

CITY OF NEWTON

IN BOARD OF ALDERMEN

FINANCE COMMITTEE REPORT

MONDAY, SEPTEMBER 14, 2009

Present: Ald. Coletti (Chair), Johnson, Salvucci, Schnipper, Gentile

Absent: Ald. Lennon, Parker and Freedman

Also Present: Ald. Baker and Sangiolo

City Staff: David Wilkinson (Comptroller), Mike Kruse (Planning Director), Alice Ingerson (Program Manager Community Preservation), Joyce Moss (Chairman Community Preservation Committee), Bob Engler (SEB Developer), Geoff Engler (SEB Developer), Tricia Guditz (Planning Department Housing Program Manager) David Naparstek (Commissioner Health & Human Services) and Susan Burstein (Chief Budget Officer)

#269-09 COMPTROLLER submitting FY2009 Budgetary Basis Annual Financial Report.
[09/01/09 @ 4:45 PM]

ACTION: **HELD 5-0**

NOTE: David Wilkinson, Comptroller joined the Committee for discussion on this item. Ald. Coletti made the motion to hold this item in order for Mr. Wilkinson to continue his presentation at a future meeting.

REFERRED TO CMTE ON COMMUNITY PRES AND FINANCE COMMITTEE

#151-09 THE COMMUNITY PRESERVATION COMMITTEE recommending that two million forty-six thousand dollars (\$2,046,000) be appropriated and expended from the Community Preservation Fund's community housing and general reserves to create ten permanently affordable homeownership units of community housing at 192 Lexington Street. [05/11/09 @ 2:04 PM]

COMMUNITY PRESERVATION APPROVED 3-0-2 (Ciccone and Yates abstaining) on 06-23-09

ACTION: **APPROVED 4-0-1 (Ald. Gentile abstaining), SUBJECT TO 2ND CALL**

NOTE: Chairman's Note: Ald. Coletti stated the Committee held a very lengthy discussion regarding the financial expenditures of over two million dollars for this project. Committee members reviewed the effects of spending this money on the CPA budget of unexpended funds for housing and realized this appropriation will spend more than fifty per-cent of the available funds for housing in the CPA budget. After understanding this, the Committee struggled with a discussion relating to the density on the project. Ald. Coletti indicated there appears to be additional discussion necessary by the Board of Aldermen

in regards to the number of units and the affordability of these units. It is for that reason that Chairman Coletti places this item on second call and will provide a more lengthy report at the September 21, 2009 Board of Aldermen meeting.

The Community Preservation Proposal, Funding Recommendation, Letter from Stephen Gartrell, Two Letters from SEB, Letter from The Green Roundtable, Summary and Site Plan are all attached to this report.

Ald. Johnson made the motion to approve this item.

After the very lengthy discussion of item # 151-09, Ald. Coletti read into the record the following items and these items were approved without debate.

#240-09 HIS HONOR THE MAYOR requesting authorization to appropriate and expend twenty-four thousand, three hundred dollars (\$24,300) from Receipts Reserved Fund for appropriation for the purpose making a grant for the rehabilitation of the Warren House. [08/04/09 @ 4:28 PM]

ACTION: **APPROVED 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Gentile made the motion to approve this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

#266-09 HIS HONOR THE MAYOR requesting authorization to establish and expend from a revolving fund of up to fifty thousand dollars (\$50,000) funds anticipated from the Centers for Disease Control and Prevention for H1N1 influenza control. [08/31/09 @ 9:41 AM]

ACTION: **APPROVED 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Coletti made the motion to approve this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

#266-09(2) HIS HONOR THE MAYOR in accordance with Section 2-9 of the Newton City Charter declaring docket item #266-09 to be an emergency measure, necessary to protect the health and safety of the people and property of the City of Newton. [08/31/09 @ 9:41 AM]

ACTION: **APPROVED 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Coletti made the motion to approve this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

Re-appointment by His Honor the Mayor

#265-09 BERNARD J. GOULDING, JR., 80 Brookside Avenue, Newtonville, re-appointed as a Constable for a term to expire July 1, 2012. [08/07/09 @ 2:23 PM]

ACTION: **APPROVED 4-0 (Ald. Johnson not voting)**

NOTE: All appropriate paperwork was filed with the Clerk's office, and, without debate, the Committee voted 4-0 (Ald. Johnson not voting) to approve his re-appointment.

#267-09 HIS HONOR THE MAYOR requesting a transfer of three thousand dollars (\$3,000) from payroll account in Purchasing Department to temporary help. This transfer will allow the Purchasing Department to temporarily hire a retiring school department employee while two staff are on maternity leave over the remainder of the calendar year. [08/31/09 @ 9:40 AM]

ACTION: **APPROVED 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Coletti made the motion to approve this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

#268-09 HIS HONOR THE MAYOR requesting authorization to accept and expend two grants to the Senior Services Department. The first grant is fifty-five thousand dollars (\$55,000) to provide case management, housing relocation and stabilization services as awarded by the Planning Department of the Jewish Family and Children Services as the lead agency. The second grant is a Title III Federal grant provided by Springwell of eight thousand dollars (\$8,000) to provide Home Contractor Referral Services. [08/31/09 @ 9:40 AM]

ACTION: **APPROVED 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Coletti made the motion to approve this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

After the very lengthy discussion of item # 151-09, Ald. Coletti read into the record the following items and these items were held without debate.

REFERRED TO PROGRAMS & SERVICES AND FINANCE COMMITTEES

#87-09 ALD. SANGIOLO, BRANDEL, FREEDMAN AND HESS-MAHAN requesting a Home Rule Petition to allow the City of Newton to require elected officials to contribute a higher percentage rate for health insurance benefits than is required for other employee groups. [03-10-09 @ 9:17 AM]

PROGRAM AND SERVICES APPROVED 5-1-1 (Baker opposed; Merrill abstaining; Parker not voting) on 04-15-09

ACTION: **HELD 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Gentile made the motion to hold this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

#354-08 ALD. COLETTI requesting monthly report on cash and receivable reconciliations by Treasurer and status of Consultant work in Treasurer's Office. [09-30-08 @ 1:54 PM]

ACTION: **HELD 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Coletti made the motion to hold this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

#352-08 ALD. COLETTI requesting discussion monthly reports from the Chief Budget Officer and Comptroller on the status of the Health Insurance Trust Fund. [09-30-08 @ 1:54 PM]

ACTION: **HELD 4-0 (Ald. Johnson not voting)**

NOTE: Ald. Gentile made the motion to hold this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

#349-08 ALD. COLETTI requesting discussion on preparation and submission of a new Capital Improvement Plan by the Executive Office. [09-30-08 @ 1:54 PM]

ACTION: **HELD 4-0 (Ald. Johnson not voting)**

NOTE: Ms. Burstein stated the CIP with a list of priorities would be provided to the Board of Aldermen on October 19, 2009.

Ald. Coletti made the motion to hold this item and the Committee voted in favor by a vote of 4-0 (Ald. Johnson not voting).

At approximately, 10:30 pm Ald. Coletti moved for adjournment, which was approved 4-0 (Ald. Johnson not voting).

Respectfully Submitted,

Paul E. Coletti, Chairman

#151.09

Date received: 5 Dec 08

City of Newton



David B. Cohen
Mayor

Newton, Massachusetts Fy09 COMMUNITY PRESERVATION PROPOSAL

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



Project CONTACTS

Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Star (*) name of the project manager, who will track budget & submit updates.

Robert Engler President - SEB, LLC 165 Chestnut Hill Ave, #2 Brighton, MA. 02135 (617) 782-2300 x 201	* Geoffrey Engler Vice President - SEB, LLC 165 Chestnut Hill Ave, #2 Brighton, MA. 02135 (617) 782-2300 x 202 & (617) 276-7261 cell
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Project TITLE *192 Lexington Street*

LOCATION *Full street address (with zip code) or other precise location.
192 Lexington Street, 02466 (adjacent to Burr School Playground)*

FUNDING CATEGORIES	<i>CHECK ALL THAT APPLY:</i>	<input checked="" type="checkbox"/> COMMUNITY HOUSING	<input type="checkbox"/> HISTORIC RESOURCES	<input checked="" type="checkbox"/> OPEN SPACE	<input type="checkbox"/> RECREATION
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BUDGET	<i>CP FUNDS REQUESTED:</i> 1,542,859 (CPA)	<i>OTHER FUNDS TO BE USED:</i> \$675,000 (HOME funds) & \$2,045,100 construction loan	<i>TOTAL PROJECT COST:</i> \$4,262,959
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SUMMARY

Summarize goals & benefits in NO MORE THAN 300 WORDS (staff will edit longer summaries to fit that limit). One of the main objectives of the FY06-10 Consolidated Strategy and Plan was to "increase the overall supply of a variety of affordable housing options and reduce the housing cost burden of low- and moderate-income persons...as well as the creation of homeownership opportunities for these residents".

Within the same development, we are proposing to provide newly constructed for-sale units which will serve three different income populations, with 7 units priced at an affordable level for a family of four earning up to 100% of Area Median Income, two units priced at an affordable level for a family of four earning up to 80% of AMI and one unit priced at an affordable level for a family of four earning up to 50% of AMI. The sales prices for the units priced at 95% of AMI will be approximately \$228,600 which is in stark contrast to Newton's median sales price of a single-family home at \$775,780. *We believe this will be the first for-sale 100% affordable new construction development with at least 10+ units in Newton.* As such, we have highlighted our primary goals:

- 1) To provide an attractive and appealing community that is affordable to families currently priced out of the Newton for-sale market*
- 2) To provide a development with 100% of its units as affordable - 1 unit set at 50% of AMI, 2 units set at 70% of AMI and 7 units set at 95% of AMI*
- 3) To provide a thoughtful architectural design that preserves the character of the existing community and neighborhoods and to use various green-building technologies to improve the long-term maintenance of this community*
- 4) To improve/enhance the pathway leading to Burr Park (currently a City of Newton easement)*

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

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

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

FY06-10 Consolidated Strategy and Plan:

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

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

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

"Priority #5: Housing needs of homeowners with incomes at 51 to 80 percent of AMI" (Executive Summary- Pg 28.)

Comprehensive Plan:

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

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

Open Space and Recreation Plan:

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

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

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

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

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

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

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

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

Project Manager References:

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

Community Contacts:

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

Critical Project Milestones if Project is funded

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

Project TITLE: 192 Lexington Street

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

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

City of Newton



City of Newton, Massachusetts
Community Preservation Committee



David B. Cohen
Mayor

FUNDING RECOMMENDATION

DOCKET
ITEM NO.
#151.09

CITY CLERK
NEWTON, MA, 02159

09 MAY 14 PM 2:37

DATE: 11 May 2009
TO: The Honorable Board of Aldermen
FROM: Community Preservation Committee
RE: recommended Community Preservation funding for
Community Housing at 192 LEXINGTON STREET

1. PROJECT GOALS & ELIGIBILITY

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

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

2. FUNDING RECOMMENDATION

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

192 Lexington Street Community Housing PROJECT BUDGET	
USES	
HARD COSTS	
acquisition	\$715,000
site preparation & development	\$680,000
construction	\$2,175,000
hard cost contingency	\$285,500
SOFT COSTS	
architectural & site engineering (includes Green Roundtable)	\$225,000
insurance, taxes, bond	\$65,000
services & fees (appraisal, surveys, insurance, monitoring, permits, construction mgr, recording & closing, etc.)	\$188,692
construction loan interest	\$146,117
soft cost contingency	\$31,240
marketing/lottery	\$76,248
developer fee 6%	\$275,268
City of Newton legal services	\$5,000
TOTAL USES	\$4,868,066
SOURCES	
sales revenues	\$1,906,200
HOME (federal funds)	\$742,866
CDBG (federal funds)	\$173,000
CP funds (including City of Newton legal services)	\$2,046,000
TOTAL SOURCES	\$4,868,066
TOTAL PUBLIC SUBSIDY	\$2,661,866
PUBLIC SUBSIDY PER UNIT	\$296,187

Contact: Alice Ingerson, Program Manager, aingerson@newtonma.gov (ph 617.796.1144)

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

ADDITIONAL SOURCES & USES OF FUNDS

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

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

3. OTHER RECOMMENDATIONS

The Community Preservation Committee further recommends that:

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

4. ATTACHMENTS

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

Appendix:
DETAILED FINDINGS on FUNDING PRIORITIES

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

Community Preservation Plan

OVERARCHING GOALS

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

COMMUNITY HOUSING GOALS

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

OPEN SPACE GOALS

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

RECREATIONAL LAND GOALS

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

Comprehensive Plan

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

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

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

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

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

DISCUSSION

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

Community character:

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

Sustainability/green design:

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

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

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

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

#151.09



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director



newton
community
development
block
grant
program

CITY CLERK
NEWTON, MA. 02159

09 MAY 14 PM 2:37

David B. Cohen
Mayor

Date: April 15, 2009

To: Newton Planning and Development Board

From: Stephen D. Gartrell, Associate Director for Housing and Community Development

RE: 192 Lexington Street Proposal

cc: Alice Ingerson, CPA Program Manager
Bob Engler, SEB, LLC

Applicant: Stockard Engler Brigham (SEB), LLC

Contact Person: Bob or Geoff Engler

Project Address: 192 Lexington St.

Total Development Cost: \$4,863,492

Funding Request:

\$742,866 HOME (3 units) for acquisition, pre-development costs and site work

\$173,000 CDBG (6 units) for acquisition, pre-development costs and site work

\$2,041,000 CPA (7 units) to pay for construction and site work

Project Description

The project will consist of the purchase and demolition of an existing single family home building and the construction of 10 condominium units in 4 duplexes and 2 single-family structures at 192 Lexington Street in Auburndale (see attached Assessor's Map). All units will contain 3 bedrooms. Six units are projected to sell to eligible buyers with incomes at or below 80% of median income. All six of these units will utilize CDBG funding and three of the six will utilize HOME funding. All six units will be subject to the DHCD/MassHousing deed rider which is a HOME-compatible resale-type affordability document. The remaining four units will be sold at a price affordable to households at or below 100% of median income. Estimated sale prices are \$169,300 for the 80% of AMI units and \$222,600 for the 100% of AMI units.

Project Funding

Housing Development Funds

The \$742,866 in HOME funds represents the maximum amount allowed by the HOME Program for 3-three bedroom units. It also represents the balance of current HOME funds available. There are no other requests for this funding at this time and there is a HOME Program

Housing and Community Development Division
1000 Commonwealth Avenue, Newton, Massachusetts 02459-1400
Telephone (617) 796-1120 Telefax (617) 796-1142 TDD/TTY (617) 796-1089
www.ci.newton.ma.us

requirement that these funds must be committed by June 30, 2009 or the City will lose them. Additional HOME funds (approximately \$222,000) will become available for other projects on July 1, 2009.

The \$173,000 in CDBG funds for 6 units are restricted by CDBG rules to support acquisition and certain site development costs only. The support of new construction costs is not allowed. CDBG rules also require that a majority of units in the project be available to households at 80% or less of area median income (AMI). There will be \$56,657 remaining in CDBG Housing Development funds if this project is approved. An addition \$250,000 (approximate) in CDBG funds for Housing Development is expected on July 1, 2009.

Community Preservation Funds

The Community Preservation Committee is considering this as a part of its regular 2009 application process. The public hearing was held on January 14, 2009, and the working session is scheduled for April 15, 2009.

Private Funds

SEB will be taking out a construction loan to cover non-subsidized costs (approximately \$1.9 million) during construction. This loan will be taken out at sale of the units.

Neighborhood Concerns

SEB hosted a neighborhood meeting on March 26, 200, which was attended by approximately 70-80 people, including 3 Aldermen: Lenny Gentile; Amy Sangiolo & Jay Harney. The concerns raised were:

1. Excluding access to and from the site to Albert Road for both residents and equipment during construction.
2. Minimizing disturbance to the existing soils so as not to cause any impact on the existing subsurface soils and groundwater at the Burr School playground
3. Reducing the density
4. Evaluating the traffic movements leaving the site in connection with the pedestrian light for the school crossing in Lexington Street and for the pedestrians/school children walking down Lexington Street to the School.
5. The continued use of the foot path across the back of the site connecting Albert Road to the school playground
6. The impact on property values from the construction of subsidized housing

SEB's response to these issues is contained in the attached memo dated 4/3/09.

Environmental Assessment

A full environmental assessment is required by HUD and has been completed and a Notice of Removal of Grant Condition was received from HUD on January 21, 2009. In addition a state-mandated 21E Phase 1 and Phase II reviews are currently in process. This may require the amendment of the HUD environmental assessment.

Energy Efficiency

The Developers have committed to obtaining EnergyStar certification for the project.

Project Timetable

SEB has started the process of applying for a comprehensive permit from the Zoning Board of Appeals in order to build the 10 units on the site, since Newton's zoning would not normally allow this. SEB hopes to go before the Zoning Board of Appeals in June. They hope to get all funding and permitting in place by November. Demolition and construction are anticipated to begin during February of 2009 with full occupancy by October or November of 2010.

Newton Housing Partnership Recommendation

The Newton Housing Partnership has voted unanimously to support the SEB application (see attached memo).

Staff Recommendation

Housing staff recommends that the Planning and Development Board approve the request for \$173,000 in FY09 CDBG funds (from CD09-02B, Housing Development Funding Pool and from CD09-02C, Purchase/Rehabilitation Program and \$742,866 in FY07, FY08, and FY09 HOME funds (from HM07-06D, NHRF Grants; HM08-06B, Housing Development Pool; HM08-06E, Purchase/Rehabilitation Program; HM08-06F, Homebuyer Assistance Program; HM09-06B, Housing Development Pool; and if needed, from HM10-06B, Housing Development Pool) for acquisition, pre-development costs and site work. The commitment would be in the form of a deferred payment loan at 0% interest for a 50-year term, secured by a mortgage on the property. If approved, staff will seek approval from the MA Department of Housing and Community Development to extend the term of affordability to in perpetuity.

G:\cd-planning\Housing Development\Project Files\192 Lexington Street\Staff memo to Planning Board.doc

Project Name: 192 Lexington St.

Submitted by: SEB (STOCKARD ENGLER BRIGHAM LLC, Bob Engler)

CPA Category(ies): Community Housing

Location: 192 Lexington St., Ward 4

Cost: \$4 million total
\$1,542,859 CPA
\$742,866 Newton HOME funds
\$2,045,100 construction loan

Description:

Construct and sell 10 permanently affordable 3-bedroom homes, incorporating sustainable design and energy conservation features, one at 50% AMI; two at 70% AMI; and seven are at 95% AMI (Area Median Income for the Greater Boston area in 2006=\$64,000.)

Comments/Questions:

Our readers found this proposal intriguing. For Newton, it is a very bold and ambitious idea. The proposal seems reasonable and straightforward. It is easy to follow, and well-organized.

Our recommendations are based on our understanding that there will be restrictions in perpetuity maintaining the units as affordable.

In light of recent housing development costs, we are concerned that the allotment for construction may be less than what it takes to build quality housing in Newton, especially if it is to meet EnergyStar and/or LEED benchmarks.

We would like to see a durability plan and a commitment to clear performance objectives, like EnergyStar.

This project may need more funds to meet high-performance and durability standards, or if the site preparation costs increase due to unexpected conditions found below the surface. We are pleased to see the developer is using the Green Roundtable as consultants. The developer will need to understand the hard costs of doing EnergyStar or LEED more thoroughly.

Site Concerns: Is the site a bog? Old maps show the site either adjacent to or on top of Scribner's Bog (1870 map, revised in 1901); on a swampy area with lagoons (1892, "Areas Requiring Drainage"; and on swamp known locally as "Flowed Meadow" (1946 US Geological Survey topographical map). In addition, we note that the former dump is nearby, raising the additional question of whether the site is on landfill. Last, we would like to know what is included in the condo fee.

Recommendation: Support.

#151.09

CITY CLERK
NEWTON, MA. 02159

09 MAY 14 PM 2:37

NEWTON-192 LEXINGTON STREET				5/1/09	
DEVELOPMENT BUDGET					
Project Inputs		Average Price Per Unit			
Total Units	10				
3BR Units @ 75% of AMI	6	75% AMI (3BR)	\$169,300		
3BR Units @ 95% of AMI	4	95% AMI (3BR)	\$222,600		
SF Per Unit (80% AMI-3BR TH)	1,450				
SF per Unit (95% AMI -3BR TH)	1,450				
Total Square Feet	14,500				
Land Acquisition	715,000				
Hard Cost Variables					
Construction Cost Per SF	\$150.00				
Hard Cost Contingency	10%				
Soft Cost Variables					
Affordable Housing Lottery/Marketing	4%				
Soft Cost Contingency	5%				
USES		PER UNIT		TOTAL	
Site Acquisition					
Acquisition			\$71,500		\$715,000
HARD COSTS					
Demolition/clean-up					\$25,000
Utilities/sewer connection fees					\$25,000
Construction Stake Out/Engineering					\$20,000
Roads & Walks & Parking					\$100,000
Stormwater Detention					\$50,000
telephone, electric, cable, gas					\$50,000
Site Improvements					\$50,000
Landscaping					\$75,000
Unusual Site Conditions					\$200,000
Foundation Work					\$85,000
Site Development Total			\$68,000		\$680,000
construction @	14,500	GSF	\$217,500		\$2,175,000
contingency @	10%		\$28,550		\$285,500
Sub-Total Hard Costs			\$385,550		\$3,855,500

Continued on next page

NEWTON-192 LEXINGTON STREET

3 Bedroom Affordable Units @ 95% AMI

Purchase Price Limits	
Housing Cost:	
Sales Price	\$222,600
5% Down payment	\$11,130
Mortgage	\$211,470
Interest rate	6.50%
Amortization	30
Monthly P&I Payments	\$1,336.63
Tax Rate	\$9.70
monthly property tax	\$180
Hazard insurance	\$74
PMI	\$137
Condo/HOA fees (if applicable)	\$310
Monthly Housing Cost	\$2,038
Necessary Income:	\$81,529
Household Income:	
# of Bedrooms	3
Sample Household size	4
100% AMI/CPA Limit	\$85,800
Target Housing Cost (100%AMI)	\$2,145
5% Window	\$81,510
Target Housing Cost (95%AMI)	\$2,038

3 Bedroom Affordable Units @ 75% AMI

Purchase Price Limits	
Housing Cost:	
Sales Price	\$169,300
5% Down payment	\$8,465
Mortgage	\$160,835
Interest rate	6.50%
Amortization	30
Monthly P&I Payments	\$1,016.59
Tax Rate	\$9.70
monthly property tax	\$137
Hazard insurance	\$56
PMI	\$105
Condo/HOA fees (if applicable)	\$236
Monthly Housing Cost	\$1,550
Necessary Income:	\$62,017
Household Income:	
# of Bedrooms	3
Sample Household size	4
80% AMI/"Low-Income" Limit	\$66,150
Target Housing Cost (80%AMI)	\$1,654
5% Window	\$62,016
Target Housing Cost (75%AMI)	\$1,550

151.09

seb



"...the right to a decent, safe and suitable living environment..."

April 3, 2009

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

09 MAY 14 PM 2:37
CITY CLERK
NEWTON, MA 02159

Dear Ms. Ingerson,

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

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

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

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

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

Total Development Costs: \$4,588,200

Total CPC Request: \$2,041,426

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

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

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

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

DESIGN ELEMENTS:

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

ROOFING AND INSULATION:

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

VAPOR SEALING & AIR SEALING

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

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

HEATING/COOLING

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

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

Best regards,



Robert Engler



THE GREEN ROUNDTABLE

38 Chauncy Street, 7th Floor
Boston, MA 02111
t. 617.374.3740 f. 617.457.7839
www.greenroundtable.org

April 2, 2009

Ms. Trisha Guditz
Housing Programs Manager
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Dear Ms. Guditz,

The Green Roundtable (GRT) is a nonprofit organization committed to mainstreaming green building and sustainable design using the tools of education, policy and technical assistance. As part of our technical assistance work, we have been contracted by SEB to work on the Lexington Street affordable housing project in Newton.

One of our first tasks on the project was to participate in the specification development process. As part of this process, we reviewed the preliminary outline specification package and made recommendations on additional sustainable strategies that we believe will provide both short- and long-term benefits to the project. These recommendations included but were not limited to the following:

- Insulation and air sealing to produce a tight building envelope
- Efficient heating, domestic hot water and other mechanical systems
- Efficient lighting and appliances
- A more sustainable option for the concrete mix in the foundations/basement floor slabs
- High-performance windows
- Low-emitting interior paints and finishes to ensure good indoor air quality
- Rapidly renewable interior material options, such as Marmoleum flooring in kitchens, bathrooms and entryways
- Water-conserving strategies, such as dual-flush toilets and low-flow faucets and showerheads

Based on our most recent conversations with SEB, we understand that the submitted project budget will allow for all the design elements included in the base specification package to be included in each of the units. SEB also informed us that some of our proposed alternates could likely be included as well.

Additionally, GRT completed an initial LEED for Homes assessment for the project, and we believe that LEED certification is a possibility if funding is available to pursue additional sustainable strategies. Further evaluation would of course be necessary as more details of the project are confirmed.

Please feel free to contact Dee Spiro at (617) 374-3740 x132 if you have any questions or would like further information regarding our involvement in the Lexington Street affordable housing development project.

Regards,

Paul Marquis
NEXUS Education Coordinator and Green House Doctor

Mark Sevier
Green Building Consultant

Dee Spiro
Green Building Consultant

192 LEXINGTON STREET

TO: NEWTON CPC
FROM: SEB LLC
SUBJECT: NEIGHBORHOOD MEETING @ BURR ELEMENTARY SCHOOL ON MARCH 26TH AT 7:00 P.M.
DATE: 4/3/2009
CC: ALICE INGERSON

SUMMARY

In advance of the March 26th neighborhood meeting, SEB mailed letters to 450 neighborhood properties which was a combination of the City's certified abutters list and inclusions provided by Alderman Jay Harney.

Approximately 70-80 folks attended, including 3 Aldermen: Lenny Gentile; Amy Sangiolo & Jay Harney. SEB was represented by Bob Engler and Winslow Architects was represented by John Winslow. The meeting lasted approximately 2 hours.

The primary concerns raised by the neighbors were as follows:

1. Excluding access to and from the site to Albert Road for both residents and equipment during construction.
2. Minimizing disturbance to the existing soils so as not to cause any impact on the existing subsurface soils and groundwater at the Burr School playground
3. Reducing the density
4. Evaluating the traffic movements leaving the site in connection with the pedestrian light for the school crossing in Lexington Street and for the pedestrians/school children walking down Lexington Street to the School.
5. The continued use of the foot path across the back of the site connecting Albert Road to the school playground
6. The impact on property values from the construction of subsidized housing

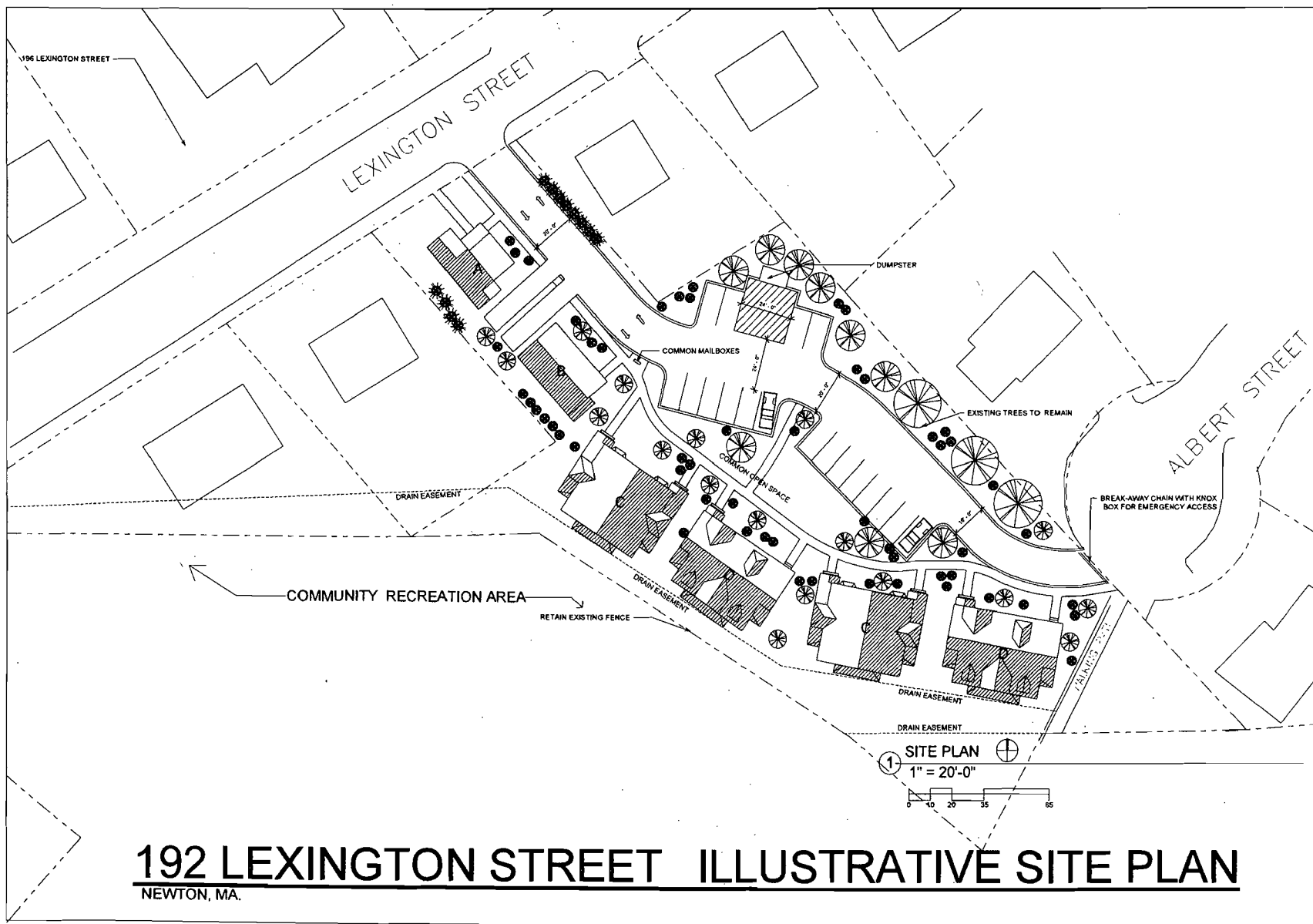
In response to those concerns, SEB offers the following responses:

1. Access to Albert Road will be restricted by constructing a lockbox to which only the Newton Fire Department will have access. During construction, equipment will enter and exit from Lexington, except when work will be required to tie in the existing water main on Albert Road
2. The geo-technical engineering firm of McPhail and Associates and the civil engineering firm of Hayes Engineering have completed both test pits and soil borings. These testing measures have determined that the back portion has unsuitable fill material; this unsuitable material has an impact on the foundations of the four duplex units. SEB is currently working with our geo-technical engineers on a solution to address this

problem. The budget proposed to the CPC committee reflects the additional costs to reinforce these foundations. Moreover, at this time, the proposed solution would eliminate the need to remove the majority of unsuitable fill, but would instead include an engineering technique that use geo-piles (or similar) to support the foundations and not disturb the neighboring soils. Our environmental engineers will be reviewing the environmental report carried out in 1995 on the Burr School playground to determine what impact, if any, it might have for our work. Based on SEB's discussion with David Naparstek of the Health Department, there should be nothing in that report which would cause us to alter our plans, but we will await word from our engineers.

3. There are certain fixed costs associated with any development. By reducing the density from 10 units to 8 units, the costs on a per unit basis would rise and a larger amount of CPA subsidy on a per unit basis would be required. According to our account, the per unit CPA request would increase from \$275K/unit for 7 units to \$375K for 5 units (3 HOME assisted units would remain in either case). So while the density would be decreased, the per-unit CPA subsidy would increase on a per unit basis by 30%. The trade-off for the loss of 2 affordable units – which is a scarce resource in the City of Newton - would be increased side yard setbacks from 10' to 27' between the 3 remaining duplexes. In the opinion of SEB, this trade-off does not seem worth the density reduction.
4. SEB has commissioned a traffic engineer to review the projected traffic flows in the am and pm peak periods from our site in connection with the pedestrian light on Lexington Street and provide us with his findings. We do not anticipate any volume or mitigation measures will be required due to the low anticipated volume from a 10 unit development.
5. As the CPC is aware, SEB is planning on cleaning up and improving the existing foot path connecting Albert Road to the Burr School playground. We propose to deed the walking path to the City along with the triangular piece of land behind the footpath.
6. There is no evidence from any studies suggesting a reduction in neighboring residential property values directly caused from the construction of subsidized housing similar to what we are proposing. We believe those fears to be totally unfounded. The 10 unit Homes at Auburndale Yards is a good comparable and if anyone can prove a reduction in property values in the surrounding area because of this development, we would like to see such evidence.

151.09



① SITE PLAN
 1" = 20'-0"
 0 10 20 35 65

192 LEXINGTON STREET ILLUSTRATIVE SITE PLAN
 NEWTON, MA.

Date issued
 02-06-09



89 MASSACHUSETTS AVE.
 ARLINGTON, MA 02474
 P 781 646 8600
 F 781 646 8601
 www.winslowarchitects.com

192 LEXINGTON STREET
 NEWTON, MA.
 SCALE 1" = 20'-0"

NO.	DESCRIPTION	DATE

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Project number
 08-437

A-1

151.09

CITY OF NEWTON
IN BOARD OF ALDERMEN

, 2009

ORDERED:

That in accordance with the recommendation of the Committee on Community Preservation through its Chairman Cheryl Lappin and the Finance Committee through its Chairman Paul E. Coletti, the sum of two million forty-six thousand dollars (\$2,046,000) to be appropriated from Community Preservation Fund's community housing and general reserves be and is hereby appropriated, granted and expenditure authorized for the purpose of creating ten permanently affordable homeownership units of community housing at 192 Lexington Street.

FROM:	Fund-Balance Community Housing (21-334C).....\$ 845,630
	2009 CPA Reserves (21R10498-5790).....\$ 926,236 (21R10898-5790C).....\$ 274,134
TO:	Lexington Street Housing (21C11415-5797).....\$2,046,000

Under Suspension of Rules
Readings Waived and ----

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor

Date: _____

(SGD) PAUL E. COLETTI, Chairman
Finance Committee

CITY OF NEWTON
IN BOARD OF ALDERMEN

, 2009

ORDERED:

That in accordance with the recommendation of the Finance Committee through its Chairman Paul E. Coletti, the sum of twenty-four thousand, three hundred dollars (\$24,300) be and is hereby appropriated from Receipts Reserved Fund be and is hereby appropriated, granted and expenditure authorized for the purpose of making a grant for the rehabilitation of the Warren House.

FROM:	Receipts Reserved Fund (14Q114B-5901).....	\$24,300
TO:	Warren House Improvement Grant (C114021-5797).....	\$24,300

Under Suspension of Rules
Readings Waived and

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor

(SGD) PAUL E. COLETTI, Chairman
Finance Committee

Date: _____

#266-09
#266-09(2)
DRAFT

CITY OF NEWTON

IN BOARD OF ALDERMEN

, 2009

EMERGENCY PREAMBLE

WHEREAS, it is the opinion of the Board of Aldermen that the following measure constitutes an Emergency Measure under Section 2-9 of the Charter of the City of Newton, based on the fact that these funds will be available to support activities related to disease control and prevention.

WHEREAS, it is necessary to protect the health and safety of the people of the City of Newton:

THEREFORE, the following measure shall be and hereby is adopted as an Emergency Measure, which shall take effect immediately upon adoption:

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman, Paul E. Coletti, the following two items be and is hereby approved by the Honorable Board of Aldermen:

#266-09 HIS HONOR THE MAYOR requesting authorization to establish and expend from a revolving fund of up to fifty thousand dollars (\$50,000) funds anticipated from the Centers for Disease Control and Prevention for H1N1 influenza control.

Under Suspension of Rules
Readings Waived and Emergency Measure and Item -----

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor

CITY OF NEWTON
IN BOARD OF ALDERMEN

, 2009

ORDERED:

That, in accordance with the recommendation of His Honor the Mayor and with the confirmation of the Board of Aldermen pursuant to MGL Chapter 41, Section 91, be it known that BERNARD J. GOULDING, JR., 80 Brookside Avenue, Newtonville, is hereby reappointed as a CONSTABLE of the City of Newton for a term of office to expire on July 1, 2012. In accordance with MGL Chapter 41, Section 92, a surety bond in the amount of \$5,000 has been filed with the City Clerk.

Under Suspension of Rules
Readings Waived and -----

EXECUTIVE DEPARTMENT
Approved: _____

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor

CITY OF NEWTON
IN BOARD OF ALDERMEN

, 2009

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Paul E. Coletti, a transfer of funds in the amount of three thousand dollars (\$3,000) from payroll account in the Purchasing Department to temporary hire a retiring school department employee while two staff are on maternity leave over the remainder of the calendar year be and is hereby ----.

FROM:	Purchasing Department Expenses (0110502-5313).....	\$3,000.00
TO:	Purchasing Department Salaries (0110501-511101).....	\$3,000.00

Under Suspension of Rules
Readings Waived and -----

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor

(SGD) PAUL E. COLETTI, Chairman
Finance Committee

CITY OF NEWTON
IN BOARD OF ALDERMEN

, 2009

ORDERED:

That, in accordance with the recommendation of the Finance Committee through its Chairman Paul E. Coletti, the authorization to accept and expend two (2) grants to the Senior Services Department. The first grant is fifty-five thousand dollars (\$55,000) to provide case management, housing relocation and stabilization services as awarded by the Planning Department of the Jewish Family and Children Services as the lead agency. The second grant is a Title III Federal grant provided by Springwell of eight thousand dollars (\$8,000) to provide Home Contractor Referral Services and both grants are hereby -----.

Under Suspension of Rules
Readings Waived and -----

(SGD) DAVID A. OLSON
City Clerk

(SGD) DAVID B. COHEN
Mayor

Date: _____

(SGD) PAUL E. COLETTI, Chairman
Finance Committee