

From: Jini Fairley
Sent: Friday, September 14, 2018 9:00 AM
To: Alice Ingerson <aingerson@newtonma.gov>
Cc: Jini Fairley <jfairley@newtonma.gov>; Lucie <luciec@comcast.net>
Subject: **Comments on Golda Meir Expansion Proposal from a COD Member**

Dear Alice,

I am forwarding to you comments from Lucie Chansky, member of the Commission on Disability. Please include her comments in the packet furnished to the CPC before the October 9 meeting.

Thanks,
Jini

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

From: Lucie [mailto:luciec@comcast.net]
Sent: Thursday, September 13, 2018 7:19 PM
To: Jini Fairley; 'Rob Caruso'; 'Girard Plante'; 'Brown Jane'; barblis@verizon.net; rosielarking@gmail.com; 'Anne Killilea'; sjlingley@gmail.com; 'Matt Volpi'; Inkadambi@gmail.com
Cc: Bob Lee Jr; Paul D. Anastasia; Rachel Powers; Tiffany Leung; 'Jason Rosenberg'; 'Kathleen Eutsler'

I reviewed pages 82 to 84 [the "accessibility worksheet"].

My suggestions:

- 10.3 Parking 5 accessible spaces required, they want to provide 6. I think more AC spaces are needed for guest and staff, I would say 8 should be required.
- 10.1 General Mentions a clinic to be within one building, they should ensure that the clinic is accessible- I think it's required.
- 9.3 Mentions accommodations for deaf and hard of hearing but not blind or sight impaired, they should accommodate that disability too. Physical disability accommodations mentioned previously.

Otherwise boiler plate language repeating regulations.

Lucie

Lucie Chansky
617-244-7310 TEL
617-965-7310 FAX
luciec@comcast.net

To: The Newton Community Preservation Committee
From: The Newton Council on Aging (COA)
Re: JCHE project to expand the Golda Meir House, Stanton Avenue.
Date: September 21, 2018

The Newton Council on Aging (COA) firmly supports JCHE's proposal to expand the Golda Meir House at 160 Stanton Avenue in Auburndale.

Data from the Newton Council on Aging, the Newton Department of Senior Services and other sources show inadequate housing options to accommodate the diverse housing needs of Newton's senior population (projected to grow by roughly 30% between now and 2030). Via the proposed expansion project, the Golda Meir house will provide 69 additional, much-needed housing units for seniors at various income levels. In addition, a new Newton Wellesley Hospital-affiliated health and wellness clinic and two reduced-cost housing units for college students who will provide musical offerings for residents make this a worthwhile and progressive project that will provide additional benefits to the Newton community.

For the reasons above, we enthusiastically endorse the use of CPA funds for this project.

From: Judy Jacobson <judyjacobson@rcn.com>
Sent: Thursday, October 4, 2018 6:21:30 AM
To: Alice Ingerson
Cc: lheyer@jche.org; godine@comcast.net
Subject: **in support of CPC funding for Golda Meir expansion**

Dear Newton CPC:

I urge you to support the CPA funding request for the expansion of the Golda Meir House.

If you have never been inside the Golda Meir House, I hope that you will make the time for a visit. JCHE's model of "aging in community" is very impressive and to see it in action is incredibly heartwarming.

The Stanton Street water tower has been out of use and wasted City property for way too long. The CPA funding, which is the only City funding sought and which will leverage over \$27 million of state, local and private funding, is a terrific investment of taxpayer money.

And this project will, at long last, satisfy, in part, the City's obligations with regard to the fair housing violations that occurred in connection with the proposed Engine 6 project for formerly homeless individuals.

Please do everything you can to move the CPA funding request forward as quickly as possible.

Thank you,
Judy Jacobson,
Cypress Street



LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 www.lwvnewton.org
617-383-4598 Email: info@lwvnewton.org

transmitted to CPC via email,
12:30 pm, 6 October 2018

October 4, 2018

Alice Ingerson
Community Preservation Committee Program Manager
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

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RE: CPC Proposal on expansion of the JCHE's Golda Meir House

Dear Alice:

LWVN has reviewed this proposal and noted the following:

- the project includes removing the water tower on the site, which was owned by the City of Newton;
- Jewish Community Housing for the Elderly (JCHE) is a solid and reputable housing provider;
- the JCHE Policy Board shows strong connections to Newton;
- this project adds 69 units of much-needed senior housing in Newton;
- 60 of these units will have income restrictions, 9 of which will provide homes for the chronically homeless;
- The housing for the homeless will replace the housing planned for the Engine 6 project;
- The intent of the project design is to fully integrate the new units with the existing ones to increase the sense of community while providing efficiencies when providing services;
- The types of services can be expanded with the additional space, providing a stronger link to Newton-Wellesley Hospital and other organizations such as the New England Conservatory.

Questions noted are:

- What happens to the financing if the housing voucher funding changes?
- What happens if/when a resident has unexpected financial difficulties and falls behind in the rent? Is there some sort of contingency plan?
- It appears that 4 of the units will be fully accessible at the start, though all units will be able to be converted. Should there be more fully accessible units? What is the process to convert them as needed? Does the rent change?
- Is there a need for more 2-bedroom units? Do the NEC graduate students require 2-bedroom units?
- What access to transportation (besides the MBTA) will there be? Will residents be able to visit village centers other shopping areas?



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- Are the abutters generally supportive of this project? Despite recent community outreach there were no letters of support included, though three names were provided.

In general, we feel this project has lots of positive aspects. Specifically, the new units fill a large need in the community, have permanent deed restrictions on the affordable units; is aiming for LEED silver construction, will partner with Hearth, Inc., and leverages CPC funding to access other funding, limiting CPC funding to about 11% of the project cost.

Our main concerns are the support of the neighboring community and the question of seniors who should suddenly find themselves in financial difficulty.

Our overall recommendation is to support this proposal

Sincerely,

A handwritten signature in cursive script that reads "Susan Flicop".

Susan Flicop
President, LWVN