



October 26, 2023

Newton Affordable Housing Trust
c/o Lara Kritzer
Director of Housing and Community Development
Department of Planning & Development
1000 Commonwealth Avenue
Newton, MA 02459

RE: Coleman House Senior Housing Preservation Project NAHT Request

Dear Newton Affordable Housing Trust,

Thank you for the opportunity to request \$2,547,065 of funding for 2Life Communities's Coleman House Senior Housing Preservation Project.

2Life takes great pride in accomplishing this comprehensive 30-year life cycle preservation project with 76% of the funds generated from refinancing proceeds in 2018 (\$24,830,000) and, with this request, just 24% of the funding from the City. As a non-profit, 2Life Communities invested these refinancing proceeds in property preservation so that we can continue to deliver our high quality service enriched *aging in community* experience for the 160 low and extremely low income seniors who live at Coleman House.

The Coleman House project preserves the existing 146 apartments of affordable senior housing with 100% project-based vouchers for very low income seniors in perpetuity, meeting the Newton AHT's priorities and goals. This project demonstrates financial and environmental stewardship for the City and advances 2Life's vision that every older adult should have the opportunity to *age in community* and live a life full of purpose and connection in a dynamic and supportive environment. The 30 year preservation and adaptable design objectives represent a functional scope that meets the needs of the building systems, is a significant step in lowering building carbon emissions and makes 100% of the apartments adaptable for the senior population that lives at Coleman House.

2Life is requesting NAHT funding for several atypical and costly conditions that could not have been predicted when the project was originally scoped and priced. Further described below and in the application, during construction we discovered that the building had extensive asbestos containing materials despite the building being constructed five years after the use of asbestos was prohibited. Additionally, during construction Newton fire and electrical inspectors determined the need for additional systems updates that were not required when the project received its building permit. When these conditions and new requirements were discovered we implemented significant scope removal and scope reduction measures to offset some of these costs but the work required exceeds our remaining project resources.



Project Funding

In 2020 and 2021, 2Life received CPA, HOME, WestMetro HOME and CDBG funding awards totaling \$5.2 million following positive engagement with City staff, Ward 8 City Council members, the Council on Aging, the WestMetro HOME consortium and the Community Preservation Committee (CPC). The project closed on this additional financing and commenced construction in September 2021.

2Life staff went to great lengths to identify other federal and state sources to cover these cost overruns. We spoke with staff at HUD and attended their webinars about new green retrofit funding opportunities and unfortunately the Coleman project is not eligible because it is already under construction. Staff also spoke with DHCD and CEDAC and all of the ARPA funds have been allocated and are no longer available.

If we are so fortunate to have this funding awarded in full, NAHT funds will represent 7.8% of the total development cost, or about \$17,500 per unit. Total local funds in the project would be \$7.8 million, approximately 24% of the project cost and \$53,500 per unit.

Timeline

- But for the electrical infrastructure work, the building systems and apartment and common area renovation work is continuing well and is on track to finish this year
- The electrical infrastructure scope changes, which arose due to code requirements post-permitting, are designed and the equipment has largely been selected. The actual work will occur in the fall of 2024 because supply chain lead times for transformers are significant.

We hope you agree that 2Life's proposal furthers the Newton Affordable Housing Trust's funding goals and is a critical resource for the preservation of Coleman House.

Please contact either me or Elise Selinger (617-912-8438, eselinger@2lifecommunities.org) with any questions regarding our proposal. Thank you for your consideration of this funding request and your ongoing partnership and support of 2Life and our signature Newton communities, Coleman House and Golda Meir House.

Sincerely,

A handwritten signature in black ink, appearing to read "Lizbeth Heyer".

Lizbeth Heyer
Vice President and Acting CEO

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Sent for signature to Lizbeth Heyer
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10 / 26 / 2023
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The document has been completed.