



Land Use Committee Agenda

City of Newton In City Council

Tuesday, October 2, 2018

7:00 PM
Chamber

#464-18 **Petition to allow nine-unit multi-family dwelling at 39 Herrick Road**
STUART ROTHMAN/HERRICK ROAD REALTY TRUST petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow a 36' three-story nine-unit multi-family dwelling with accessory parking for nine cars, to allow multi-family residential use on the ground level in a BU1 district, to allow a reduction to one parking stall per unit, to allow off-site parking facilities, to allow parking in the side setback, to allow a reduced minimum aisle width, to waiver perimeter screening requirements and to waive lighting and surfacing requirements at 39 Herrick Road, Ward 6, on land known as Section 61 Block 36 Lot 7, containing approximately 12,979 sq. ft. of land in a district zoned BUSINESS USE 1. Ref: Sec. 7.3.3, 7.4, 4.4.1, 4.1.2.B.3, 5.1.4, 5.1.13, 5.1.6.A, 5.1.6.B, 5.1.8.A, 5.1.8.C.2, 5.1.9.A, 5.1.10 of the City of Newton Rev Zoning Ord, 2017.

Please see the attached request to Withdraw without Prejudice

#479-18 **Special Permit to allow three-story structure and oversized dormer at 63 Cherry Street**
LINO GONCALVES petition for SPECIAL PERMIT/SITE PLAN APPROVAL to raise the roof of the existing 2.5-story house and add oversized front and rear dormers to the attic level and creating a third story where 2.5 is allowed at 63 Cherry Street, Ward 3, West Newton, on land known as Section 34 Block 42 Lot 14, containing approximately 7,000 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3, 7.4, 3.1.3, 1.5.4.G.2.b of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

This item will be postponed to October 9, 2018 and has been Readvertised

Referred to Land Use and Finance Committees

#169-18 **Appropriate \$2.5 million in CPA Funds for affordable rental housing for seniors**
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of two million five hundred thousand dollars (\$2,500,000) from the Community Preservation Fund to the control of the Planning & Development Department for a

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.

grant to the Newton Housing Authority to create 42 one-bedroom units of permanently affordable rental housing for seniors in a new, 55-unit development on John F. Kennedy Circle, as described in the Authority's December 2017 proposal to the Community Preservation Commission and subject to the conditions in the Community Preservation Committee's February 2018 funding recommendation to the City Council.

Referred to Land Use and Finance Committees

- #454-18** **Appropriate \$3 million in CPA Funds for an affordable rental development**
COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of three million dollars (\$3,000,000) from the Community Preservation Fund to the Planning & Development Department for a grant to the Newton Housing Authority to create Haywood House, a permanently affordable rental development consisting of 55 one-bedroom units for seniors in a new building to be located on John F. Kennedy Circle, as described in the proposals submitted to the Community Preservation Committee in January and June 2018.
- #423-18** **Petition to allow parking in the setback and within 5' of the street at 27 Albion St**
ROBERT AND CRISTINA DeMENTO petition for SPECIAL PERMIT/SITE PLAN APPROVAL to allow reconfiguration of an existing tandem driveway to allow two side-by-side stalls within 5' of a setback and within 5' of the street on the corner lot at Ward 6, Newton Centre, at 27 Albion Street on land known as Section 62 Block 04 Lot 27, containing approximately 3,377 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: Sec. 7.3.3, 7.4, 3.1.3, 5.1.7.A, 5.1.13 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.
- #462-18** **Petition to allow Veterinary Hospital in a BU2 district at 858 Walnut Street**
ISAAC MAXMEN/858 WALNUT STREET, LLC petition for SPECIAL PERMIT/SITE PLAN APPROVAL to locate a veterinary hospital in the existing building in the BUSINESS USE 2 district at 858 Walnut Street, Ward 6, on land known as Section 64 Block 5 Lot 04, containing approximately 23,250 sq. ft. of land. Ref: Sec. 7.3.3, 7.4, 4.4.1 of the City of Newton Rev Zoning Ord, 2017.
- #463-18** **Petition to exceed FAR and extend non-conforming structure at 58 Rochester Road**
PHILIP CHASE AND SUSAN VAUGHN petition for SPECIAL PERMIT/SITE PLAN APPROVAL to construct side and rear additions to create an attached garage, accessory apartment and additional living space, exceeding FAR and extending the non-conforming 3.5 story structure at 58 Rochester Road, Ward 2, on land known as Section 13 Block 20 Lot 44, containing approximately 16,518 sq. ft. of land in a district zoned SINGLE RESIDENCE 3. Ref: Sec. 7.3.3, 7.4, 3.1.3, 3.1.9, 1.5.4.B, 1.5.4.C, 7.8.2.C.2 of the City of Newton Rev Zoning Ord, 2017.
- #480-18** **Special Permit to exceed FAR and extend non-conforming height at 44 Ballard Street**

MELISSA FANG AND ANDREW HARGENS petition for SPECIAL PERMIT/SITE PLAN APPROVAL to relocate an existing carriage house and attach it with a breezeway to a new multi-level principal structure addition, extending the nonconforming height and exceeding the FAR where .28 exists, .35 is allowed, and .36 is proposed at 44 Ballard Street, Ward 7, on land known as Section 73 Block 31 Lot 11 containing approximately 16,633 sq. ft. of land in a district zoned SINGLE RESIDENCE 2. Ref: 7.3.3, 7.4, 3.1.3, 7.8.2.C.2, 3.1.3, 3.1.9 of Chapter 30 of the City of Newton Rev Zoning Ord, 2017.

Respectfully submitted,

Greg Schwartz, Chair

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

September 13, 2018

By electronic transmission: nkhan@newtonma.gov

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

Re: 39 Herrick Road
Special Permit Petition #464-18

Dear Nadia:

On behalf of my client Herrick Road Realty Trust, I am writing to request withdrawal of the above-referenced petition, which was filed on August 15th. The withdrawal is in lieu of requesting a statutory extension of time in which the Land Use Committee would have to hold the public hearing and is in response to a request from the Planning staff for additional information in conjunction with the application.

It is my client's intent to refile the petition in the near future once the requested information has been compiled.

Thank you for your time and attention to this matter.

Sincerely,

Terrence P. Morris

Terrence P. Morris

Cc: *via email*

Stuart Rothman, Herrick Realty Trust
Neil Cronin, Senior Planner



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

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

#454-18

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

Barney S. Heath
Director

Community Preservation Committee Funding Recommendation for HAYWOOD HOUSE/Jackson Road New Senior Housing

date: 26 July 2018
from: Community Preservation Committee
to: The Honorable City Council

PROJECT GOALS & ELIGIBILITY This project will construct a new building served by two elevators, with a community center and 55 one-bedroom rental units restricted to residents at least 62 years old. All units will be permanently income-restricted: 11 units for households at up to 30% of the Area Median Income (AMI), 21 units at up to 60% AMI, and 23 units at up to 99% AMI. 4 units will be designated for households that have been homeless or are at risk of homelessness. The Housing Authority has requested state approval to allocate 70% of the units to current Newton residents. This project is CPA-eligible as the creation of affordable housing.

RECOMMENDED FUNDING On 10 July 2018 by a vote of 8-0 (Planning & Development Board appointment vacant), the Community Preservation Committee recommended appropriating \$3,000,000 from the Community Preservation Fund's current reserve and fund balance for housing, and as needed from its general reserve and fund balance, to the control of the Planning & Development Department for a grant to the Newton Housing Authority for any purposes stated or implied in this summary budget for Haywood House:

USES	July 2018	SOURCES	July 2018
Acquisition	\$1	Low Income Housing Tax Credits Equity - federal (9%) and state	\$11,000,000
Construction (75% of all costs; includes 4.8% contingency)	\$19,697,160	other state funds: Affordable Housing Trust Fund, Community Based Housing, Facilities Consolidation Fund, HOME, Housing Stabilization Fund	\$4,000,000
Site Development & Foundations (20% of construction costs)	\$3,757,565		
Non-Residential Space (5% of construction costs; includes community center, library, laundry, offices, etc.)	\$894,812		
Residential Space	\$14,106,824		
Soft Costs (14% of all costs; includes 4.8% contingency)	\$3,699,135	Newton-controlled public funds	
Architectural & Engineering Services (survey, permitting, environmental)	\$1,200,000	CPA	\$3,000,000
Other Professional Services (legal, accounting, appraisal, market study, marketing, development)	\$875,000	Inclusionary Zoning	\$625,000
Interest & Insurance	\$837,342	CDBG	\$625,000
Taxes & Fees	\$421,793	Deferred Developer Fee	\$656,417
Owner's Project Manager, Security	\$165,000	Permanent Loan - Bank	\$6,200,000
Furniture, Fixtures, Equipment	\$75,000		
Reserves	\$470,121	TOTAL SOURCES	\$26,106,417
Developer Fee + Overhead (9.4%)	\$2,240,000		
TOTAL USES	\$26,106,417		

website www.newtonma.gov/cpa

contact Alice E. Ingerson, Community Preservation Program Manager

email aingerson@newtonma.gov phone 617.796.1144

SPECIAL ISSUES CONSIDERED BY THE CPC

Funding leverage & project costs: The CPC especially appreciated this project's leverage of non-Newton funding. Of the project's total funding, federal and state tax credits are about 42%, Newton CPA funds are only about 11%, and all Newton public funds combined are only about 16%.

The project's total development cost of \$475,000 per unit is about the maximum for state funding. However, construction costs are about 75% of that total, and about 20% of construction costs are for the intensive sitework and special foundations required by the location's loose soils and steep slope, with another 5% of construction costs for nonresidential spaces, including those described below. Construction costs for the residential space are about \$342,000 per unit, or \$322 per square foot.

Community space & services: Haywood House will have multiple common spaces, including terraces and balconies, a library, and new laundry facilities, which will also serve residents of the existing Jackson Gardens development. The building's new community center will host activities for non-residents as well as services for residents. The Housing Authority has committed to using its developer fee from this project to expand its program of services for residents, including pre-dementia support.

Project design & permitting: Haywood House will have 52 visitable and adaptable units, including 2 adapted for residents with sensory disabilities, and 3 fully accessible units (Group 2B). The building will be curved to fit its site, will be energy-efficient (LEED silver certifiable), and will allow vehicular access only from Kennedy Circle. The existing pedestrian path from Kennedy Circle to Jackson Road will be rebuilt to make it wheelchair-accessible. Existing large trees near the edges of the site will be preserved, and new plantings will be added. In response to neighborhood concerns about parking, the Housing Authority has reduced the project's parking needs by eliminating its previously proposed market-rate units.

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, the Housing Authority should submit a written request to the CPC to extend that deadline.
2. As soon as practical, the Housing Authority should provide the CPC with a brief written and in-person update on the results of the tax credit application it expects it will be invited to submit in fall 2018/winter 2019. If tax credits have not been committed for the project by 1 September 2020, the Housing Authority 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. In addition to the other conditions usual in recent past grants for CPA-funded housing projects, such as permanent affordability and a final report to the CPC, the grant agreement should require 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 its provision of not only the income-restricted housing but also the supportive services and community activities described in the Housing Authority's proposal.

ATTACHMENTS

(delivered to the clerks of the Programs & Services Committee and Finance Committee)

- Proposal and selected attachments submitted to the CPC in June 2018, plus minor corrections July 2018
- Presentation, updated from January 2018 CPC public hearing
- Copy of CPC project webpage, with links to additional information not attached to this recommendation:

www.newtonma.gov/gov/planning/cpa/projects/housing_authority.asp#Jackson-Sr

webpage:

27 July 2018

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

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

Newton Housing Authority

contacts:

- Amy Zarechian, Executive Director
Newton Housing Authority
82 Lincoln Street, Newton Highlands, MA 02461
email: azarechian@newtonhousing.org
phone: 617.552.5501

projects below:

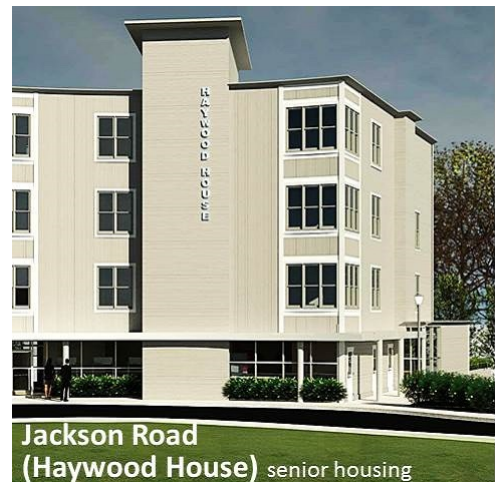
- [Haywood House/Jackson Road New Senior Housing](#)
- [Wyman Street Apartments](#) (omitted on this copy)

Haywood House/Jackson Road New Senior Housing

fronting on John F. Kennedy Circle, Newton Corner, MA 02458; rear facing Jackson Road

Click on the following links to

- go directly to [this project's proposal #3 to the CPC](#) (submitted June 2018) **circled in red on this copy**
- follow this project's [Special Permit and Comprehensive Permit](#) requests



goals: In a new building with two elevators and community space for utilities and supportive services, create 55, permanently affordable one-bedroom rental units for residents at least 62 years old, restricted by income as follows: 11 units for households with up to 30% of the Area Median Income (AMI); 21 units for households with up to 60% AMI; and 23 units for households at up to 99% of AMI. 3 units will be fully accessible and 4 will be designated for households that have been homeless or are at risk of homelessness.

total funding:

(updated to reflect 7 June 2018 proposal #3 below)

\$3,000,000 CPA request

\$625,000 Newton Inclusionary Zoning Fund

\$625,000 CDBG (Newton-controlled federal funds)

\$6,200,000 permanent loan (bank / public agencies)

webpage:

27 July 2018

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

\$11,000,000 9% Low Income Housing Tax Credits (LIHTC) and 4% Massachusetts Housing Tax Credits

\$750,000 MA HOME funds (state-controlled federal funds)

\$1,000,000 MA (DHCD) Affordable Housing Trust Fund (AHTF)

\$750,000 MA Facilities Consolidation Fund (FCF)

\$750,000 MA Housing Stabilization Fund (HSF)

\$750,000 MA Community Based Housing Fund (CBH)

\$656,417 Deferred developer fee

\$26,106,417 Approx. TOTAL PROJECT COST

Funding Process

2016-17

26 February 2016 - **pre-proposal** (\$1 million in CPA funding)

10 March 2016 - **minutes of the CPC's pre-proposal discussion**

22 March 2017 - **Newton Housing Authority update to CPC**

15-31 May 2017 - **revised pre-proposal** (\$2 million in CPA funding)

16 June 2017 - **phase 2 site environmental assessment**

16 June 2017 - **market analysis** (estimating effective demand for these units)

7 July 2017 - **full proposal #1**, requesting \$2 million in CPA funding for 42 units

- **project overview**, including: project description, photos, maps, budgets, environmental mitigation plans, and procurement process (added 2 August 2017)
- **project design** (elevations and basic floor plans); **detailed floor plans** (separate file)
- **accessibility**: accessible features of this project; Housing Authority reasonable accommodation/modification policies for tenants with disabilities
- **project marketing analysis & plans**: summary of full **market analysis** above, plus affirmative marketing & tenant selection plans for this project
- **project team qualifications**: Housing Authority fair housing record, Board of Commissioners, staff qualifications; experience and resumes for project development consultant, owner's project manager, and project architect
- project sponsor capacity: Housing Authority **financial statements** and **operating budgets**

4 August 2017 - **letters to the CPC about this proposal** (League of Women Voters, Council on Aging, Fair Housing Committee)

2017-18

20 December 2017 - 9 January 2018 - **full proposal #2**, requesting \$2.5 million in CPA funding for 55 units; including project budgets, sponsor finances, design & construction summary,

webpage:

27 July 2018

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

zoning & permitting summary, letters of support submitted by sponsor, and **updated project images & floor plans**

25 January 2018 - **community letters received to date** (not submitted by proposal sponsor)

19 February 2018 - **CPC proposal #2 funding recommendation**, held based on **the Housing Authority's 4 April 2018 request**

7-21 June 2018 (minor corrections July 2018) - **full proposal #3**, requesting \$3 million in CPA funding for 55 units, including: updates on site control & permitting, project budgets, slightly updated site & floor plans (showing two elevators), project accessibility, fair housing, sponsor finances, and letters of support submitted by sponsor

23 January 2018, update July 2018 - **presentation to CPC public hearing**

26 July 2018 - **CPC proposal #3 funding recommendation to City Council**

Project News

1874-1929 - **historic maps of the project area**

7 May 2018 - **City Council revision of prior Jackson Gardens Special Permit**, required for current Haywood House project to proceed

26 July 2018 - Haywood House project **Comprehensive Permit**

Haywood House Newton Housing Authority

Originally presented to Newton Community Preservation Committee
January 23, 2018; updated July 2018

Vincent O'Donnell, Commissioner, Newton Housing Authority
Marvin Siflinger, Eleanor White, and Charles Eisenberg, Housing Partners, Inc.
Ahmed Idris, Baker Wohl Architects



Haywood House Newton Housing Authority

Newton Housing Authority (NHA)

- Established in 1959
- Largest provider of affordable housing in Newton
- Over 1300 residents
- 500 public housing units
- 441 Section vouchers
- 57 management properties

Mission of the NHA

- Provide a high standard of housing
- Create a sense of community for residents
- Increase affordable housing opportunities
- Expand social services

Jackson Gardens

- One of the four original public housing developments in Newton
- Built in 1963, Federally-assisted
- 64 one-bedroom units for elders and persons with disability



Haywood House Development Team

Newton Housing Authority

- Board of Commissioners (unpaid)

Rick Kronish, Chairman

Howard Haywood, Vice Chairman

Mary Panaggio, Treasurer

Tom Turner, Commissioner

Vincent O'Donnell, Commissioner

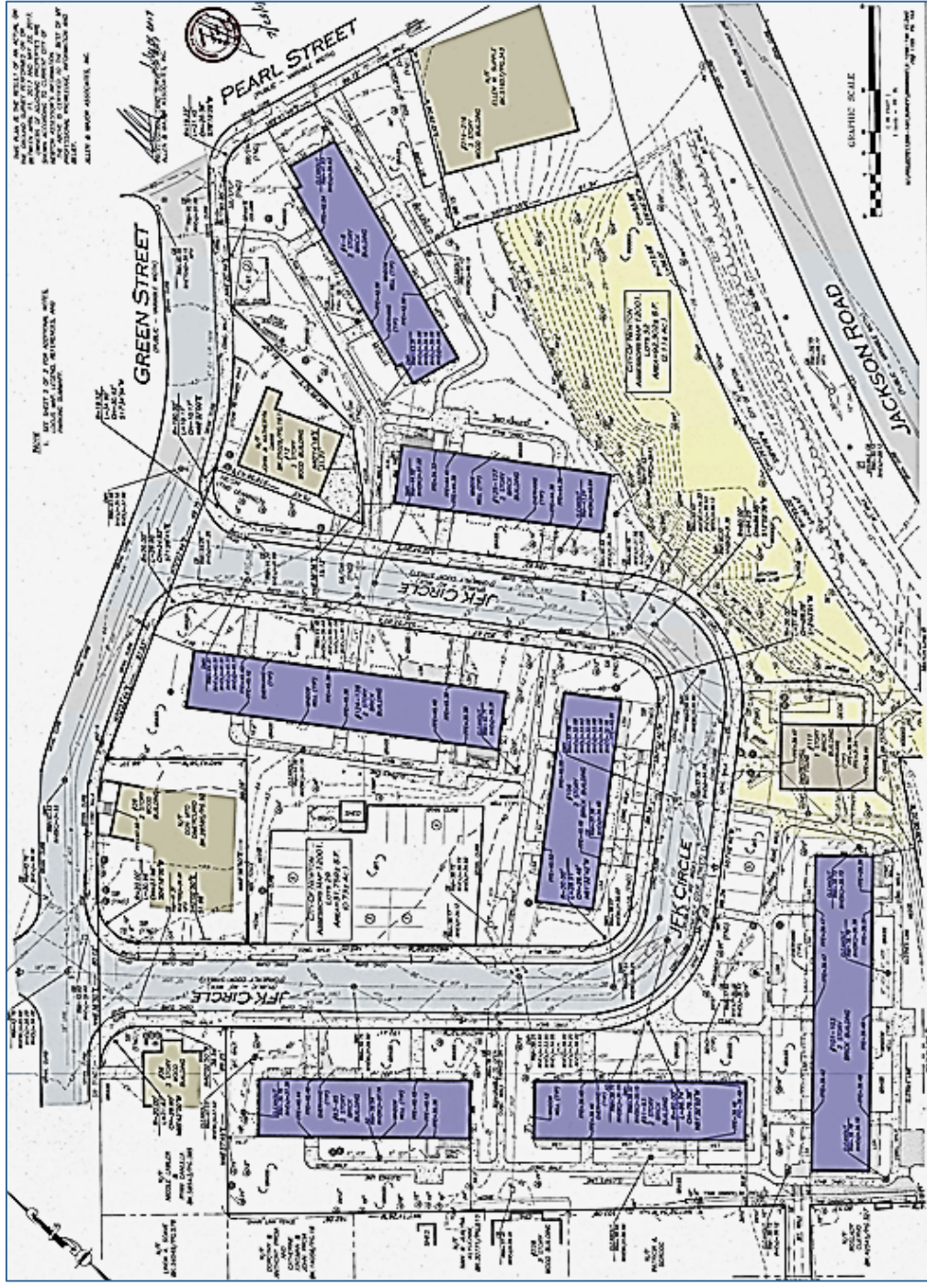
- Amy Zarechian, Executive Director

- Development Consultant: Housing Partners, Inc.
- Owner's Project Manager: Pinck & Co.
- Designer: Baker-Wohl Architects
- Construction Manager at Risk: Colantonio
- Zoning and Permitting Attorney: Alan Schlesinger
- Tax Credit Attorney: Klein Hornig LLP
- Property Manager: Maloney Properties, Inc.

Haywood House Project Summary

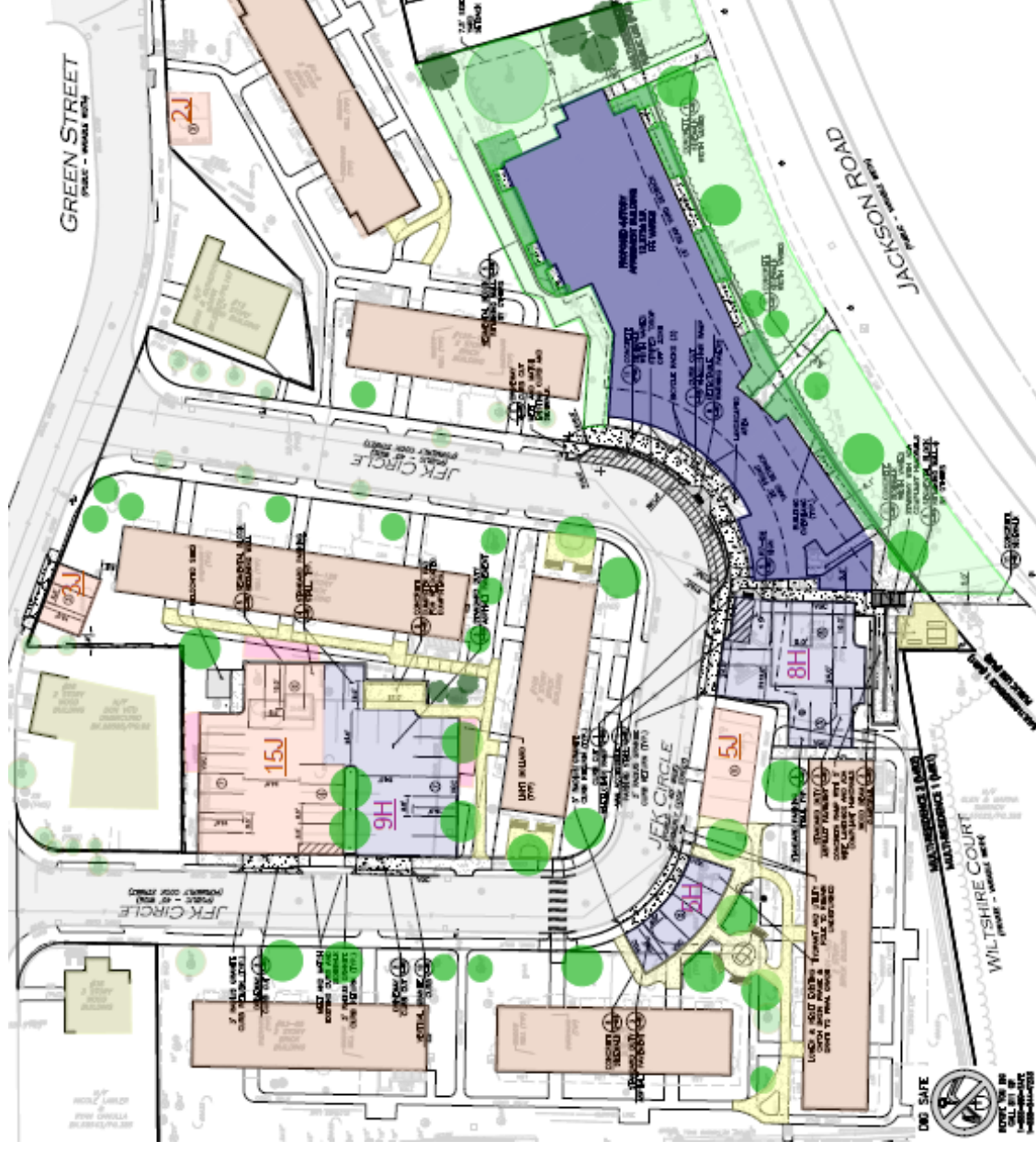
- 55 one-bedroom units for elders over the age of 62
- 70% preference for Newton residents (subject to fair housing laws)
- all units permanently affordable:
 - 11 units for households with income below 30% of Area Median Income (AMI)
 - 21 units for households below 60% AMI
 - 23 units for households up to 99% AMI
- 4 units designated for individuals currently or at risk of being homeless (including 3 under state Facilities Consolidation Fund -- FCF)
- 3 units fully accessible for individuals with mobility impairments (under Community Based Housing -- CBH)
- all units adaptable and visitable
- addresses need to be identified by City of Newton and NHA

Haywood House Existing Site Plan



Haywood House Proposed Site Plan

- Existing 25 spaces for Jackson Gardens remain
- 22 new parking spaces provided for Haywood House
- 50" caliper copper beech tree will be protected
- Evergreens are placed at north side of property to screen Supple house
- New large-caliper deciduous trees are provided along Jackson Road



Haywood House Kennedy Circle - Sidewalk Level



Haywood House Jackson Road – Birds Eye View



Haywood House Jackson Road – Sidewalk Level



Haywood House Sources of Funds

• 9% Federal and MA Low Income Housing Tax Credits Equity	\$11,000,000
• Permanent Loan	\$6,200,000
• Newton CPA Funds	\$3,000,000
• Newton Inclusionary Zoning	\$625,000
• Newton CDBG	\$625,000
• state (DHCD) Affordable Housing Trust Fund	\$1,000,000
• state Housing Stabilization Fund	\$750,000
• state Facilities Consolidation Fund (FCF)	\$750,000
• state Community Based Housing (CBH)	\$750,000
• state HOME	\$750,000
• Deferred Developer Fee	\$656,417
Total Sources	\$26,106,417

Haywood House

Uses of Funds

	<u>Total</u>	<u>Per Unit</u>
Acquisition	\$1	\$0
Construction	\$19,697,160	\$358,130
Soft Costs	\$3,699,135	\$67,257
Dev. Fees/overhead/req. reserves (all fees available to NHA will support resident services programming)	\$2,710,121	\$49,275
Total Development Cost	\$26,106,417	\$474,662
		\$455,915

Per Unit Cost w/o Common Space:

Haywood House Outreach

Outreach:

- Mayor and City Councilors
- Planning Department and Development Review Team
- Jackson Gardens Community Meetings
- Abutters, Nonantum Neighborhood Association, Jackson Homestead
- Neighborhood Community Meetings
- Parks and Recreation Commission
- Newton Senior Center

Housing and Urban Development (HUD) Approvals Received:

- Boston Office
- Special Application Center

HAYWOOD HOUSE - 55 UNITS COMMON AREA ALLOCATION



			Total Estimated Breakout Cost
Building - Residential Space			
Subtotal	55,590	SF	\$14,106,824
Building - Community/Shared Space			
Community Center	1015	SF	\$337,007
Fitness Room	290	SF	\$96,288
Laundry Room	300	SF	\$99,608
Common Studio	140	SF	\$46,484
Level 1 Trash/Storage Room	435	SF	\$144,432
Material Lift	90	SF	\$29,882
Public Bathrooms	100	SF	\$33,203
Subtotal	2,370	SF	\$786,903
Building - Admin & Operations			
Managers Office's	325	SF	\$107,909
Subtotal	325	SF	\$107,909
Existing Conditions, Site Development & Foundations			
Subtotal	N/A	SF	\$3,757,565
<hr/>			
Total Building Area	58,285	SF	\$18,759,200



NEWTON HOUSING AUTHORITY
82 Lincoln Street
Newton Highlands, Massachusetts 02461

Telephone: (617) 552-5501
Telecopier: (617) 964-8387
TD: (617) 332-3802

Amy Zarechian
Executive Director

June 7, 2018

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

Re: NHA Jackson Road Senior Housing

Dear Ms. Ingerson,

Over the past six months, several changes have taken place in the Haywood House project. The unit mix has been revised in part to accommodate parking and in response to City Council comments. Costs have increased primarily due to the addition of a second elevator at the recommendation of DHCD. Interest rates and tax credit pricing has changed as have some funding sources.

The most significant difference is the removal of several parking spaces. This was the result of the rejection of certain spaces based on size or location by the Planning Department and Land Use Committee. As a result, there are now twenty-two spaces specifically for tenants of Haywood House.

In addition, a number of comments by the City Council and others led us to convert the market rate units to 99% AMI units. This provides more affordability in the middle price range which is very underrepresented in the Newton rental market, but reduces net income available for debt service, resulting in a lower permanent mortgage.

Costs have increased during this period as well. DHCD strongly recommended the inclusion of a second elevator and we concur with their suggestion. It is always best to have a backup in a multistory senior facility. General construction costs have also gone up particularly materials due to demand from hurricane relief and results of the tariff wars. The soft cost increases are all related to the hard cost increases (insurance) or the changes in the debt amount (loan fee, MIP, reserves). Finally, the change in the Developer Fee is the result of all these changes which impact the formula for calculating the maximum amount.

Sources have changed both because of rate changes, decreased debt and increased costs. The permanent loan is now \$6,200,000 reflecting the decrease in rent resulting from the conversion of the market units to 99% AMI units. We also raised the interest rates based on changes in the debt market. On the tax credit side, the basis changed but the 9% credits are still capped so the final amount stayed the same. State credits were able to increase some.

The increased costs and smaller permanent loan required additional sources. This will come from three places. We are asking CPA for additional funds in part because we have increased the number of 99% AMI units. The NHA is contributing the \$625,000 in Inclusionary Zoning funds that it is receiving from the City and the Mayor has agreed to provide an additional \$625,000 in either CDBG or local HOME funds.

On the operating side, revenue is significantly lower due to the conversion of thirteen market rate units to 99% AMI units. The change in the MIP line relates to the decrease in the permanent loan amount, as does the change in debt service.

The Comprehensive Permit process has just begun and this may result in other changes to the project. We will keep you apprised of these as and if they occur.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amy Zarechian".

Amy Zarechian
Executive Director
Newton Housing Authority
82 Lincoln Street
Newton Highlands, MA 02461



Newton, Massachusetts
AFFORDABLE HOUSING PROPOSAL FORM FY15 or FY16

(For staff use)
date rec'd:

PRE-PROPOSAL **PROPOSAL**

Custom form last updated 10 August 2017.
Please complete this form in consultation with staff & submit it as an editable file (not as a PDF).

Rec'd
7 June 2018

Project TITLE	Newton Housing Authority Jackson Road Senior Housing				
Project LOCATION	Jackson Road, Newton Corner, MA 02458 (83-127 Kennedy Circle, Newton Corner MA 02458)				
Project CONTACT					
Name & title		Email	Phone	Mailing address	
Amy Zarechian, Exec. Director, Newton Housing Authority		azarechian@newtonhousing.org	617-552-5501	82 Lincoln Street Newton Highlands, MA 02461	
Sponsoring Org. (check all that apply)	Non-profit	Certified CHDO	<input checked="" type="checkbox"/> Public Agency	<input checked="" type="checkbox"/> Project LLC	Private for-profit
Project FUNDING	A. Newton CPA funds: \$3,000,000	B. Total other funds: \$23,106,417	C. Total project cost: \$26,106,417		
Project SUMMARY & NEEDS	See detailed instructions, but please cover location, rehab vs. new construction, rental vs. ownership, target population, unit composition, and needs identified in community-wide plans.				
<p>The proposed site of the Jackson Road Senior Housing Development is approximately 25,200 square feet of undeveloped, wooded property owned by the Newton Housing Authority (NHA), next to its existing Jackson Gardens Federal Public Housing development. The proposed development will consist of fifty-five one-bedroom units of new construction rental housing. Thirty-two of the units will be designated for low-income seniors with income at or below 60% of AMI. Eleven of these units will be occupied by households with income at 30% of AMI or below. In addition, twenty-three of the units will be designated for residents with income between 80% and 99% of AMI. Four of the units will be set aside for homeless or at risk of being homeless individuals. The project will include parking and new community spaces to be utilized by residents of the development and others in the community. The development will be funded primarily by leveraging Low Income Housing Tax Credits.</p> <p>The NHA recognizes the need for affordable housing in Newton and currently has extensive waiting lists for all of its housing programs. As described in the City of Newton's Consolidated Plan, the number of older adults is expected to increase dramatically over the next twenty years and, with it, the demand for affordable and accessible multifamily rental housing in the City of Newton. The proposed development will meet the needs of this growing population by providing thirty-two units of affordable and accessible housing within the NHA's current extensive housing portfolio. In addition, the NHA has identified a need for affordable housing for moderate-income households as described in City of Newton's Consolidated Plan, which states that over half of Newton households with income between 80% and 100% of AMI are cost burdened. This need is also described in the City of Newton's Housing Strategy, which recognizes rental units as the best opportunity to address the growing lack of affordable housing options in the City for low and moderate-income households.</p>					

You may adjust spaces, but the combined answers to all questions on this page must fit on this page.

SOURCES OF FUNDS <i>Check all that apply and identify if funds are committed or proposed.</i>						
Deferred Dev. Fee	\$656,417	9% and MA Low Income Housing Tax Credits	\$11,000,000			
HOME funds	\$750,000	MA (DHCD) Affordable Housing Trust Fund	\$1,000,000			
CPA funds	\$3,000,000	Housing Stabilization Fund	\$750,000			
FCF	\$750,000	CBH	\$750,000			
Inclusionary Zoning Funds	\$625,000	Permanent Loan	\$6,200,000			
CDBG	\$625,000	D. TOTAL (should equal C. on page 1 of this form)	\$26,106,417			
USES OF FUNDS <i>Check all that apply.</i>						
New construction	<input checked="" type="checkbox"/>	Site preparation/ remediation	<input checked="" type="checkbox"/>	(under CPA) Creation	<input checked="" type="checkbox"/>	
TARGET POPULATION & SPECIAL FEATURES <i>Check all that apply.</i>						
Individual/Family	<input checked="" type="checkbox"/>	Seniors	<input checked="" type="checkbox"/>	Homeless/At Risk of Homelessness	<input checked="" type="checkbox"/>	
<p>Special needs/disabilities (identify population & provider of support services, if any): <input checked="" type="checkbox"/> The development will have at least three accessible units specifically designed for mobility impaired residents and all units will be designed to be visitable and potentially adaptable. In addition, all common and community spaces will be fully accessible to all residents. The NHA will be coordinating the provision of social services through partnerships with a variety of local service providers based on the needs of the residents.</p>						
<p>Special features (historic preservation, sustainability, etc.): The project architect is looking to incorporate as many energy efficient features as possible into the design of the building.</p>						
TYPE OF HOUSING <i>Check all that apply.</i>						
Rental	<input checked="" type="checkbox"/>	Individual/single family	<input checked="" type="checkbox"/>			
UNIT COMPOSITION <i>List the development's number of units in each category.</i>						
	Total	≤ 30% AMI	≤ 60% AMI	≤ 80% AMI	99% AMI	Market-rate
1 BR	55	11	21		23	
OUTREACH <i>Summarize efforts to date to communicate with abutters, neighborhood residents & City Councilors.</i>						
<p>The Newton Housing Authority (NHA) has met extensively with abutters and neighborhood residents, City Councilors, City of Newton Planning Department staff, and Mayors Warren and Fuller regarding its proposed project. The NHA has attended multiple meetings of the Nonantum Neighborhood Association and shared the proposed plans for the development, including unit mix and affordability, resident services spaces, and project timelines. The NHA presented plans for the development to its residents at Jackson Gardens, the Council on Aging, the Jackson Homestead Historic Neighborhood Association, the League of Women Voters, Livable Newton and other community groups and stakeholders.</p>						
<p>The NHA also engaged with individuals in the community by embarking on an extensive effort to communicate one-on-one with neighbors and community members by visiting hundreds of homes in the surrounding neighborhood, sharing the plans of the project, building awareness, and soliciting comments and concerns. Through this process, over 180 neighbors and community members signed a statement of support of the project.</p>						

Many required attachments were submitted with the July & December 2017 proposals and have not changed. Some of these previous submissions are listed below, ~~others are listed on the following pages~~. All are available from:

www.newtonma.gov/gov/planning/cpa/projects/housing_authority.asp#Jackson-Sr

ATTACHMENTS		
Required	Check if included	Review full instructions thoroughly with staff prior to submission.
required	✓	A3. TIMELINE including financing, permitting, construction & occupancy –include major steps for tax credits and Comprehensive Permit.
B. SITE CONTROL & PROJECT FINANCES		
required	✓	Developer commitment to pursue permanent affordability
	✓	Status of requested HUD approval for disposition of project site.
	✓	Non-Newton funding: sources, commitment letters or application/decision schedules
	none submitted	Rental subsidy, if any: sources, commitment letters or application/decision schedules
	✓	Project development pro forma
	✓	Project 10-year operating budget
C. DESIGN & CONSTRUCTION		
required	previously submitted	Scope of construction work , supported by professional cost estimates
		Materials & finishes; highlight “green” or sustainable features or proposed certification
		Detailed site & floor plans, elevations for major new construction – See information submitted with December 2017 proposal ; no newer information is available.
	✓	Architectural access worksheet (see below)
D. RELOCATION, FAIR HOUSING & ACCESSIBILITY		
required	previously submitted	Affirmative marketing & resident selection plan See information submitted with December 2017 proposal ; no newer information is available.
	✓	Fair housing: training completed, past complaints & their resolution
E. SITE REVIEW, ZONING & PERMITTING		
required	previously submitted	Environmental mitigation plan See information submitted with July 2017 proposal ; no newer information is available.
	✓	Confirmation of review by Development Review Team (DRT) –
F. DEVELOPER CAPACITY & QUALIFICATIONS		
Required	previously submitted	Most recent audited annual financial statement of parent company or organization See audited financials as of December 2015 , submitted with July 2017 proposal; as of June 2018, no newer audit is available.
nonprofits only	✓	Most recent annual organizational operating budget
optional	✓	G. LETTERS or PETITIONS of SUPPORT , if available

NEWTON HOUSING AUTHORITY
82 Lincoln Street
Newton Highlands, Massachusetts 02461

Telephone: (617) 552 - 5501
Telecopier: (617) 964 - 8387
TD: (617) 332 - 3802

Amy Zarechian
Executive Director

Jackson Road Senior Housing /
Haywood House
Funding and Development Timeline

February 2018	File for Comprehensive Permit following receipt of Project Eligibility Letter
June 6, 2018	Zoning Board of Appeals Public Hearing (Comprehensive Permit)
July 10, 2018	Newton Community Preservation Committee funding vote
July 16, 2018	Zoning Board of Appeals Public Hearing
Summer- Fall 2018	Submit Application for FY21 Newton CDBG funds
	Newton City Council CPA funding consideration and appropriation vote
	Newton Planning & Development Board/Mayoral consideration and contingent Commitment of FY21 CDBG funds
Fall 2018	Submit DHCD pre-application for LIHTC program
Early Spring 2019	Submit DHCD One-Stop Application for LIHTC program
August 2019	Receive state funding commitment
February 2020	Initial closing
March 2020	Construction start
November 2021	Full occupancy



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Newton Highlands, Massachusetts 02461**

**Telephone: (617) 552-5501
Telecopier: (617) 964-8387
TD: (617) 332-3802**

**Amy Zarechian
Executive Director**

B. Site Control and Project Finances

Developer Commitment to Pursue Permanent Affordability

The Newton Housing Authority commits to pursue permanent affordability for all of the units in the Haywood House development, at the income levels identified, for the life of the project. This is incorporated in the mission and central function of the NHA to provide affordable housing in the City of Newton and the NHA will take all possible steps to apply for and keep in place all public subsidies to maintain affordability of all its units.

Status of HUD approval

The Newton Housing Authority received approval of its Inventory Removal Application for disposition of the vacant land and the community building from the Housing and Urban Development Special Application Center on May 2, 2018.

Non-Newton Funding

A pre-application for Low Income Housing Tax Credits was submitted to DHCD in October of 2017. The NHA was not invited to submit a full proposal in the spring of 2018, based on the fact that disposition and zoning approvals were still pending. The NHA plans to submit another pre-application for funding to DHCD in the fall of 2018, with a full application expected in the spring of 2019. Commitment of state funding is expected in August of 2019.

Rec'd by Newton CPC
7 June 2018

Jackson Road/Haywood House Project Budgets

Minor
corrections
25 July 2018



- ♦ Budget summary
- ♦ Budget assumptions
- ♦ Financing assumptions
- ♦ Tax credit calculations
- ♦ Development cost projections
- ♦ Operating statement
- ♦ Operating pro forma (15-year)
- ♦ ~~Construction loan cashflow~~
- ♦ Developer fee

Proposal v.3 to Newton CPC,
submitted 7 June 2018

							Proposal v.3 to Newton CPC, submitted 7 June 2018
<u>HAYWOOD HOUSE-55 UNITS w On-Grade parking</u>							
<u>Newton, Massachusetts</u>							
<u>SUMMARY</u>							
April 20, 2018							
55 One Bedroom Units 32- tax credit, 23-99% 22 New Parking Spaces 9% Tax Credits @ \$0.95 Taxable Financing-5%; 40 yrs	NET DEVELOPMENT FEE					\$1,583,583	
	NET ACQUISITION PAYMENT					\$1	
UNITS		0 BR	1 BR	2 BR	3 BR	4 BR	
30% AMI PBV		0	11	0	0	0	11
50% AMI PBV		0	0	0	0	0	0
60% AMI		0	21	0	0	0	21
99% AMI		0	23	0	0	0	23
Market		0	0	0	0	0	0
TOTAL		0	55	0	0	0	55
SOURCES		P/U		USES		P/U	
Cash	\$0	\$0		Acquisition	\$1	\$0	
Federal LIHTC	\$9,500,000	\$172,727		Construction	\$19,697,160	\$358,130	
State LIHTC	\$1,500,000	\$27,273		Soft Costs	\$3,699,135	\$67,257	
Federal HTC	\$0	\$0		Fees	\$2,710,121	\$49,275	
FCF	\$750,000	\$13,636		TOTAL	\$26,106,417	\$474,662	
State HOME	\$750,000	\$13,636		GAP	\$0		
City Inclusionary	\$625,000	\$11,364		Per Unit Residential Cost		\$474,662	
AHTF	\$1,000,000	\$18,182		Per Unit Resid. \$ w/o Comm Space		\$455,915	
CDBG	\$625,000	\$11,364					
HSF	\$750,000	\$13,636					
CPA	\$3,000,000	\$54,545					
Deferred Developer Fee	\$656,417	\$11,935	29.30%				
CBH	\$750,000	\$13,636					
Permanent Loan	\$6,200,000	\$112,727					
TOTAL	\$26,106,417	\$474,662					
ANNUAL INCOME		P/U		ANNUAL OPERATING BUDGET		P/U	
Rental Income	\$948,936	\$17,253		Management Fee	\$44,949	\$817	
Other Income	\$91,934	\$1,672		Administration	\$79,790	\$1,451	
(Vacancy)	(\$42,014)	(\$764)		Maintenance	\$82,000	\$1,491	
Net Income	\$998,857	\$18,161		Utilities	\$97,500	\$1,773	
Operations	(\$581,489)	(\$10,573)		Services	\$120,000	\$2,182	
NOI	\$417,368	\$7,589		Taxes	\$82,500	\$1,500	
Debt Service	(\$358,754)	(\$6,523)		Insurance	\$30,000	\$545	
Net Cashflow	\$58,614	\$1,066		Replacement Res.	\$19,250	\$350	
Coverage ratio	1.16			Other	\$25,500	\$464	
				TOTAL	\$581,489	\$10,572.52	
PF33							

							Proposal v.3 to Newton CPC, submitted 7 June 2018, minor corrections July 2018
HAYWOOD HOUSE-55 UNITS w On-Grade parking							
ASSUMPTIONS							
April 20, 2018							
UNIT RENTS							
	0 BRS	1 BR	2 BRs	3 BRs	4 BRS		
PBV FMR	\$0	\$1,372	\$0	\$0	\$0		
50% AMI	\$0	\$1,372	\$0	\$0	\$0		
60% AMI	\$0	\$1,104	\$0	\$0	\$0		
99% AMI	\$0	\$1,774	\$0	\$0	\$0		
Market	\$0	\$2,300	\$0	\$0	\$0		
Utility Allowance							
Hot Water	\$0	\$0	\$0	\$0	\$0		
Appliances	\$0	\$0	\$0	\$0	\$0		
Other Electric/Gas	\$0	\$0	\$0	\$0	\$0		
Total	\$0	\$0	\$0	\$0	\$0		
# of Units							
30% AMI PBV	0	11	0	0	0		
50% AMI PBV	0	0	0	0	0		
60% AMI	0	21	0	0	0		
99% AMI	0	23	0	0	0		
Market	0	0	0	0	0		
Total	0	55	0	0	0	55	
Size (NSF)		683			0		
Vacancy Rate	5%						
Per Cent Affordable	58.2%						
Commercial Rent	NA	Per SF					
Net Square Footage							
Residential	37,565						
Common Area	3,081						
Administrative and Operations	2,137						
Commercial	0						
Interior Parking							
Deck Parking	0	0					
Exterior Parking	8,800	22					
Other	0						
Building Construction Cost Per Gross Square Foot							
	\$322		<<	cost/sq ft and total gross sq ft corrected by CPC staff based on info. from Housing Authority, 21 June 2018 and 25 July 2018			
Loss Factor	36%						
Gross S.F.	58,285		<<				
Construction Period	16 Months						
Lease Up Period	6 Months						
FINANCING FEES							
Con. Orig. Fee	2.30%						
Perm. Orig. Fees	0.00%						
TAX RATES							
Income Tax Rate	35%						
Capital Gains Tax Rate	25%						
INFLATION FACTORS							
Revenue Inflation	102%						
Expense Inflation	103%						
Cap Rate	7.00%						
Vacancy Rate	5%						
Investors							
Ownership Percentage	99%						

		Proposal v.3 to Newton CPC, submitted 7 June 2018	
<i>HAYWOOD HOUSE-55 UNITS w On-Grade parking</i>			
FINANCING ASSUMPTIONS			
April 20, 2018			
PERMANENT LOAN			
	Annual Rate	5.00%	
	Monthly Rate	0.0042	
	Amort. Period	480	Months
	Term	40	Years
	Cov. Ratio	1.16	
	Loan/Value	23.75%	
	Loan Amount	\$6,200,000	
	Debt Service	(\$29,896)	(\$358,754)
	Bond Issue Amount	\$0	
CONSTRUCTION LOAN			
	Loan Amount	\$15,000,000	
	Interest Rate	0.0038	Monthly
	Term	22	Months
PURCHASE MONEY NOTE			
	Loan Amount	\$0	
	Interest Rate		0
	Term	0	
	Amort Period	0	
	Debt Service	\$0	\$0
SOFT LOANS AND GRANTS			
	DHCD HOME	\$750,000	
	LOCAL CDBG	\$625,000	
	AHTF	\$1,000,000	
	HSF	\$750,000	
	CBH	\$750,000	
	FCF	\$750,000	
	City Inclusionary	\$625,000	
OTHER			
	CPA	\$3,000,000	

	Proposal v.3 to Newton CPC, submitted 7 June 2018		
<u>HAYWOOD HOUSE-55 UNITS w On-Grade parking</u>			
<u>TAX CREDIT CALCULATIONS</u>			
<u>April 20, 2018</u>			
<u>FEDERAL LIHTC</u>			
Basis	\$24,079,211		
Basis Deductions	\$2,000,000		
% Affordable	58%		
Basis Boost	100%	DDA	
Final Basis	\$12,846,087		
Applicable Rate	9.00%		
Annual Allocation	\$1,156,148		
Annual Limit	\$1,000,000		
Price	\$0.95		
Allowed Amount	\$9,500,000		
<u>STATE LIHTC</u>			
Basis	\$12,846,087		
Price	\$0.75		
Annual Limit (Total)	\$1,156,148		
Annual Limit (Units)	\$384,000		
Calculated Amount	\$4,335,554		
Units Amount	\$1,440,000		
Amount	\$1,500,000	400000	
<u>FED HISTORIC</u>			
Basis	\$0		
Price			
Calculated Amount	\$0		
<u>STATE HISTORIC</u>			
Basis	\$0		
Price			
Calculated Amount	\$0		

Proposal v.3 to Newton CPC, submitted 7 June 2018						
HAYWOOD HOUSE-55 UNITS w On-Grade parking						
DEVELOPMENT COST PROJECTIONS						
April 20, 2018						
PERMANENT SOURCES						
Cash	\$0					
Federal LIHTC	\$9,500,000	\$0.95				
State LIHTC	\$1,500,000	\$400,000				
Federal HTC	\$0					
FCF	\$750,000					
State HOME	\$750,000					
City Inclusionary	\$625,000					
AHTF	\$1,000,000					
CDBG	\$625,000					
HSF	\$750,000					
CPA	\$3,000,000					
Deferred Developer Fee	\$656,417	29.30%				
CBH	\$750,000					
Permanent Loan	\$6,200,000	5.00%				
TOTAL SOURCES	\$26,106,417					
GAP	\$0					
Construction Loan	\$15,000,000					
USES						
Acquisition Cost	TOTAL	Residential	Commercial	IN LIHTC BASIS	IN HTC BASIS	4 % Credit
Land	\$1	\$1	\$0	\$0	\$0	
Parking	\$0	\$0	\$0	\$0	\$0	
Building	\$0	\$0	\$0	\$0	\$0	0.41290323
Subtotal Acquisition	\$1	\$1	\$0	\$0	\$0	
Construction/Rehabilitation						
Parking		\$0	\$0	\$0	\$0	
Community Center (Shared Space)		\$0	\$0	\$0	\$0	2,232 3.98%
Second Elevator	\$440,938	\$423,389	\$0	\$0	\$0	
Buildings	\$18,759,200	\$18,012,578	\$746,622	\$16,751,698	\$0	
Bond		\$0	\$0	\$0	\$0	
General Conditions		\$0	\$0	\$0	\$0	
Overhead and Profit		\$0	\$0	\$0	\$0	
Cost of Construction/Rehabilitation	\$18,759,200	\$18,012,578	\$746,622	\$18,012,578	\$0	\$334.51
Contingency	\$937,960	\$900,629	\$37,331	\$900,629	\$0	5%
Subtotal Construction	\$19,697,160	\$18,913,207	\$783,953	\$18,913,207	\$0	96%
	\$358,130					
Soft Costs						
Construction Interest	\$618,750	\$594,124	\$24,626	\$556,875	\$0	4.50%
Architect & Engineering	\$1,100,000	\$1,056,220	\$43,780	\$1,056,220	\$0	6%
Survey & Permit	\$25,000	\$24,005	\$995	\$24,005	\$0	
Environmental/Geotech	\$75,000	\$72,015	\$2,985	\$72,015	\$0	
Legal	\$300,000	\$288,060	\$11,940	\$250,000	\$0	
Title & Recording	\$25,000	\$24,005	\$995	\$50,000	\$0	
Accounting	\$70,000	\$67,214	\$2,786	\$56,000	\$0	
Construction Insurance	\$187,592	\$180,126	\$7,466	\$180,126	\$0	
Marketing and Rent Up	\$200,000	\$200,000	\$0	\$0	\$0	
Real Estate Taxes	\$20,000	\$19,204	\$796	\$20,000	\$0	
Inspection Fees	\$30,000	\$28,806	\$1,194	\$28,806	\$0	
Bond Premium	\$0	\$0	\$0	\$0	\$0	
Appraisal & Market Study	\$30,000	\$28,806	\$1,194	\$28,806	\$0	
Consultants	\$250,000	\$240,050	\$9,950	\$240,050	\$0	
Security	\$25,000	\$24,005	\$995	\$24,005	\$0	
Permanent Financing Fee	\$62,000	\$59,532	\$2,468	\$0	\$0	1.0%
Construction Financing Fee	\$150,000	\$144,030	\$5,970	\$144,030	\$0	1%
Syndication	\$50,000	\$48,010	\$1,990	\$0	\$0	
Relocation	\$0	\$0	\$0	\$0	\$0	
Tax Credit Fee	\$109,793	\$105,423	\$4,370	\$0	\$0	
MIP	\$31,000	\$29,766	\$1,234	\$29,766	\$0	0.25%
OPM	\$140,000	\$134,428	\$5,572	\$134,428	\$0	
FFE	\$75,000	\$72,015	\$2,985	\$0	\$0	
Contingency	\$125,000	\$120,025	\$4,975	\$120,025	\$0	3.38%
Subtotal Soft Costs	\$3,699,135	\$3,559,868	\$139,267	\$3,015,156	\$0	
Reserves	\$470,121	\$451,410	\$18,711	\$0	\$0	Six Months
Developer Overhead	\$1,120,000	\$1,075,424	\$44,576	\$1,075,424	\$0	
Developer's Fee	\$1,120,000	\$1,075,424	\$44,576	\$1,075,424	\$0	
Subtotal Fees,Reserves and Overhead	\$2,710,121	\$2,602,258	\$107,864	\$2,150,847	\$0	
TOTAL USES	\$26,106,417	\$25,075,334	\$1,031,083	\$24,079,211	\$0	
Per Unit		\$474,662				
w/o Shared Community Space		\$455,915				

		Proposal v.3 to Newton CPC, submitted 7 June 2018					
HAYWOOD HOUSE-55 UNITS w On-Grade parking			(2 pages)				
OPERATING STATEMENT							
April 20, 2018							
	PER YEAR	PER UNIT	COMMENTS				
EXPENSES							
	TOTAL	Per Unit					
MANAGEMENT FEE	\$44,949	\$817	4.5%				
ADMINISTRATION							
Payroll and Taxes	\$40,000	\$727					
Benefits	\$0	\$0					
Legal	\$5,000	\$91					
Audit	\$12,500	\$227					
Marketing	\$2,500	\$45					
Telephone	\$2,500	\$45					
Office Expense	\$5,000	\$91					
Accounting and Data processing	\$8,640	\$157					
Investor Servicing Fee	\$2,000	\$36					
OTHER: DHCD Fee	\$1,650	\$30					
OTHER: Miscellaneous	\$0	\$0					
ADMINISTRATIVE SUBTOTAL	\$79,790	\$1,451					
OPERATIONS							
Payroll and Taxes	\$20,000	\$364					
Benefits	\$0	\$0					
Supplies	\$3,000	\$55					
Landscaping	\$1,000	\$18					
Redecorating	\$9,000	\$164					
Repair	\$5,000	\$91					
Elevator Maintenance	\$12,000	\$218					
Trash Removal	\$8,000	\$145					
Snow Removal	\$6,000	\$109					
Extermination	\$3,000	\$55					
Recreation	\$5,000	\$91					
Other Maintenance Contracts	\$10,000	\$182					
OTHER: Parking	\$0	\$0					
OPERATIONS SUBTOTAL	\$82,000	\$1,491					
SECURITY	\$10,000	\$182					
RESIDENT SERVICES	\$120,000	\$2,182					
UTILITIES							
Electricity	\$27,500	\$500					
Heat and Hot Water	\$55,000	\$1,000					
Water and Sewer	\$15,000	\$273					
UTILITY SUBTOTAL	\$97,500	\$1,773					
OTHER EXPENSES							
Taxes	\$82,500	\$1,500					
Insurance	\$30,000	\$545					
MIP	\$15,500	\$282					
Replacement Reserve	\$19,250	\$350					
OPERATING EXPENSES	\$581,489	\$10,573					
NET OPERATING INCOME	\$417,368	\$7,589					
DEBT SERVICE	(\$358,754)	(\$6,523)					
CASHFLOW	\$58,614	\$1,066					
COVERAGE RATIO	1.16						

Proposal v.3 to Newton CPC, submitted 7 June 2018											
HAYWOOD HOUSE-55 UNITS w On-Grade parking											
CASHFLOW PROJECTIONS											
April 20, 2018											
(2 pages)											
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2026	2026
	1	2	3	4	5	6	7	8	9	9	10
Revenue											
Rental Assisted	\$181,104	\$184,726	\$188,421	\$192,189	\$196,033	\$199,953	\$203,953	\$208,032	\$212,192	\$216,436	\$216,436
50% AMI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60% AMI	\$278,208	\$283,772	\$289,448	\$295,237	\$301,141	\$307,164	\$313,307	\$319,574	\$325,965	\$332,484	\$332,484
99% AMI	\$489,624	\$499,416	\$509,405	\$519,593	\$529,985	\$540,584	\$551,396	\$562,424	\$573,673	\$585,146	\$585,146
Market	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial	\$86,434	\$88,163	\$89,926	\$91,725	\$93,559	\$95,430	\$97,339	\$99,286	\$101,272	\$103,297	\$103,297
Other	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Gross Revenue	\$1,040,870	\$1,061,578	\$1,082,699	\$1,104,243	\$1,126,218	\$1,148,632	\$1,171,495	\$1,194,815	\$1,218,601	\$1,242,863	\$1,242,863
Vacancy	(\$42,014)	(\$42,854)	(\$43,711)	(\$44,585)	(\$45,477)	(\$46,386)	(\$47,314)	(\$48,261)	(\$49,226)	(\$50,210)	(\$50,210)
Total Revenue	\$998,857	\$1,018,724	\$1,038,988	\$1,059,658	\$1,080,741	\$1,102,246	\$1,124,181	\$1,146,554	\$1,169,376	\$1,192,653	\$1,192,653
Expenses											
Management Fee	\$44,949	\$45,843	\$46,754	\$47,685	\$48,633	\$49,601	\$50,588	\$51,595	\$52,622	\$53,669	\$53,669
Administration	\$79,790	\$82,184	\$84,649	\$87,189	\$89,804	\$92,498	\$95,273	\$98,132	\$101,076	\$104,108	\$104,108
Operations	\$82,000	\$84,460	\$86,994	\$89,604	\$92,292	\$95,060	\$97,912	\$100,850	\$103,875	\$106,991	\$106,991
Security	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048	\$13,048
Resident Services	\$120,000	\$123,600	\$127,308	\$131,127	\$135,061	\$139,113	\$143,286	\$147,585	\$152,012	\$156,573	\$156,573
Utilities	\$97,500	\$100,425	\$103,438	\$106,541	\$109,737	\$113,029	\$116,420	\$119,913	\$123,510	\$127,215	\$127,215
MIP	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500
Other Expenses	\$131,750	\$135,703	\$139,774	\$143,967	\$148,286	\$152,734	\$157,316	\$162,036	\$166,897	\$171,904	\$171,904
Total Expenses	\$581,489	\$598,014	\$615,026	\$632,539	\$650,568	\$669,129	\$688,237	\$707,908	\$728,160	\$749,008	\$749,008
Net Operating Income	\$417,368	\$420,710	\$423,962	\$427,119	\$430,173	\$433,117	\$435,944	\$438,646	\$441,216	\$443,645	\$443,645
Debt Service	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)
	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.23	1.23	1.24	1.24
Pre-Tax Cashflow	\$58,614	\$61,956	\$65,208	\$68,365	\$71,418	\$74,362	\$77,189	\$79,892	\$82,461	\$84,890	\$84,890

		Proposal v.3 to Newton CPC, submitted 7 June 2018										
		2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
		11	12	13	14	15	16	17	18	19	20	21
(2 pages)												
HAYWOOD HOUSE-55 UNI												
CASHFLOW PROJECTION												
April 20, 2018												
	0											
Revenue												
Rental Assisted	\$220,765	\$225,180	\$229,684	\$234,277	\$238,963	\$243,742	\$248,617	\$253,589	\$258,561	\$263,534	\$268,506	\$273,478
50% AMI	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60% AMI	\$339,134	\$345,917	\$352,835	\$359,892	\$367,090	\$374,431	\$381,920	\$389,558	\$397,350	\$405,297	\$413,302	\$421,357
99% AMI	\$596,849	\$608,786	\$620,962	\$633,381	\$646,048	\$658,969	\$672,149	\$685,592	\$699,304	\$713,290	\$727,556	\$742,093
Market	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial	\$105,363	\$107,470	\$109,620	\$111,812	\$114,048	\$116,329	\$118,656	\$121,029	\$123,449	\$125,918	\$128,437	\$130,996
Other	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Gross Revenue	\$1,267,611	\$1,292,853	\$1,318,600	\$1,344,862	\$1,371,649	\$1,398,972	\$1,426,841	\$1,455,268	\$1,484,264	\$1,513,839	\$1,544,006	\$1,574,773
Vacancy	(\$51,214)	(\$52,239)	(\$53,284)	(\$54,349)	(\$55,436)	(\$56,545)	(\$57,676)	(\$58,829)	(\$60,006)	(\$61,206)	(\$62,430)	(\$63,679)
Total Revenue	\$1,216,396	\$1,240,614	\$1,265,316	\$1,290,513	\$1,316,213	\$1,342,427	\$1,369,166	\$1,396,439	\$1,424,258	\$1,452,633	\$1,481,576	\$1,511,097
Expenses												
Management Fee	\$54,738	\$55,828	\$56,939	\$58,073	\$59,230	\$60,409	\$61,612	\$62,840	\$64,092	\$65,368	\$66,671	\$67,999
Administration	\$107,231	\$110,448	\$113,761	\$117,174	\$120,690	\$124,310	\$128,040	\$131,881	\$135,837	\$139,912	\$144,110	\$148,419
Operations	\$110,201	\$113,507	\$116,912	\$120,420	\$124,032	\$127,753	\$131,586	\$135,534	\$139,600	\$143,787	\$148,101	\$152,539
Security	\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535	\$18,061	\$18,601
Resident Services	\$161,270	\$166,108	\$171,091	\$176,224	\$181,511	\$186,956	\$192,565	\$198,342	\$204,292	\$210,421	\$216,733	\$223,227
Utilities	\$131,032	\$134,963	\$139,012	\$143,182	\$147,477	\$151,902	\$156,459	\$161,153	\$165,987	\$170,967	\$176,096	\$181,364
MIP	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500
Other Expenses	\$177,061	\$182,373	\$187,844	\$193,479	\$199,284	\$205,262	\$211,420	\$217,763	\$224,296	\$231,024	\$237,955	\$245,086
Total Expenses	\$770,472	\$792,569	\$815,318	\$838,738	\$862,849	\$887,673	\$913,229	\$939,539	\$966,627	\$994,515	\$1,023,227	\$1,052,512
Net Operating Income	\$445,924	\$448,045	\$449,999	\$451,775	\$453,364	\$454,755	\$455,937	\$456,900	\$457,630	\$458,118	\$458,349	\$458,349
Debt Service	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)	(\$358,754)
	1.24	1.25	1.25	1.26	1.26	1.27	1.27	1.27	1.28	1.28	1.28	1.28
Pre-Tax Cashflow	\$87,170	\$89,291	\$91,244	\$93,021	\$94,609	\$96,000	\$97,183	\$98,145	\$98,876	\$99,363	\$99,594	\$99,594

	Proposal v.3 to Newton CPC, submitted 7 June 2018		
HAYWOOD HOUSE-55 UNITS w On-Grade parking			
April 20, 2018			
Maximum Allowable Developer Fee		720000	
TDC		26,000,000	
- Developer Overhead		1,120,000	
- Developer Fee		1,120,000	
- Consultant Fees		250,000	
- Syndication Costs		50,000	
- Acquisition		1	
- Reserves		470,121	
	Repl. Cost	\$22,989,878	
\$1-3 mil @ 15%		450,000	\$3,000,000
\$3-5 mil @ 12.50%		250,000	\$2,000,000
\$5 mil + up @ 10%		1,798,988	\$17,989,878
	Max. Allowable Fee-Rehab.	2,498,988	
Acquisition Costs		1	
Acquisition Costs @ 2.5%		0	
	Max. Allowable Fee-Acq.	0	
TOTAL MAXIMUM ALLOWABLE FEE		2,498,988	
Requested Fee Per One-Stop		2,490,000	
		\$ (8,988)	



**82 Lincoln Street
Newton Highlands, Massachusetts 02461**

**Telephone: (617) 552-5501
Telecopier: (617) 964-8387
TD: (617) 332-3802**

**Amy Zarechian
Executive Director**

D. Relocation, Fair Housing & Accessibility

Fair Housing Trainings and Complaints

All staff of the Newton Housing Authority receive frequent fair housing and reasonable accommodation training through programs offered by the Metropolitan Boston Housing Partnership, MassHousing, and other housing industry training groups. The NHA has established Reasonable Accommodation and Reasonable Modification policies, as well as a Tenant Harassment Policy, all of which govern its response to fair housing and reasonable accommodation requests.

As a public entity administering public housing programs, the NHA is subject to various legal claims, including fair housing complaints. The NHA has successfully navigated fair housing complaints in the past, most often through findings of no probable cause and occasionally through settlement as recommended by the Housing Authority Risk Retention Group Insurance when there is a finding of probable cause. In the past five years, there have been three findings of probable cause in cases brought to the Massachusetts Commission Against Discrimination, which represents .2% of NHA residents. There are no current or pending fair housing complaints against the NHA.

Newton Housing Authority																
Consolidated Operating Budget																
Budget Revision Fiscal Year 2018																
	101 units	42 units	10 units	7 units	24 units	32 units	226 units	36 units	36 units	441 units	25 units	55 units	1035	Total Budget	Prior	Change
	Echo Ridge, Hampton Place, Century Village, Scattered Sites	Hamilton Grove	Walnut Street	Central Street	New Hyde School	State Leased Housing	ParkerHouse, Jackson Garden,Horace Mann,	Nonantum Village	Echo Ridge	Housing Choice Vouchers Section 8	Newton Corner Place Section 8	MGMT		FYE 2018	Budget 2017	
REVENUES	400-1	667-2 (A)	689-1,2	689-C (689-4)	400-9 (689-3)	MRVP	MA036-1	MA036-2	MA036-3	HCV	SRO					
Rental Income	522,000	121,488	27,684	24,912	77,100		809,280	127,740	173,520			270,611		2,154,335	2,138,808	15,527
Rental Income - Federal Section 8		363,420												363,420	363,420	-
Section 8 Rent Subsidy													513,643	513,643	469,100	44,543
Interest Income	1,500	15,000	25	300	320	100	21,000	188	688	1,300	100	17,000		57,520	47,065	10,455
Misc. Income	3,000	2,000			1,080		29,464	4,736	5,359	4,180		24,125		73,944	85,519	(11,575)
MRVP Admin Fee						12,480								12,480	12,480	-
Operating Subsidy-DHCD	341,087				141,814									482,900	389,649	93,251
HAP Subsidy HUD/DHCD						173,088				6,245,465	111,000			6,529,553	6,529,553	-
HUD Operating Subsidy							942,151	127,190	121,763					1,191,105	1,192,303	(1,198)
HUD Section 8 Subsidy-Admin Fee										505,237	28,903			534,140	518,584	15,556
Capital Fund Administrative fee							40,000							40,000	40,000	-
														0	-	-
TOTAL REVENUES	867,587	501,908	27,709	25,212	220,314	185,668	1,841,895	259,854	301,330	6,756,182	140,003	825,378		11,953,040	11,786,481	166,559
EXPENDITURES																
Administration:																
Salaries	81,078	54,261	7,641	5,664	20,764	8,363	339,997	38,171	37,276	266,446	13,349	112,239		985,250	860,057	125,193
Legal	17,750	2,500	250	250	2,500	0	6,500	3,000	500	3,000	750	3,000		40,000	51,100	(11,100)
Travel	1,359	565	135	94	323	0	3,042	485	485	5,936	336	2,740		15,500	14,000	1,500
Accounting	3,250	1,351	322	225	772	0	7,272	1,158	1,158	14,189	804	1,770		32,272	31,340	932
Audit Services	4,850	0	0	0	0	0	2,500	600	600	2,550	750	1,250		13,100	13,100	-
Sundry Office	22,391	5,153	1,227	859	2,944	0	27,726	4,417	4,417	89,103	3,067	6,748		168,050	161,050	7,000
														0	-	-
Total Administration	130,678	63,831	9,574	7,092	27,304	8,363	387,037	47,831	44,435	381,224	19,057	127,746		1,254,172	1,130,647	123,525
Tenant Services:																
Salaries							74,641	7,029	8,786					90,456	59,371	31,085
Other	606	250					1,000	500	500					2,856	2,750	106
Total Tenant Services	606	250	0	0	0	0	75,641	7,529	9,286	0	0	0		93,312	62,121	31,191
Utilities																
Water and Sewer	99,000	33,250	3,500	3,500	14,630		206,300	59,910	28,130				53,475	501,695	435,668	66,027
Electric	20,160	32,970	0	0	28,275		171,290	29,050	73,086				25,800	380,630	378,058	2,572
Gas	11,700	26,250	0	0	7,650		259,930	22,180	0				11,150	338,860	313,323	25,537
Total Utilities	130,860	92,470	3,500	3,500	50,555	0	637,520	111,140	101,216	0	0	90,425		1,221,185	1,127,049	94,136
Maintenance																
Labor	76,720	133,737	6,691	5,900	45,911		302,875	48,151	48,151			50,358		718,493	656,642	61,852
Materials & Supplies	18,595	7,940	1,730	1,196	4,856		28,646	4,442	4,484			3,350		75,239	72,610	2,629
Contract Costs	81,750	32,900	900	1,000	21,800		82,550	24,450	20,950			45,290		311,590	292,479	19,111
Condominium fees	257,261											38,111		295,372	294,719	653
Total Maintenance	434,326	174,576	9,321	8,096	72,567	0	414,071	77,043	73,585	0	0	137,109		1,400,695	1,316,450	84,245

Newton Housing Authority Consolidated Operating Budget Budget Revision Fiscal Year 2018																
Page 2 of 2																
	Echo Ridge, Hampton Place, Century Village, Scattered Sites	Hamilton Grove	Walnut Street	Central Street	New Hyde School	State Leased Housing	ParkerHouse , Jackson Garden,Horace Mann,	Nonantum Village	Echo Ridge	Housing Choice Vouchers	Newton Corner Place			Total Budget FYE 2018	Prior Budget 2017	Change
	400-1	667-2 (A)	689-1,2	689-C (689-4)	400-9 (689-3)	MRVP	MA036-1	MA036-2	MA036-3	HCV	SRO	MGMT				
											Section 8					
General Expense																
Insurance	16,685	14,119	1,610	1,176	4,819	272	79,624	11,577	11,621	24,431	647	43,778	210,360	182,684	27,676	
Payment in Lieu of Taxes							0		0				0	-	-	
Employee Benefits	52,386	62,146	4,761	3,832	21,962	2,790	229,074	30,861	31,141	87,164	4,402	54,137	584,655	604,536	(19,881)	
Housing Assistance Payments										6,245,465	111,000		6,529,553	6,529,553	-	
Interest expense		23,550										86,026	109,576	112,435	(2,859)	
Other General Expense										5,880			5,880	5,880	-	
Total General Expense	69,071	99,815	6,371	5,008	26,781	176,149	308,699	42,438	42,762	6,362,940	116,049	183,940	7,440,024	7,435,088	4,936	
Total Routine Expenses	765,541	430,943	28,766	23,697	177,207	184,512	1,822,968	285,980	271,284	6,744,164	135,106	539,221	11,409,387	11,071,355	338,032	
Net Income (Loss) before Non-Routine Expenses	102,046	70,965	(1,057)	1,515	43,107	1,156	18,927	(26,126)	30,047	12,019	4,897	286,157	543,653	715,126	(171,473)	
Nonroutine Expenditures																
Extraordinary Maintenance	64,500	43,000		1,000	8,000		31,000	26,500	7,500			62,000	243,500	159,750	83,750	
Equipment Replacements	10,000	5,200			2,650		7,220	3,110	3,110			6,500	37,790	39,185	(1,395)	
Equipment Additions	0	40,000					18,640	4,180	4,180			159,000	226,000	144,000	82,000	
Collection Losses	5,000	1,000					4,046	639	868				11,553	11,512	41	
Total Nonroutine Expenditures	79,500	89,200	0	1,000	10,650	0	60,906	34,429	15,658	0	0	227,500	518,843	354,447	164,396	
NET INCOME	22,546	(18,235)	(1,057)	515	32,457	1,156	(41,980)	(60,555)	14,389	12,019	4,897	58,657	24,810	360,679	(335,869)	
Payment Towards Mortgage Principle	0	64,150										66,348	130,498	130,498	-	
Surplus (Deficit)	22,546	(82,385)	(1,057)	515	32,457	1,156	(41,980)	(60,555)	14,389	12,019	4,897	(7,690)	(105,687)	230,182		
UNRESTRICTED NET ASSETS ANALYSIS																
Unrestricted Operating Reserve 12/31/2016	364,275	1,191,005	20,601	88,381	81,348	47,550	2,261,785	164,823	268,487	374,062	212,163	827,889	5,902,369			
FY 2017 Actual increase (decrease)	16,871	11,840	(1,344)	3,240	(455)	2,175	(66,114)	5,495	(13,951)	31,720	16,960	57,385	63,822			
Projected Balance 12/31/2017	381,146	1,202,845	19,257	91,621	80,893	49,725	2,195,671	170,318	254,536	405,782	229,123	885,274	5,966,191			
Estimated transfer to Capital Reserves												(120,000)	(120,000)			
Projected Balance 12/31/2017	381,146	1,202,845	19,257	91,621	80,893	49,725	2,195,671	170,318	254,536	405,782	229,123	885,274	5,966,191			
Projected increase (decrease) FY 2018	22,546	(82,385)	(1,057)	515	32,457	1,156	(41,980)	(60,555)	14,389	12,019	4,897	(7,690)	(105,687)			
Estimated transfer to Capital Reserves												(120,000)	(120,000)			
Projected Balance 12/31/2018	403,692	1,120,460	18,200	92,136	113,350	50,881	2,153,691	109,763	268,925	417,801	234,020	757,584	5,740,504			
Maximum Reserve	422,520	260,071	14,383	12,348	93,928	N/A	627,958	106,803	95,647	N/A	N/A	N/A				
Percent of Maximum	95.54%	430.83%	133.89%	741.97%	86.12%		342.97%	102.77%	281.16%							

Livable Newton

Coalition for inclusive, sustainable development

BY ELECTRONIC MAIL

February 25, 2018

To: Councilor Greg Schwartz, Land Use Committee Chair
Members of the Land Use Committee

RE: In support of Haywood House at Jackson Gardens

We believe the proposal to create 55 new mixed income residential units for seniors at Jackson Gardens will be a positive addition to Newton's housing stock. As indicated in many recent studies and the City's 2016 Housing Strategy, the City needs more housing for low- and moderate-income households, including for seniors. This project will provide a quality living environment for its residents and offer benefits to the community at large including:

- Optimal use of existing land for affordable housing;
- Ample accommodations for the disabled;
- A new community center for use by residents and community at large;
- A gym and exercise programs for residents of the facility and community;
- Improved site lighting;
- Use of existing infrastructure and improved drainage; and
- Landscaping with native trees and shrubs.

In the spirit of informing future review of this "friendly 40B" we recommend some refinements we believe will further integrate the structure into the fabric of the neighborhood:

- Utilize architectural articulation, detailing, colors and materials of the building creatively to minimize its apparent height and interface it with existing topography while maintaining the proposed number of new units;
- Further develop usable outdoor space to create enjoyable connections with the outdoors that also complement the site design and building;
- Create a pedestrian-friendly streetscape with mature vegetation;
- Affirm how parking meets the needs of the facility, such as convenient parking for caregivers, family members and other visitors.

We are pleased to support housing that will make a positive difference in the lives of many who live in our community now and in the future. Securing these features through a "friendly 40B" will enable development that is appropriate in this location that would not otherwise be possible within the existing special permit, yet will leave provisions of the original special permit intact. We ask that the Council support creation of a separate parcel for this purpose and will also forward our recommendations to the ZBA for consideration. Thank you for the opportunity to comment on this important project.

Sincerely,

**Engine 6
Progressive Newton
U-CHAN
Bike Newton**

Katherine Ballou
Bryan Barash
Bill Baum
Liz Baum
Claudette Belt-Aharon
Kol Chu Birke
Tom Bledsoe
John S. Bliss
Tamara J. Bliss
Kelley Brown
Adam Chaikof
Melissa Birke Chu
Abby Cohen
Isabel Cohen
Nadine Cohen
Ed Dailey
Bill Dain
Ruth Dain
Susan Davidoff
Patrick Dober, *Executive
Director, Brookline
Housing Authority*
Beverly Droz
Sarah Ecker
Mary-Ellen Efferen
Bob Engler
Louise Freedman

Gretchen Friend
Rob Gifford
Nanci Ginty Butler
Fran Godine
Daphne Collins
Hattie Gawande
Neysha Gonzalez
Laurie Hackett
Mary Ann Hill
Kathleen Hobson
Ann Hochberg
Judy Jacobson
Marcia Johnson
Rihanna Kidwell
Marian Knapp
Jason Korb
David Koven
David Knuttunen
Kathy Laufer
Lois A. Levin
Marion Lipson
Patricia Loewy
Arlene Lowney
Sarah Luria
Kevin McCormick
Tatjana Meschede
Susan Mirsky

Nahma Nadich
Kyra Zola Norsigian
Judy Norsigian
James O'Connell
Vince O'Donnell
Ellen Parker
Steve Parker
Susan Paley
Sue Parsons
John Pelletier
James Reichenbach
Kathy Rosen
James Rutenbeck
Susan Sered
Dorothea Sherwood
Geoffrey Sherwood
John Sisson
Celia Snyder
Stuart Snyder
Norma Swenson
Lexi Turner
Judy Weber
Lynne Weissberg
Marianne Ulcickas Yood
Steven Yood
Nancy Zollers

cc: Mayor Ruthanne Fuller, rfuller@newtonma.gov
Barney Heath, Planning Director, bheath@newtonma.gov