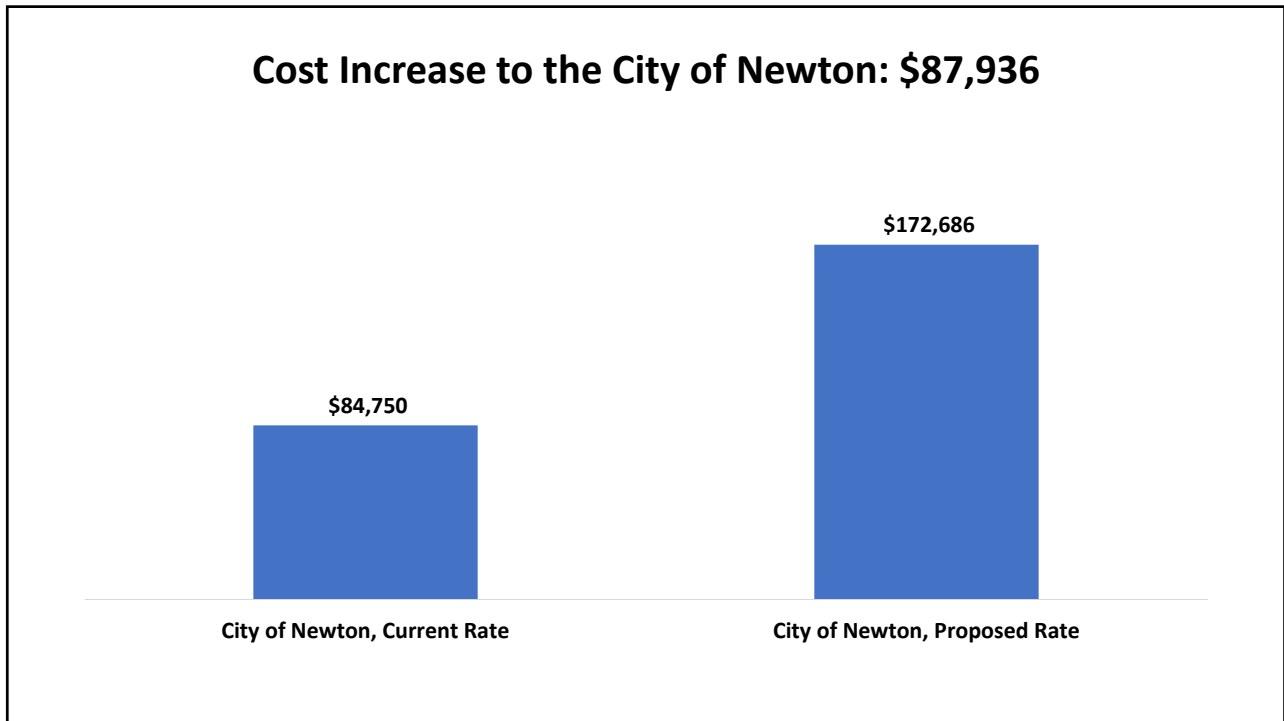
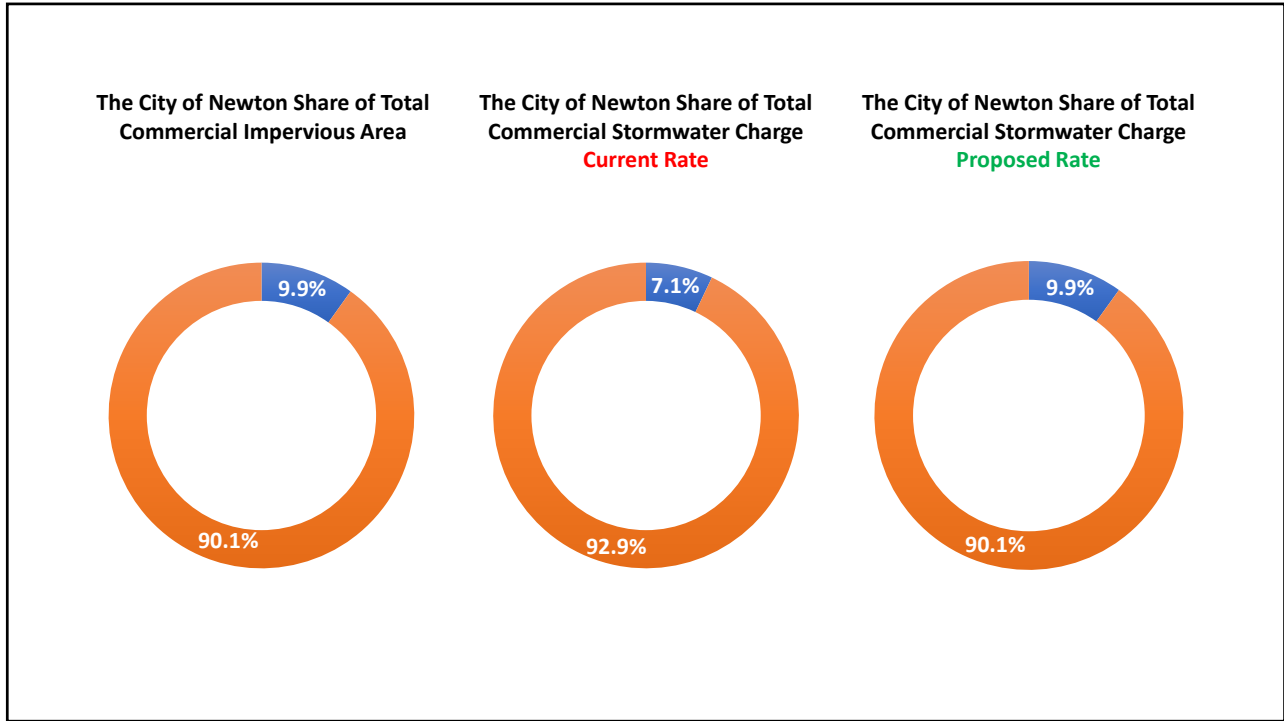
The City's share of annual commercial stormwater charges, current rate: 7.1%

The City of Newton

The City annual stormwater charge, proposed rate: \$172,686

Cumulative annual commercial stormwater charges, proposed rate: \$1,569,837

The City's share of annual commercial stormwater charges, proposed rate: 9.9%



10 Largest Individual Parcels in Newton

Property	Total Impervious Area	% of Total Impervious Area in the City	Current Stormwater Charge	% of Total Charges at the Current Rate	Proposed Stormwater Charge	% of Total Charges at the Proposed Rate
Chestnut Hill Square	381,510	1.04%	\$3,500	0.31%	\$16,214.17	1.03%
Northland Investment Corp	388,006	1.05%	\$3,500	0.31%	\$16,490.26	1.05%
Charles River Country Club	404,766	1.10%	\$4,000	0.36%	\$17,202.55	1.10%
Partners Heath Care	516,116	1.40%	\$5,000	0.45%	\$21,934.93	1.40%
Newton North High School	563,145	1.53%	\$5,000	0.45%	\$23,933.65	1.52%
Newton South High School	572,841	1.55%	\$5,000	0.45%	\$24,345.74	1.55%
Newton Cemetery Corp	625,922	1.70%	\$5,000	0.45%	\$26,601.66	1.69%
MBTA Riverside Station	722,471	1.96%	\$5,000	0.45%	\$30,705.02	1.96%
UMass Amherst	732,485	1.99%	\$5,000	0.45%	\$31,130.60	1.98%
Boston College (325 Beacon)	866,231	2.35%	\$5,000	0.45%	\$36,814.80	2.35%

Proposed Commercial Stormwater Rate Structure

\$0.0425 per impervious square foot of property

OR

\$150 minimum fee
(properties with less than 3530 impervious square feet)

Discussion

Account	Parcel	Owner Name	Location	Total Impervious Area	Current Stormwater Charge	FY20 Charge
1012389000001	630090000200	TRUSTEES OF BOSTON COLLEGE	325 BEACON ST	866,231	\$ 5,000.00	\$ 36,814.80
1032601600001	840340000600	UMASS AMHERST	777 DEDHAM ST	732,485	\$ 1,750.00	\$ 31,130.60
1022347000001	4201100003B0	MASS BAY TRANSPORTA AUTH	331 GROVE ST	722,471	\$ 5,000.00	\$ 30,705.02
1030887300001	640030000900	NEWTON CEMETERY CORPORAT	791 WALNUT ST	625,922	\$ 5,000.00	\$ 26,601.66
1032792600001	810510004700	CITY OF NEWTON/NEWTON SOUTH	140 BRANDEIS RD	572,841	\$ 5,000.00	\$ 24,345.74
1012768400001	240180000100	CITY OF NEWTON/NEWTON NORTH	457 WALNUT ST	563,145	\$ 5,000.00	\$ 23,933.65
1022613100001	550010001500	PARTNERS HEALTH CARE ACCOUNTS PAYABLE	2014 WASHINGTON ST	516,116	\$ 5,000.00	\$ 21,934.93
1032740900001	830360000400	CHARLES RIVER COUNTRY CLUB	535 DEDHAM ST	404,766	\$ 4,000.00	\$ 17,202.55
1032452400001	510280000500	481501 NORTHLAND COMMERCIAL MS#5	156 OAK ST	388,006	\$ 3,500.00	\$ 16,490.26
0812796900001	820020001100	CHS COMMERCIAL OWNER LLC	200 BOYLSTON ST	381,510	\$ 3,500.00	\$ 16,214.17
1012501700001	650080009900	SIMON PROPERTIES	225 BOYLSTON ST	377,926	\$ 3,500.00	\$ 16,061.87
1022245700001	430290002400	HINES GLOBAL REIT PROPERTIES LP	275 GROVE ST	371,916	\$ 3,500.00	\$ 15,806.45

CITY OF NEWTON

DOCKET REQUEST FORM

DEADLINE NOTICE: Council Rules require items to be docketed with the Clerk of the Council NO LATER THAN 7:45 P.M. ON THE MONDAY PRIOR TO A FULL COUNCIL MEETING.

To: Clerk of the City Council

Date: 11/15/2018

From (Docketer): School Department- Liam Hurley

Address: 100 Walnut St

Phone: 617-559-9025 E-mail: liam_hurley@newton.k12.ma.us

Additional sponsors: _____

1. Please docket the following item (it will be edited for length if necessary):

Assistant Superintendent Hurley is requesting a vote of the City Council to complement the vote of School Committee to authorize the School Department to issue an RFP for food services with a period of one year with four renewable 1 year terms.

2. The purpose and intended outcome of this item is:

- | | |
|--|--|
| <input type="checkbox"/> Fact-finding & discussion | <input type="checkbox"/> Ordinance change |
| <input type="checkbox"/> Appropriation, transfer, | <input type="checkbox"/> Resolution |
| <input type="checkbox"/> Expenditure, or bond authorization | <input type="checkbox"/> License or renewal |
| <input type="checkbox"/> Special permit, site plan approval, | <input type="checkbox"/> Appointment confirmation |
| <input type="checkbox"/> Zone change (public hearing required) | <input checked="" type="checkbox"/> Other: <u>School Department Contract Term Vote</u> |

3. I recommend that this item be assigned to the following committees:

- | | | |
|--|---|--|
| <input type="checkbox"/> Programs & Services | <input checked="" type="checkbox"/> Finance | <input type="checkbox"/> Real Property |
| <input type="checkbox"/> Zoning & Planning | <input type="checkbox"/> Public Safety | <input type="checkbox"/> Special Committee |
| <input type="checkbox"/> Public Facilities | <input type="checkbox"/> Land Use | <input type="checkbox"/> No Opinion |

4. This item should be taken up in committee:

Immediately (Emergency only, please). Please state nature of emergency:

- As soon as possible, preferably within a month
- In due course, at discretion of Committee Chair
- When certain materials are made available, as noted in 7 & 8 on reverse
- Following public hearing

5. I estimate that consideration of this item will require approximately:

#603-18

- One half hour or less
- More than one hour
- More than one meeting
- Up to one hour
- An entire meeting
- Extended deliberation by subcommittee

6. The following people should be notified and asked to attend deliberations on this item. (Please check those with whom you have already discussed the issue, especially relevant Department Heads):

City personnel

Citizens (include telephone numbers/email please)

Maureen Lemieux _____

Susan Dzikowski _____

David Olson _____

7. The following background materials and/or drafts should be obtained or prepared by the Clerk's office prior to scheduling this item for discussion:

8. I have or intend to provide additional materials and/or undertake the following research independently prior to scheduling the item for discussion. *

School Committee Vote Approval from November 15, 2018

(*Note to docketer: Please provide any additional materials beyond the foregoing to the Clerk's office by 2 p.m. on Friday before the upcoming Committee meeting when the item is scheduled to be discussed so that Councilors have a chance to review all relevant materials before a scheduled discussion.)

Please check the following:

- 9. I would like to discuss this item with the Chairman before any decision is made on how and when to proceed.
- 10. I would like the Clerk's office to contact me to confirm that this item has been docketed. My daytime phone number is: 617 559-9025 or email.
- 11. I would like the Clerk's office to notify me when the Chairman has scheduled the item for discussion.

Thank you.



Signature of person docketing the item

[Please retain a copy for your own records]



Office of Business, Finance and Planning
100 Walnut Street
Newtonville, MA 02460
617-559-9025

TO: Honorable Mayor Ruthanne Fuller
FROM: Liam Hurley, Assistant Superintendent/Chief Financial
and Administrative Officer
DATE: November 16, 2018
RE: Request Permission for Five-Year Contract Term for Food Services

This is to request permission of the City Council for the school department to go out to bid for a *five-year (One Year with 4 renewable one year terms)* maximum contract term with a food service management company. The bidding process will take place in the winter of 2019; the resulting five-year contract, if approved by the City Council, will run from FY20 through FY24. We expect this change to provide more competition to the procurement process, providing Newton with a more advantageous contract while saving time, effort, and resources. A 60 day termination without cause article will remain in the contract. The School Committee voted on 11/14/2018 to approve this request. Vote approval is attached.

Thank you for your consideration.

CC: Maureen Lemieux, Chief Financial Officer
Susan Dzikowski, Comptroller
David Olson, City Council Clerk
David Fleishman, Superintendent of Schools



WARD	
I	Bridget Ray-Canada
II	Margret Albright
III	Anping Shen
IV	Diana Fisher Gomberg
V	Steven Siegel, Vice Chair
VI	Ruth Goldman, Chair
VII	Kathy Shields
VIII	Matthew Miller

NEWTON SCHOOL COMMITTEE

MEMO

To: Liam Hurley, Assistant Superintendent/Chief Financial and Administrative Officer

From: Lisa Mazzola

Re: School Committee

Date: November 15, 2018

On November 14, 2018 the School Committee voted to approve the following item:

Motion proposed for vote:

To approve the contract term for Food Services from 1 year with 2, 1- year extensions to 1 year with 4, 1 year extensions for the purpose of attracting more vendor interest.

Motion to approve was made by Fisher Gomberg and seconded by Miller.

The motion passed 9-0-0.



RUTHANNE FULLER
MAYOR

**City of Newton, Massachusetts
Office of the Mayor**

#590-18

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I write to request that your Honorable Council docket for consideration a request to authorize the transfer of \$350,000 from Acct # 0110498-5197 Current Year Wage Reserve to Acct # 0121002-511001 Full Time Salaries Fire Rescue to supplement funding required for the settlement of the FY2019 Memorandum of Agreement that was recently ratified by the IAFF.

We are looking forward to discussing details with the Council. Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2018 NOV 19 PM 12:07
DAVID A. OLSON, CMC
Newton, MA 02459
November 19, 2018

CITY OF NEWTON AND I.A.F.F. LOCAL 863

MEMORANDUM OF AGREEMENT

OCTOBER 11, 2018

1. DURATION:

One Year FY19.

2. WAGE OFFER:

July 1, 2018 (FY19): 2%.

January 1, 2019 EMR increases to 3%.

3. GPS/AVL POLICY:

Attached hereto as Exhibit A.

4. SECURITY CAMERAS:

Attached hereto as Exhibit B.

5. GAS DETAILS: The parties agree to establish a working committee to determine when fire details should be required where contractors are working in the vicinity of gas lines. The committee will also explore when and where details should be required for both demolition work and gas leaks. The committee shall report back to the entire bargaining team by March 31st 2019

6. SPECIAL LEAVE DONATION PROGRAM: The parties agree to amend Article IV of the Collective Bargaining Agreement by adding a new Section 4.12, as follows;

Section 4.12: SPECIAL LEAVE DONATION PROGRAM:

1. A member of the bargaining unit may donate up to seventy-two (72) hours, in ten (10) or fourteen (14) hour increments, of special leave to another employee or employees within the bargaining unit per calendar year, through the City of Newton's Department of Human Resources.
2. In order for an employee to donate special leave, he/she must have no less than two-hundred and forty (240) hours of special leave accumulated.

RECEIVED

NOV 08 2018

Newton Retirement System

3. The employee accepting the donation must first reduce their accumulated special leave down to no greater than one hundred and twenty (120) hours before being eligible to accept donated special leave from another member of the bargaining unit. The employee accepting the donated hours must have first exhausted all of their accumulated vacation days (each day representing one (1) 24-hour tour) before being eligible to accept donated special leave from another employee, except that employees may retain one (1) vacation day (each day representing one (1) 24-hour tour) for each full year of employment with the City of Newton. An employee may accept up to forty-eight (48) tours cumulatively of donated special leave, which may be increased by the Chief of the Department in the case of extenuating circumstances.
4. The employee accepting the donation must be on approved FMLA, and donated hours of special leave must be used only for the purpose of an employee's absence due to a serious illness for themselves or a family member, as defined and restricted by the FMLA. This plan is not intended to either extend or limit the twelve (12) weeks of protected leave an employee is entitled to under the FMLA.
5. Donated special leave may not be converted to cash by way of the collective bargaining agreement, City ordinance, and/or any policy, practice or procedure of the City of Newton. Additionally, donated special leave may not be re-donated once accepted.
6. Donated special leave to an employee will be held in an individual special leave account by the City, and then drawn down by the employee accepting the donation as needed by the employee in such manner consistent with this plan. Once donated special leave is used by the employee accepting the donation, it shall be permanently removed from the donor's accumulated special leave.
7. Upon request for special leave donation, the City's Department of Human Resources shall:
 - (a) Email and distribute to the employee accepting a donation of special leave a Donation Form approved by the Director of Human Resources, such form to be submitted with the following information from the employee: (1) evidence of serious illness and approved FMLA; (2) special leave balances of employee accepting the donated time and the donor; (3) vacation balance of employee accepting the donated time; (4) record of length of service with the City of employee accepting the donated time; (5) walver and release to the City by employee accepting the donated time; and (6) any other information as may be necessary for the Department of Human Resources to process the request.
 - (b) Coordinate with Newton Fire Headquarters to update the accumulated special leave of both the donor and the employee accepting the donated hours in the NFD's Telestaff system; and
 - (c) Maintain confidentiality, as practicable.

MOA, 10/10/18

Page 3.

I.A.F.F., Local 863

CITY OF NEWTON

By: Marc Ryan
Dated: 10-12-18

By: BD
Dated: 10-15-18

By: [Signature]
Dated: 12 OCT 2018

By: McMurry
Dated: 10/15/18

By: Ben Hill
Dated: 10-13-18

By: [Signature]
Dated: 10/15/18

By: Ryan Rooney
Dated: 10.13.18

By: [Signature]
Dated: 10/13/2018

By: [Signature]
Dated: 10/15/18



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#607-18 Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

November 28, 2018

RECEIVED
Newton City Clerk
2018 NOV 29 PM 5:00
DAVID A. OLSEN, CMC
NEWTON, MA 02459

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I write to request that your Honorable Council docket for consideration a request to transfer the sum of \$95,844.51 from Acct # 34AA210J-58504, 2017 Fire Pumper Replacement to the following Fire Department accounts.

\$60,000 to Acct # 0121006-58501 Automobiles/Light Trucks to replace the Shift Commanders Vehicle (C2) that was totaled in a Thanksgiving Eve auto accident,

\$10,000 to Acct # 0121008-5319 Training Expenses to cover the City's portion of the Health and Wellness Grant,

\$15,000 to Acct # 0121005-585171 Housekeeping Equipment for gear lockers for Station 2, and

\$10,000 to Acct # 0121005-52407 Public Building Repairs & Maint for the installation of extractors and dryers for stations 1 and 2.

The City has purchased the Pumper and was fortunate to have funds remaining in the account. Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor



Bruce A. Proia
Chief

CITY OF NEWTON, MASSACHUSETTS
FIRE DEPARTMENT HEADQUARTERS

1164 Centre Street, Newton Center, MA 02459-1584
Chief: (617) 796-2210 Fire Prevention: (617) 796-2230
FAX: (617) 796-2211 EMERGENCY: 911



Ruthanne Fuller
Mayor

November 28, 2018

Maureen Lemieux
CFO
City of Newton
1000 Commonwealth Ave
Newton, MA 02459

Maureen,

With this letter, The Newton Fire Department is requesting to transfer \$60,000 of the special appropriation funding from our 2017 Fire Pumper Engine 3 account number 34AA210J-58504, (there is currently \$95,844.51 remaining) into our small vehicle account number 0121006-58501. This request is to replace the Shift Commanders Vehicle (C-2) which was totaled in a Thanksgiving Eve auto accident. The Shift Commanders Vehicle responds to over 2,500 calls a year and is responsible for the entire City during their 24 hour shift. It runs 24-7, 365 days a year.

In addition, we are requesting to docket \$10,000 from the 2017 Fire Pumper account # 34AA210J-58504 to cover for City's portion of a Health and Wellness Grant that we were awarded from the Assistance to Firefighter Grant Program (AFG). This will allow all 186 Firefighters to enter in the program. If approved, the budget account number for the \$10,000 to be transferred into is 0121008-5319.

With the additional remaining funding from the 2017 Fire Pumper Engine 3 account number 34AA210J-58504, we request \$15,000 to purchase gear lockers for Station 2. The lockers the Firefighters are currently using are donated high school lockers and are not meant to store Firefighter gear they are not properly ventilated. If approved, the budget account number for the \$15,000 to be transferred into is 0121005-585171.

The final \$10,000 from the account would be used for installation of extractors and dryers for station 1 and 2. This will be a great help with the removal of carcinogens on Firefighter gear which is the most important to Firefighter health. If approved, the budget account number to the \$10,000 to be transferred in is 0121005-52407.

Thank you for your consideration to this request


Bruce Proia
Chief of Department



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#602-18
Telephone
(617) 796-1100
Telefax
(617) 796-1113
TDD
(617) 796-1089
E-mail
rfuller@newtonma.gov

November 26, 2018

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I write to request that your Honorable Council docket for consideration a request to authorize the acceptance and appropriation of a Municipal Energy Technical Assistance Grant in the amount of \$4,999. These funds will be used will be used evaluate the feasibility of a microgrid at Newton North High School. Details are attached.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

RECEIVED
NEWTON CITY CLERK
2018 NOV 26 PM 2:09
David A. Oisell, OMC
Newton, MA 02459



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Office of the Mayor

Telephone
(617) 796-1100
Fax
(617) 796-1113
TDD/TTY
(617) 796-1089
Email
rfuller@newtonma.gov

November 8, 2018

Maureen Lemieux
Chief Financial Officer
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Maureen:

The State Department of Energy Resources has awarded the City of Newton a Municipal Energy Technical Assistance Grant in the amount of \$4,999 to evaluate the feasibility of a microgrid at Newton North High School. I am writing this letter to request acceptance of the grant.

A microgrid is a small group of electricity sources and loads, or sometimes just a single large load such as Newton North, that normally operates connected with the larger electric grid but can also disconnect to operate in so-called "island mode." One of the purposes of a microgrid is to provide shelter for a large number of people in the event of a prolonged emergency, such as a cyber event that affects the electric grid or a major storm that takes out power for more than just a day or two.

The Cadmus analysis would evaluate the optimal mix of resources for the microgrid at Newton North—e.g., solar, battery, additional oil storage, possibly cogeneration with natural gas—in terms of resiliency, cost, and environmental impacts. The City has engaged the Cadmus Group, with good results, on a number of other projects.

I have attached Grant Attachment A to the City's Grant Application to the Department of Energy Resources, as well as Cadmus' July 18, 2018 Scope of Work for the project. Please let me know if you would like any additional documentation.

Thank you for your consideration.

Respectfully,

Ann G. Berwick
Co-Director of Sustainability



NEWTON MICROGRID GRANT APPLICATION FOR NEWTON NORTH HIGH SCHOOL—SCOPE OF WORK

July 18, 2018

Ann G. Berwick
Co-Director of Sustainability
City of Newton
contact: 617-417-5366

RE: Scope of Work – Technical Consulting Services for a Microgrid Potential Study

Dear Ann,

The Cadmus Group, LLC welcomes the opportunity to work with the City of Newton (the City) to evaluate the feasibility of a microgrid at the Newton North High School and further support ongoing clean energy initiatives. This scope of work includes a price, for Cadmus' technical services related to the microgrid potential study. These efforts will help to advise the City's efforts to diversify and harden its critical infrastructure.

Scope of Work

Below is our proposed scope of work that outlines the technical support that we can provide to the City of Newton.

Microgrid Potential Study

Cadmus will provide recommendations on which technologies will best meet the needs of the City's campus in a cost-effective manner, based on the price points collected from vendors and each technology's ability to perform the necessary functions (e.g. energy resilience ride through, demand reduction, etc.).

Cadmus will inventory the campus' existing infrastructure and technology in order to take stock of current performance and goals.

We will create pro-formas of each ownership model that will include all available incentives and revenue streams, and clearly show initial and ongoing capital costs, internal rates of return on investment, payback periods, and total estimated value across the life of the project under each iteration.

Based on the needs and preferences of the City, this approach should provide sufficient data by which the City can decide on a course forward.

Deliverable: Memorandum of microgrid feasibility and pro forma analysis

Cost Estimate

To give the City's project team flexibility to adjust the scope of work in response to project specifics and evolving needs, we propose to provide these services on an hourly basis with an initial not-to-exceed cap of \$4,999. Any additional caps to be negotiated in the future should not exceed \$24,999.

Hourly rates appear in Table 1. A budget by task is provided in Table 2.

Table 1. 2018 Hourly Rates by Staff

Title	2018 Hourly Rate
Principal	\$290
Sr. Associate	\$210
Associate	\$180
Sr. Analyst	\$165
Analyst	\$135

Table 2. Budget for Technical Consulting Services

Task(s)	Total Cost
Microgrid Potential Study	\$4,999

The following assumptions were made in proposing this budget:

- Services will be provided on a time and materials basis, with an initial not-to-exceed cap of \$4,999. Any additional caps to be negotiated in the future should not exceed \$24,999.
- Cadmus' level of effort on each task may change based on the client's direction and project specifics. If, for example, the City requests little assistance with a particular task, budget can be reallocated to other activities within the overall scope of work where the City requests a higher level of effort.
- Direct costs (e.g., travel) are billed using federal GSA per diems as a guideline for cost reasonableness and cost limitation.

Staffing

Gregory Hall, a Cadmus Senior Analyst, will be the project manager and primary technical consultant for this project. Chad Laurent (Cadmus Principal) will provide senior-level oversight and technical and financial expertise, as needed. Mr. Hall's contact information is:

Gregory Hall, Senior Analyst
The Cadmus Group LLC
100 5th Avenue, Suite 100
Waltham, MA 02451
617-673-7109
Gregory.Hall@cadmusgroup.com

Sincerely,

A handwritten signature in cursive script that reads "Chad Laurent". The signature is written in black ink and is positioned above the typed name.

Chad Laurent, Esq., Principal



RUTHANNE FULLER
MAYOR

City of Newton, Massachusetts
Office of the Mayor

#606-18

Telephone
(617) 796-1100

Telefax
(617) 796-1113

TDD
(617) 796-1089

E-mail
rfuller@newtonma.gov

November 28, 2018

Honorable City Council
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Councilors:

I write to request that your Honorable Council docket for consideration a request to transfer the sum of \$7,000 from Acct # 14-3314M3, HP Fines – Disability Commission to the Operations Access Account to fund “Operation Access Enforcement”, a special police detail, enforcing the accessible HP parking regulations during this holiday period.

A request from the Commission on Disability is attached. Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller
Mayor

RECEIVED
Newton City Clerk
2018 NOV 29 PM 4:59
DAVID A. OLSON, CMC
NEWTON, MA 02459

Maureen Lemieux

From: Jini Fairley
Sent: Monday, November 26, 2018 4:33 PM
To: Ruthanne Fuller; Maureen Lemieux
Cc: Paul D. Anastasia; Bob Lee Jr; Jini Fairley
Subject: Request to Appropriate Funds to Renew Operation Access

Dear Mayor Fuller and Maureen,

On behalf of the Commission On Disability, I am writing to you regarding an action that took place at the COD's regularly scheduled monthly meeting on November 14, 2018 .

the COD members unanimously approved \$7000 of the funds in the COD's HP Fines Account to be transferred to the Operation Access account, to be used to pay for another Operation Access enforcement, a special police detail, enforcing the accessible (HP) parking regulations during this holiday period.

The 2018 Operation Access would take place starting on November 23, 2018, or as close to that date as possible, through January 2, 2019, on weekends and some evenings, targeted at malls, village centers, and other commercial areas.

One hundred percent of the proceeds (collected fines) from Operation Access will go directly into the COD's HP Fines account, in order to fund projects that will directly benefit people with disabilities in Newton. The Police Department have assured me that they will record the ticket number of the violators, as well as the Officer's name, and date and time of his/her shift during their Operation Access assignment, in order to properly track the collected fines of which 100% will be credited to the COD's HP Fines Account.

We hope you will support the COD's decision to renew Operation Access for this 2018 holiday period. We would appreciate the docketing of this item for the City Council to appropriate these funds at their next scheduled meeting.

Thank you for your consideration of this request to appropriate funds in the amount of \$7,000 from the COD's HP Fines Account in order to renew Operation Access in 2018/2019.

Much appreciated,
Jini

Jini Fairley
ADA Coordinator
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459
617-796-1253
jfairley@newtonma.gov