

Project TITLE		Auburn Street Affordable Housing & Historic Preservation	
Submitted attachments posted as part of this document on the Newton CPC website, <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>			
REQUIRED.	✓	<b>PHOTOS</b>	of existing site or resource conditions (2-3 photos may be enough)
	✓	<b>MAP</b>	of site in relation to nearest major roads (omit if project has no site)
REQUIRED for full proposal.	<b>PROJECT FINANCES</b> printed and as computer spreadsheets, with both uses & sources of funds		
		<b>development pro forma/capital budget:</b>	include total cost, hard vs. soft costs and contingencies, and project management time from contractors or staff
		<b>operating/maintenance budget, projected separately for each of the next 10 years</b>	– including Price Ctr congregate housing
		<b>description of planned ownership structure</b>	(condominium)
		<b>rental subsidy, if any:</b>	sources, commitment letters or application/decision schedules
		<b>market analysis:</b>	including prevailing/trending rents or prices & target population
		<b>affirmative marketing &amp; resident selection plan</b>	
		<b>non-CPA funding:</b>	commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions
		<b>purchasing of goods &amp; services:</b>	briefly summarize sponsor's understanding of applicable state statutes and City policies
REQUIRED for full proposal.		<b>HISTORIC SIGNIFICANCE</b>	<b>attachments</b> analyzing historic significance and significant features, and showing how project meets national preservation standards
REQUIRED for full proposal.	<b>PROJECT SPONSOR FINANCES &amp; CAPACITY</b>		
		<b>most recent annual operating budget &amp; audited financial statement</b>	
		<b>transition plan, mission &amp; current housing portfolio,</b>	including how this project fits both
		<b>previous similar projects completed,</b>	with photographs
		<b>fair housing:</b>	training completed, past complaints & their resolution
		<b>Boards of Directors &amp; project managers/team:</b>	list skills, experience, tenure & affiliations (incl. City boards or commissions)
	<b>SITE CONTROL, VALUE &amp; DEED RESTRICTIONS</b>		
		<b>deed</b>	
		<b>appraisal</b>	by independent, certified real estate appraiser
		<b>owner's agreement to permanent deed restrictions</b>	for affordability & historic preservation
	<b>ZONING &amp; PERMITTING</b>		
			short email confirming review by the <b>Development Review Team (DRT)</b>
		<b>brief property history:</b>	at least the last 30 years of ownership & use
		<b>environmental mitigation plans:</b>	incl. lead paint, asbestos, underground tanks & results of phase 1 environmental assessment (may be submitted separately when available)
		<b>zoning relief and permits required:</b>	incl. parking waivers, demolition or building permits, comprehensive permit or special permit
		<b>other approvals required:</b>	local & state historical commissions, disability & architectural access boards, etc.
	<b>DESIGN, CONSTRUCTION &amp; ACCESSIBILITY</b>		
		<b>home inspection report</b>	by a licensed professional, for rehabilitation
		<b>site plan, floor plans &amp; elevations</b>	
		<b>architectural access worksheet:</b>	highlight accessibility in excess of legal requirements
	<b>reasonable accommodation/reasonable modification policy</b>		
	<b>scope of construction work:</b>	highlight "green" or sustainable features & materials	
OPTIONAL		<b>LETTERS of SUPPORT</b>	from Newton residents, organizations, or businesses

Photos





**236 Auburn Street**  
November 2016





**236 Auburn Street**  
November 2016





**236 Auburn Street**  
November 2016



# Maps

1/9/2017

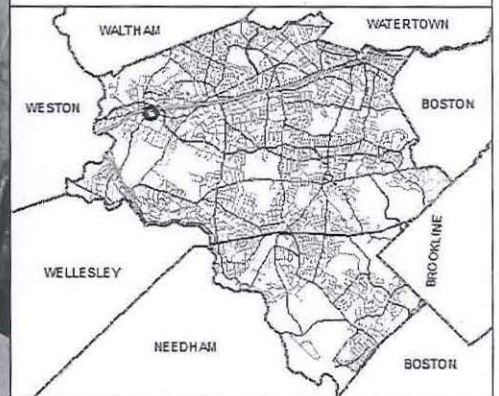
City of Newton

Property ID: 43014 0016  
Address: 236 AUBURN ST  
Owner: PEREL PETER



MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT

Because of different update schedules, current property assessments may not reflect recent changes to property boundaries. Check with the Assessors' Office to confirm boundaries uses at the time of assessment.





Property SBL 43014 0016  
 Property Address 236 AUBURN ST  
 Land Use \* 105  
 Land Use Descr \* THREE FAMILY

Tax Bill Number 2719789  
 Zoning \*\* MR1  
 Map ID 039SW  
 Neighborhood 5C

Sale Date 11/12/2014  
 Sale Price \$100  
 Legal Reference 064494/0022  
 Current Owner PEREL PETER

Prior Sale Date 2/1/1998  
 Prior Sale Price \$75,000  
 Prior Legal Reference 028256/0324  
 Prior Owner PEREL PETER

236 AUBURN ST  
 AUBURNDALE, MA 02466

**Residential Information**

Style	Colonial	Rooms	12	Finished Attic Area	
Story Height	2.5	Bedrooms	5	Unfinished Attic Area	
Year Built	1861	Baths	4	Basement Area	1,202 sq ft
Exterior Walls	Clapboard	Half Baths		Finished Basement Area	
Masonry/Trim	None	Heat Type	Forced Air-Duc	Recent Field Visit	10/14/2009
Foundation	Brick/Fldstone	Fuel Type	Gas	Prior Field Visit	9/13/2004
Roof Type	Gable	Air Conditioning	None		
Roof Material	Asphalt Shingl	Fireplaces	1		
Attached Garage		Kitchen Quality	Average		
Carport Area		Bath Quality	Average		
Deck Area	354 sq ft	Interior Condition	Good		
Porch Area	185 sq ft	House Size	3,429 sq ft		
Enclosed Porch					
Basement Garage					

**Assessment History**

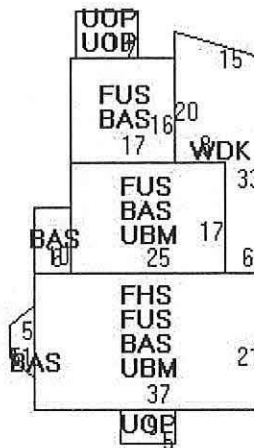
FY 2016	\$809,500
FY 2015	\$756,500
FY 2014	\$717,500
FY 2013	\$717,500
FY 2012	\$717,500
FY 2011	\$717,600
FY 2010	\$732,200
FY 2009	\$770,700
FY 2008	\$770,700
FY 2007	\$756,900
FY 2006	\$734,900
FY 2005	\$713,500
FY 2004	\$618,800
FY 2003	\$542,800
FY 2002	\$542,800
FY 2001	\$408,800
FY 2000	\$373,300
FY 1999	\$339,700

**Land Information**

Lot Size	18,760 sq ft
Frontage	111 ft
Zoning	MR1

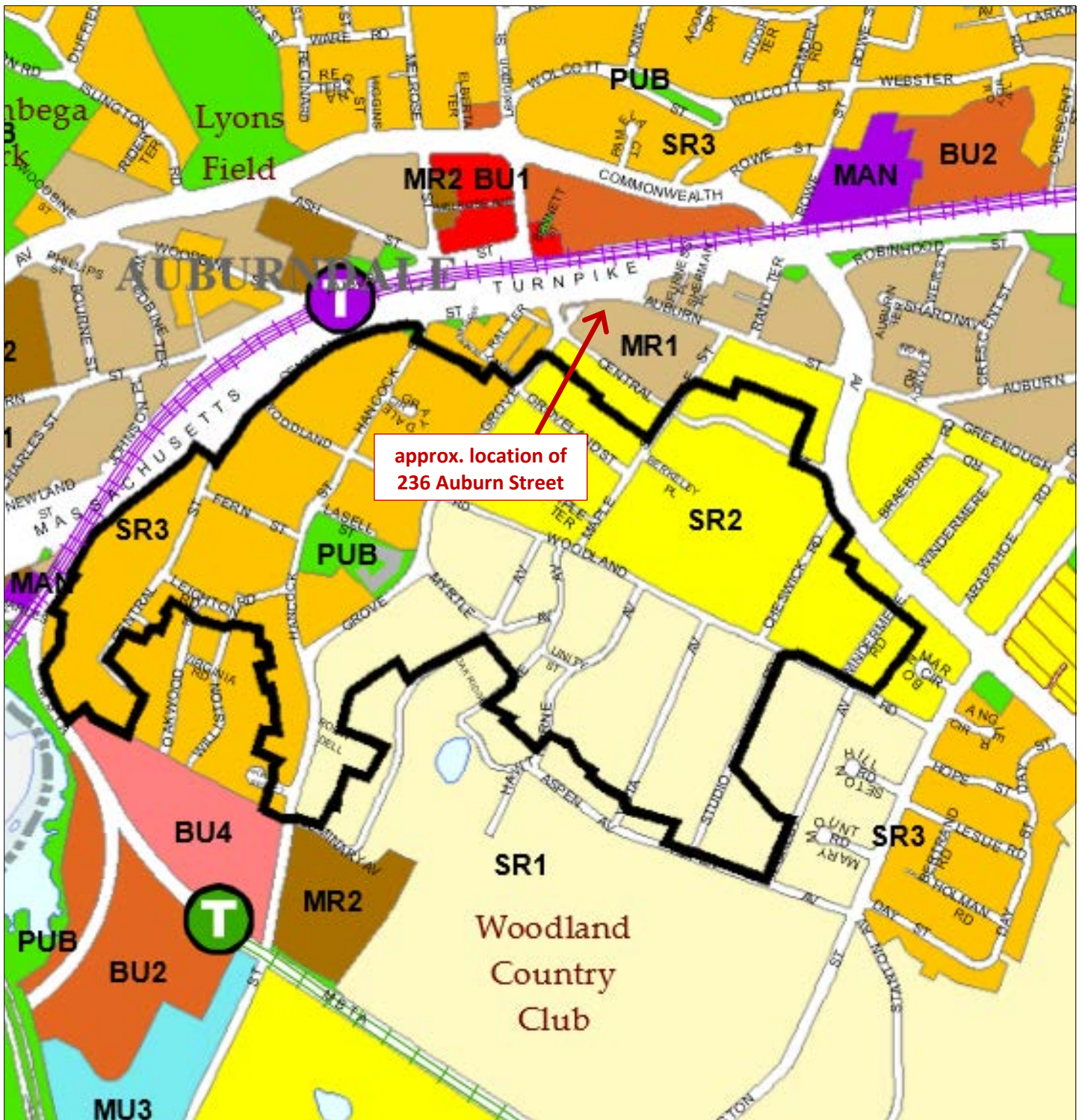
**Detached Structures (Data to right of category)**

Detached Garage Area  
 Living Space in Garage  
 Shed Area  
 Tennis Courts  
 Swimming Pool  
 Cabana Area

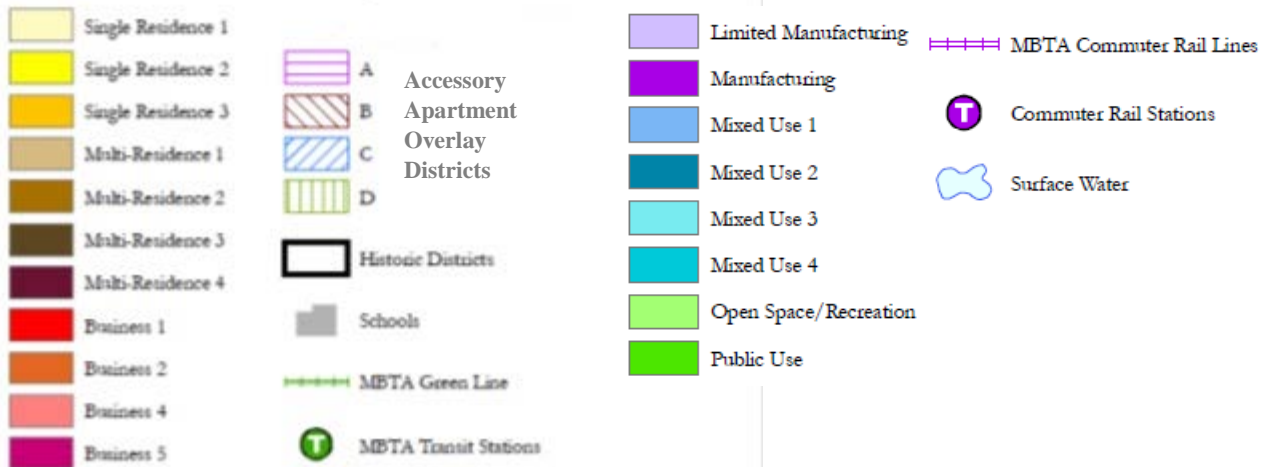


\* The land use and description listed here are for Assessing Department purposes based on historical records in the Assessing Department.  
 For an official ruling on the legal use of the property pursuant to the state building code and/or Newton Zoning Ordinances, contact the Inspectional Services Department.

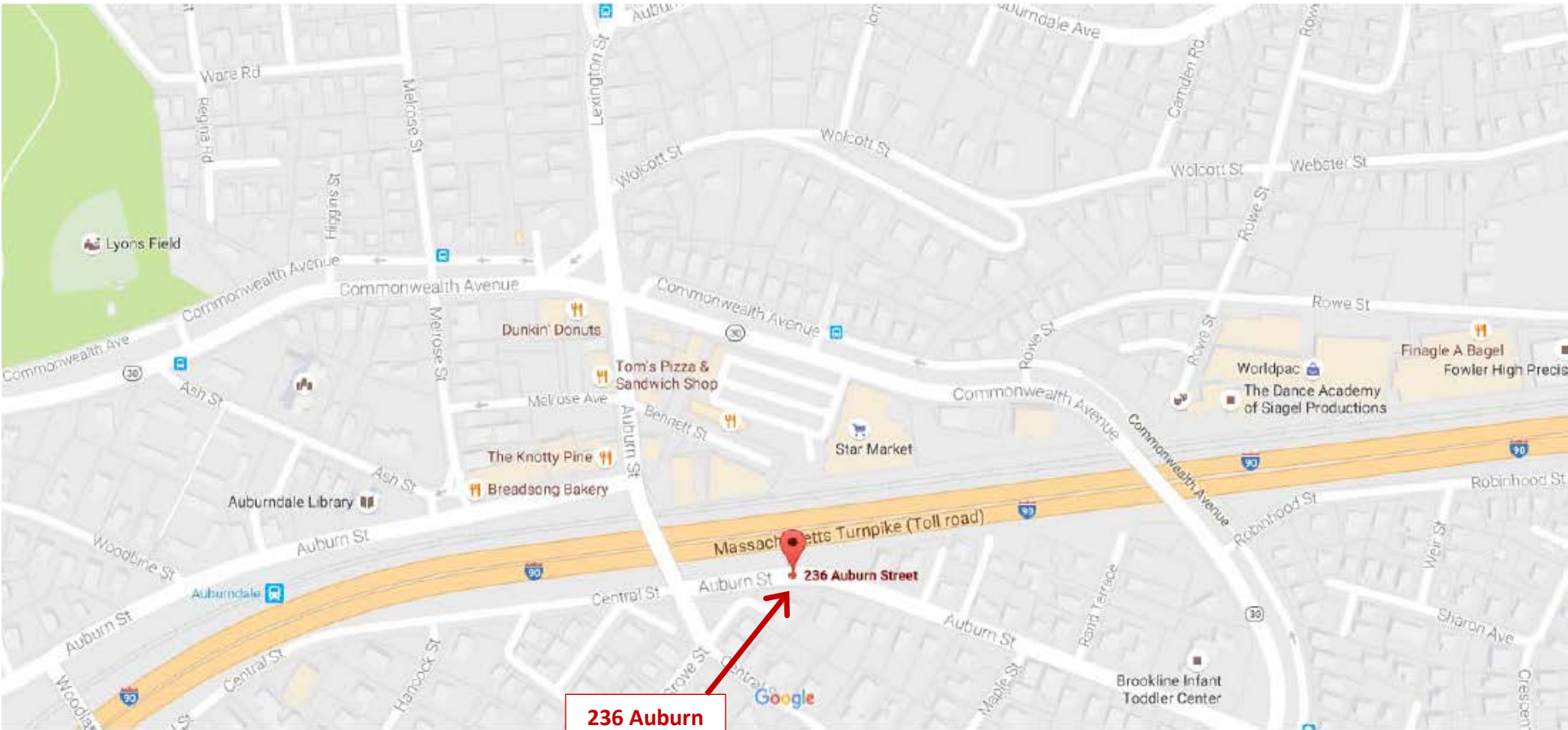
\*\* For reference purposes only. Please check with Engineering Department for official zoning designation.



approx. location of  
236 Auburn Street



This & following maps added by CPC staff.



**236 Auburn Street**