

Citizens for Affordable Housing
In Newton
CAN-DO

Development Organization, Inc.

1075 Washington Street
West Newton, MA 02465
Phone: 617-964-3527
Fax: 617-964-3593
E-mail: jam_cando@msn.com
Website: www.newtoncando.org
Josephine McNeil, Executive Director

March 17, 2017

Ms. Alice Ingerson
Community Preservation Manager
City of Newton Planning Department
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Dear Ms. Ingerson:

We are submitting this Preproposal for a Affordable/Historic/Congregate Housing Development at 236 Auburn Street for Community Preservation review and asking the committee to allow us to submit a full proposal. This project protects an historic house, adds affordable housing, and provides congregate housing for a deserving population. We are very excited about this combination of issues being potentially addressed.

Thank you for consideration of our request.



Josephine McNeil
Executive Director

CAN-DO
1075 Washington St.
West Newton, MA 02465
617-964-3527

<http://www.newtoncando.com>

City of Newton



Setti D. Warren
Mayor

Newton, Massachusetts Community Preservation Program FUNDING REQUEST

PRE-PROPOSAL

PROPOSAL

Last updated February 2017.

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see www.newtonma.gov/cpa or contact us:

Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

(For staff use)
date rec'd:

17 March
2017

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE	Auburn Street Affordable Housing & Historic Preservation			
Project LOCATION	Full street address (with zip code), or other precise location. 236 Auburn Street, Auburndale MA 02466			
Project CONTACTS	Name & title or organization	Email	Phone	Mailing address
Project Manager	Linda Moody, RE Project Manager, Metro West CD	linda@metrowestd.org	617-923-3505	79B Chapel St., Newton, MA 02458
Other Contacts	Josephine McNeil, Exec. Dir., CAN-DO	Jam_cando@msn.com	617-964-3527	1075 Washington St., West Newton, MA 02465
Other Contacts	Justin Sallaway, President, Price Rehab. Ctr.	jsallaway@thepricecenter.org	617-244-0065	27 Christina St., Ste. 201, Newton, MA 02461
Sponsoring Orgs. (check all that apply)	<input type="checkbox"/> Non-profit	<input type="checkbox"/> Certified CHDO	<input type="checkbox"/> Public Agency	<input type="checkbox"/> Project LLC <input type="checkbox"/> Private for-profit
Anticipated Project FUNDING	A. Newton CPA funds: \$469,016 Housing & \$469,016 Historic	B. Newton CDBG/HOME funds: \$1,000,000 CDBG & \$200,000 HOME	C. Other funds: \$564,490 FCF & \$450,000 sale to Price	D. Total project cost (A+B + C): \$3,152,523
Project SUMMARY	Explain how the project will use the requested Newton public funds. For housing, please cover location, rehab vs. new construction, rental vs. ownership, target population, and unit composition, You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW.			
<p>The project consists of 8 units of affordable housing: 5 units within a new 2493 sq. ft. congregate house for individuals with medically intensive disabilities and 3 units for families: 1 three-bedroom 1280 sq. ft. and 1 two-bedroom 1020 sq. ft. in attached modular homes, and 1 three-bedroom home in the restored, existing 1512 sq. ft. nineteenth century house on the site. All units will be rental housing.</p> <p>There will be full handicapped accessibility in the congregate home. There will be a tot lot on site and 10 parking spaces, including room for a handicapped van. A proposed small addition to the historic house will contain an office and a ½ bath to provide meeting space for tenants and their service providers.</p> <p>The historic house will be preserved consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties, as required by the Community Preservation Act, and will be further fortified by moving it to a new foundation on the site.</p> <p>The project is located within ¼ mile of Auburndale village center and within walking distance of the commuter rail, the express bus, and the MBTA station at Riverside. Within the village center are a supermarket, two banks, the post office, a gas station, and several restaurants. Several possible employment opportunities are available nearby including the Marriott Hotel, Lasalle College and Village and the Newton Wellesley Hospital. There is also a park within ¼ mile.</p>				

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

Project TITLE		Auburn Street Affordable Housing & Historic Preservation			
USE of CPA and CDBG/HOME FUNDS		HISTORIC RESOURCES		COMMUNITY HOUSING	
CHECK ALL THAT APPLY	create	not allowed		X (CPA definition)	
	preserve	X			
	new construction			X (CDBG definition)	
	rehabilitate/restore	X (CPA definition)		X (CDBG definition)	
HOUSING TARGET POPULATION <i>Check all that apply.</i>					
X Individual/Family	X Homeless/At Risk of Homelessness	X Special needs/disabilities (identify population & provider of support services, if any): Barry L. Price Center for Rehabilitation			
HOUSING TYPE <i>Check all that apply.</i>					
X Rental	X Individual/single family	X Group residence/congregate			
HOUSING UNIT COMPOSITION <i>List the development's number of units in each category.</i>					
	Total	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	80- <100% AMI
congregate unit	5	5			
2 BR	1		1		
3 BR	2		2		
COMMUNITY NEEDS & OUTREACH		For community needs , provide a brief quote with plan title, year and page number from each of at least 2 plans linked to Guidelines & Forms on www.newtonma.gov/cpa showing how this project meets already recognized needs. For community outreach , summarize both efforts to date & future plans.			
<p>This project will address 1) affordable housing needs, 2) historic preservation of a significant house, and 3) provision of housing to a developmentally challenged population in great need of accessible housing.</p> <ul style="list-style-type: none"> - Comprehensive Plan: The Housing Section emphasizes the steady decrease in both affordable rental and ownership units in the City and the need to protect diversity. Under Housing Goals titled "Utilizing Existing Housing" on pp 5-8 states "the importance of bringing affordability to existing housing as one of the means to attain our housing goals". - Consolidated Plan 7/2015 to 6/2020: pp 100-101, comments on overcrowding of units occupied by low income families and their cost burden. This project will serve larger families and charge rents that are more than \$200 less than fair market rents for the area. - Community Needs: Ramping Up: Planning for a More Accessible Newton: recommends "taking significant steps to implement fair housing and choice for people with disabilities." - Newton Leads 2040: Suggests that, "If action is not initiated, there are clear consequences for the City in terms of housing diversity and economic development outcomes. The Newton Leads 2040 Housing Strategy supports the traditional diversity of housing while at the same time providing smart, contextual, sustainable housing options that add value to the fabric of the community." - Community Outreach: 3 councilors (Gentile, Harney, Sangiolo) are aware of this project. Several abutters have reviewed plans and there will be a neighborhood meeting in April to address neighbor concerns. 					
COMMUNITY CONTACTS		List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.			
Name & title or organization		Email	Phone	Mailing address	
Marcia Johnson, Newton resident			617-581-9314	39 Bemis St., Newtonville 02466	
Mary Ryan, Newton resident			617-947-1869	36 Freeman St., Auburndale 02466	
Karla Armenoff, Newton resident			617-332-1435	57 Evergreen Ave., Auburndale 02466	

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.
Full proposals must include separate, detailed budgets in addition to this page.

Project TITLE	Auburn Street Affordable Housing & Historic Preservation	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds: see attached full budget for complete breakdown		
Congregate Housing - Acquisition		\$256,645
Congregate Housing – Design (Architectural and Engineering)		\$86,179
Congregate Housing – Construction		\$786,156
Family Housing – Acquisition		\$ 161,721
Family Housing – Design (Architectural and Engineering)		\$54,304
Family Housing - Construction		\$491,475
Historic Preservation (adaptive reuse for family housing) - Acquisition		\$526,634
Design (architectural and engineering)		\$35,699
Historic Preservation (adaptive reuse for family housing) - Construction		\$753,710
E. TOTAL USES (should equal D. on page 1 and F. below)		\$3,152,523
Sources of Funds	Status (requested, expected, confirmed)	
Newton CPA funding: Housing and Historic	request in development	\$938,032
Newton CDBG/HOME funds	request in development	\$1,200,000
FCF	request in development	\$564,490
Sale to Price Center	commitment	\$450,000
F. TOTAL SOURCES (should equal D. on page 1 and E. above)		\$3,152,523
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Congregate Housing (excludes personnel and program costs)		\$570,000
Family Housing (excludes interest and capital costs)		\$30,900
G. TOTAL ANNUAL COST (should equal H. below)		\$600,900
Sources of Funds		
Congregate Housing (DDS & Rent)		\$640,200
Family Housing (Rent)		\$34,462
I. TOTAL ANNUAL FUNDING (should equal G. above)		\$674,662
Project TIMELINE	Phase or Task	Season & Year
	Newton Historical Commission Hearing, FCF Pre-App In	Feb 2017
	Community outreach, CPC pre-app, FCF full proposal, CDBG, HOME apps in	March 2017
	Community outreach, CPC meeting, CPC full app, CDBG, HOME conditional commitments	April 2017
	CPC hearing, LIP Submission	May 2017
	DHCD site visit, CPC recommendation to Council	June 2017
	ZBA Comp. permit request	July 2017
	All funding commitments, Comp. permit granted, 20 day appeal	August 2017
	Construction drawings, construction closings and public procurement process	Sept - Dec 2017
	Building Permit, construction begins	Jan 2017

Project TITLE		Auburn Street Affordable Housing & Historic Preservation.	
<p>↓ Check off submitted attachments here. Pre-proposal needs only attachments highlighted in yellow.</p> <p>** These attachments are posted separately on the Newton CPC website.</p>			
REQUIRED.	X **	PHOTOS	of existing site or resource conditions (2-3 photos may be enough)
	X **	MAPS	of site in relation to nearest major roads (omit if project has no site)
REQUIRED for full proposal.	PROJECT FINANCES printed and as computer spreadsheets, with both uses & sources of funds		
	X	development pro forma/capital budget: include total cost, hard vs. soft costs and contingencies, and cost of project management time from contractors or staff	
	X	operating/maintenance budget, projected separately for each of the next 10 years (CPA funds may not be used for operations or maintenance)	
	N/A	rental subsidy, if any: sources, commitment letters or application/decision schedules	
		market analysis: including prevailing/trending rents or prices & target population	
		affirmative marketing & resident selection plan	
	X	non-CPA funding: commitment letters, letters of inquiry to other funders, fundraising plans, etc., including both cash and est. dollar value of in-kind contributions	
		purchasing of goods & services: briefly summarize sponsor's understanding of applicable state statutes and City policies	
Recommended for pre-proposal. REQUIRED for full proposal.	X **	HISTORIC SIGNIFICANCE	Attachments analyzing historic significance and significant features, and showing how project meets national preservation standards.
REQUIRED for full proposal.	PROJECT SPONSOR FINANCES & CAPACITY		
		most recent annual operating budget & audited financial statement	
		mission & current housing portfolio, including how this project fits both	
		previous similar projects completed, with photographs	
		fair housing: training completed, past complaints & their resolution	
		Boards of Directors & project managers/team: list skills, experience, tenure & affiliations (incl. City boards or commissions)	
	SITE CONTROL, VALUE & DEED RESTRICTIONS		
		deed	
		appraisal by independent, certified real estate appraiser (CPC will also commission its own, separate appraisal)	
		owner's agreement to permanent deed restrictions for affordability & historic preservation	
	ZONING & PERMITTING		
		short email confirming review by the Development Review Team (DRT)	
		brief property history: at least the last 30 years of ownership & use	
		environmental mitigation plans: incl. lead paint, asbestos, underground tanks	
		zoning relief and permits required: incl. parking waivers, demolition or building permits, comprehensive permit or special permit	
		other approvals required: local & state historical commissions, disability & architectural access boards, etc.	
	DESIGN, CONSTRUCTION & ACCESSIBILITY		
		home inspection report by a licensed professional, for rehabilitation	
X	site plan, floor plans & elevations		
X	architectural access worksheet: highlight accessibility in excess of legal requirements		
	reasonable accommodation/reasonable modification policy		
	scope of construction work: highlight "green" or sustainable features & materials		
OPTIONAL		LETTERS of SUPPORT	from Newton residents, organizations, or businesses

Project TITLE

Auburn Street Affordable Housing & Historic Preservation

ARCHITECTURAL ACCESS WORKSHEET

Use this table to show how the proposed project will meet or exceed the most stringent applicable requirements.

REQUIRED

PROPOSED

1. Site access – accessible route

Site access to the congregate house is required, site access to community spaces is required

The congregate house will have an accessible route including walkways, curbs, cutouts, ramps and one accessible parking space (which will be the van space). All community spaces and offices of the congregate house will be fully accessible.

2. Accessible parking (identify proposed total # of spaces)

Required for congregate house.

1 van accessible space.

3. Building entrances & accessible routes within buildings

Congregate house is required to have an accessible entrance per AAB, Group 2B requirements.

The congregate house will have all entrances accessible.

4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)

Access is required to community areas.

All community spaces and offices of the congregate house will be fully accessible.

5. Group 1 Units (MAAB) (include units covered by the FHA)

The historic house and the Townhouses are not required to be Group 1.

No special amenities proposed in this group.

6. Group 2 Units (MAAB)

The congregate house is a lodging facility with 5 units and must meet Group 2B requirements.

Congregate house will meet Group 2 requirements of AAB.

Rec'd by CPC staff 17 March 2017					
236 Auburn Street					
USES	Total	Congregate	Historic	Family	
ACQUISITION					
Acquisition: Land	900,000	234,633	97,196	147,851	
Acquisition: Building			420,320		
Acquisition: Carrying Costs	45,000	22,012	9,118	13,870	
Acquisition Subtotal	945,000	256,645	526,634	161,721	
CONSTRUCTION					
Direct Construction	1,123,000	407,000	462,000	254,000	
Demolition & Site work	325,000	158,972	65,854	100,174	
Construction Contingency (5-15%, lower for new constr., higher for historic rehab.)	122,700	40,700	69,300	12,700	
Construction Subtotal	1,570,700	606,672	597,154	366,874	
SOFT COSTS					
Architecture & Engineering	176,182	86,179	35,699	54,304	
Survey & Permits	20,000	9,783	4,053	6,165	
Clerk of the Works	-	-	-	-	
Environmental Engineering	25,000	12,229	5,066	7,706	
Bond Premium		-	-	-	
Legal - Developer Only	25,000	12,229	5,066	7,706	
Title / Recording	10,000	4,891	2,026	3,082	
Accounting & Cost Certification		-	-	-	
Marketing & Rent-up	3,000	-	900	2,100	
Real Estate Taxes	9,812	4,800	1,988	3,024	
Insurance	10,000	4,891	2,026	3,082	
Relocation		-	-	-	
Appraisal	-	-	-	-	
Security	-	-	-	-	
Construction Loan Interest	-	-	-	-	
Inspecting Engineer	9,000	4,402	1,824	2,774	
Fees: Construction Loan		-	-	-	
Fees: Permanent Loan		-	-	-	
Fees: Acquisition		-	-	-	
Development Consultant	10,000	4,891	2,026	3,082	
Other: Lender Legal	5,000	2,446	1,013	1,541	
Other: LIP app fee	3,000	1,467	608	925	
Soft Cost Contingency 10%	30,599	14,821	6,229	9,549	
Soft Costs Subtotal	336,594	163,029	68,524	105,041	
Subtotal Acq. + Const. + Soft	2,852,294	1,026,346	1,192,312	633,636	
DEVELOPER FEE % OH, RESERVES					
Developer Overhead 5%	142,615	51,317	59,616	31,682	
Developer Fee 5%	142,615	51,317	59,616	31,682	
Capitalized Operating Reserves	15,000		4,500	10,500	
Subtotal Dev Fee & OH, Reserves	300,229	102,635	123,731	73,864	
TOTAL DEVELOPMENT COST	3,152,523	1,128,980	1,316,043	707,500	
	per unit	\$225,796	\$1,316,043	\$353,750	
	no. of units	5	1	2	
	per unit across all				\$394,065

236 Auburn St.														
Price Center Operating ProForma (Congregate Housing)														
		units	5											
INCOME				Year										
	Unit	BR	Rent	Trending	1	2	3	4	5	6	7	8	9	10
	DDS Rent	1	11,000	2%	660,000	673,200	686,664	700,397	714,405	728,693	743,267	758,133	773,295	788,761
Gross Potential Annual Income					678,000	691,560	705,391	719,499	733,889	748,567	763,538	778,809	794,385	810,273
Vacancy 3%					(19,800)	(20,196)	(20,600)	(21,012)	(21,432)	(21,861)	(22,298)	(22,744)	(23,199)	(23,663)
Effective Annual Income					640,200	653,004	666,064	679,385	692,973	706,833	720,969	735,389	750,096	765,098
EXPENSES				per unit										
	Personnel		87,000	3%	435,000	448,050	461,492	475,336	489,596	504,284	519,413	534,995	551,045	567,576
	Support		1,000	3%	5,000	5,150	5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524
	Occupancy		8,000	3%	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
	Transportation		3,000	3%	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
	Consumables		3,000	3%	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
	Equipment		500	3%	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
	Management & Gen.		1,500	3%	7,500	7,725	7,957	8,195	8,441	8,695	8,955	9,224	9,501	9,786
	Admin.		10,000	3%	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239
			114,000											
Total Annual Expenses					570,000	587,100	604,713	622,854	641,540	660,786	680,610	701,028	722,059	743,721
Net Operating Income					70,200	65,904	61,351	56,531	51,433	46,046	40,359	34,360	28,037	21,378
Debt Service														
	450,000	5.00%	30		22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500	22,500
Debt Service Coverage					3.12	2.93	2.73	2.51	2.29	2.05	1.79	1.53	1.25	0.95
Cash Flow					47,700	43,404	38,851	34,031	28,933	23,546	17,859	11,860	5,537	-1,122

236 Auburn St.

CAN-DO Operating ProForma (Family Housing)

units 3

INCOME						Year									
	Unit	Bedrooms	Rent	No. units	Trending	1	2	3	4	5	6	7	8	9	10
duplex	Low HOME	2	949	1	2%	11,388	11,616	11,848	12,085	12,327	12,573	12,825	13,081	13,343	13,610
single	Low HOME	3	1,030	1	2%	12,360	12,607	12,859	13,117	13,379	13,646	13,919	14,198	14,482	14,771
duplex	Low HOME	3	1,044	1	2%	12,528	12,779	13,034	13,295	13,561	13,832	14,109	14,391	14,679	14,972
Gross Potential Annual Income						36,276	37,002	37,742	38,496	39,266	40,052	40,853	41,670	42,503	43,353
Vacancy	5%					(1,814)	(1,850)	(1,887)	(1,925)	(1,963)	(2,003)	(2,043)	(2,083)	(2,125)	(2,168)
Effective Annual Income						34,462	35,151	35,854	36,572	37,303	38,049	38,810	39,586	40,378	41,186
EXPENSES		per unit													
	Insurance			1,800	3%	5,400	5,562	5,729	5,901	6,078	6,260	6,448	6,641	6,841	7,046
	Management Fees			500	3%	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
	Administrative Expenses			1,000	3%	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
	Supportive Services			500	3%	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
	Landscaping/Snow			1,500	3%	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871
	Facility Maintenance			2,000	3%	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
	Utilities			1,500	3%	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871
	Property Taxes			1,500	3%	4,500	4,635	4,774	4,917	5,065	5,217	5,373	5,534	5,700	5,871
		Total		10,300											
Total Annual Expenses						30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143	40,317
Net Operating Income						3,562	3,324	3,073	2,806	2,525	2,227	1,914	1,583	1,235	868
Debt Service															
	0	5.50%	30			0	0	0	0	0	0	0	0	0	0
Debt Service Coverage															
Cash Flow						3,562	3,324	3,073	2,806	2,525	2,227	1,914	1,583	1,235	868

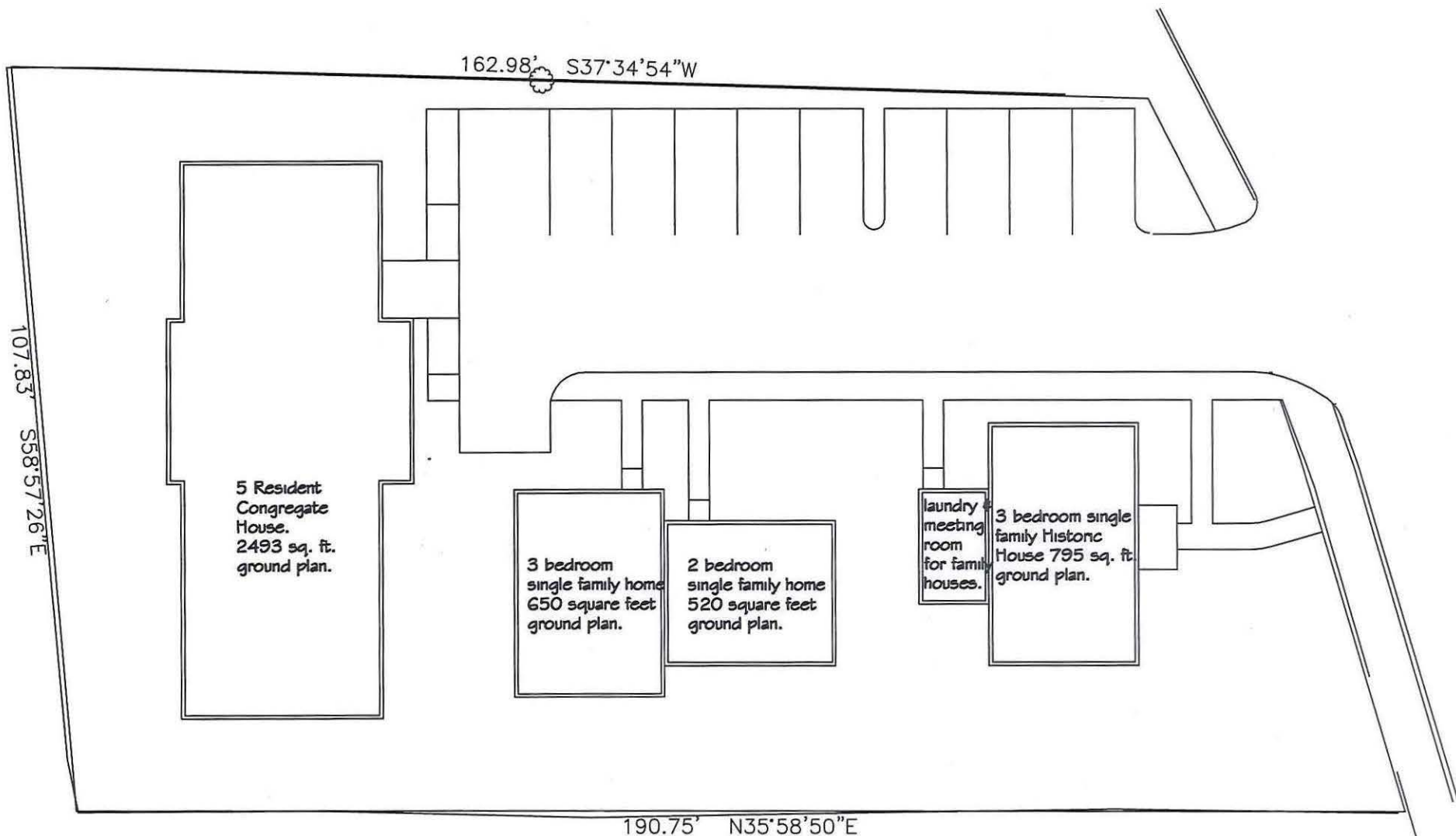
Design Site Plan & Elevations



PERSPECTIVE SKETCH LOOKING SOUTHEAST



PERSPECTIVE SKETCH LOOKING NORTHWEST



107.83' S58°57'26"E

162.98' S37°34'54"W

5 Resident
Congregate
House.
2493 sq. ft.
ground plan.

3 bedroom
single family home
650 square feet
ground plan.

2 bedroom
single family home
520 square feet
ground plan.

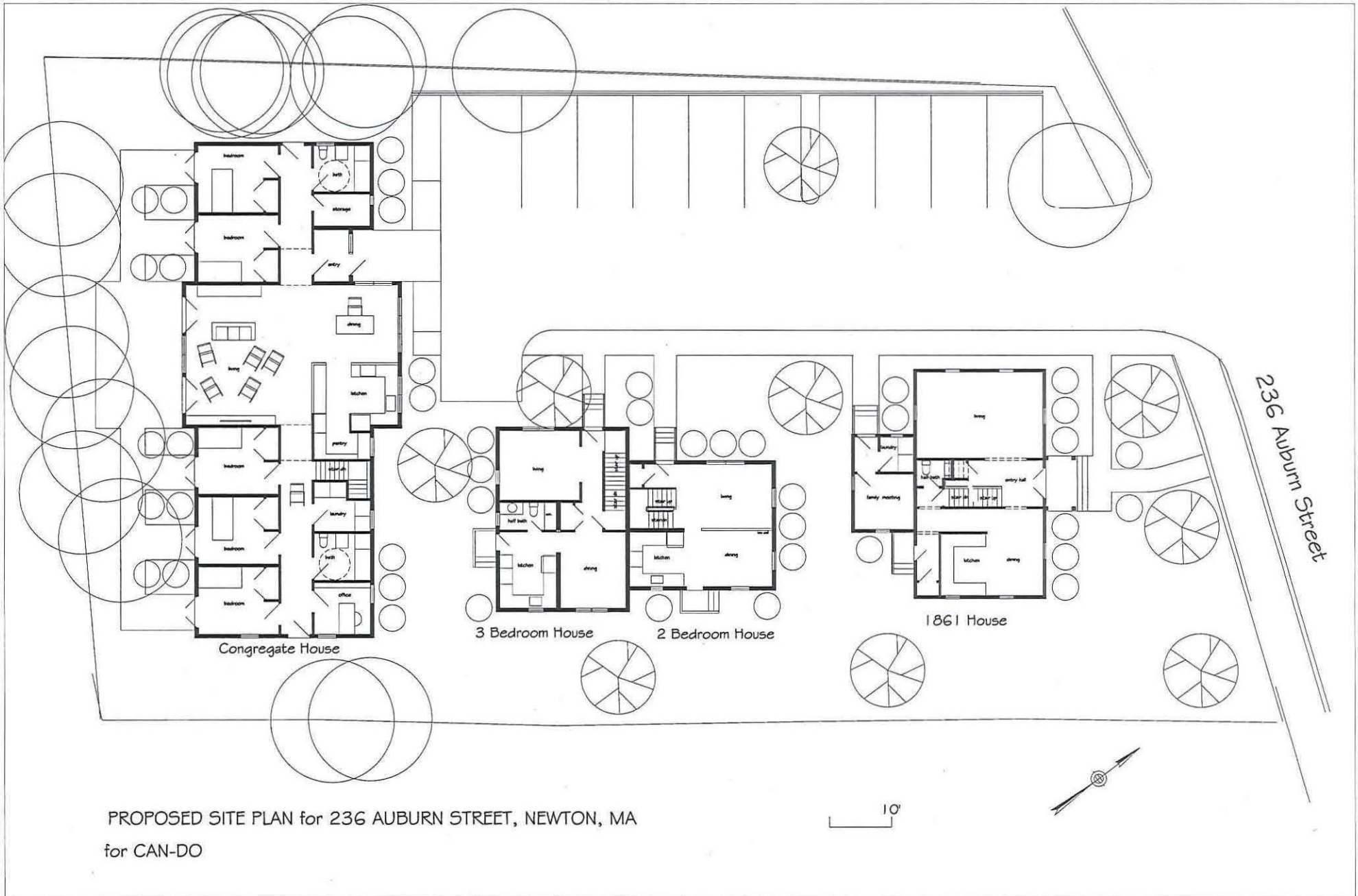
laundry
meeting
room
for family
houses.

3 bedroom single
family Historic
House 795 sq. ft.
ground plan.

190.75' N35°58'50"E

CONCEPTUAL SITE PLAN for 236 AUBURN STREET, NEWTON, MA



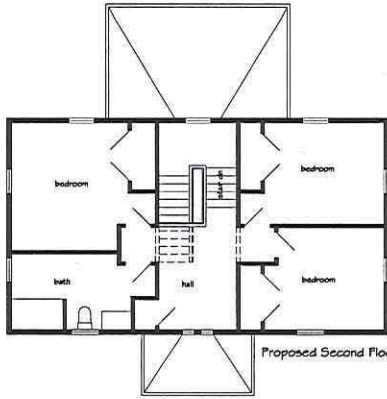


PROPOSED SITE PLAN for 236 AUBURN STREET, NEWTON, MA
for CAN-DO

10'



236 Auburn Street



Proposed Second Floor Plan



Proposed South Elevation



Proposed East Elevation



Proposed First Floor Plan

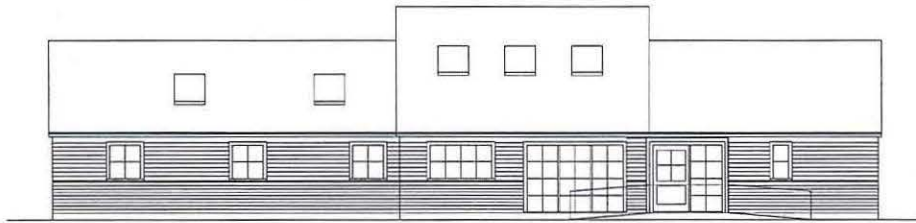


Proposed North Elevation



Proposed West Elevation

PROPOSED PLANS & ELEVATIONS for HISTORIC HOUSE 236 AUBURN STREET, NEWTON, MA
for CAN-DO



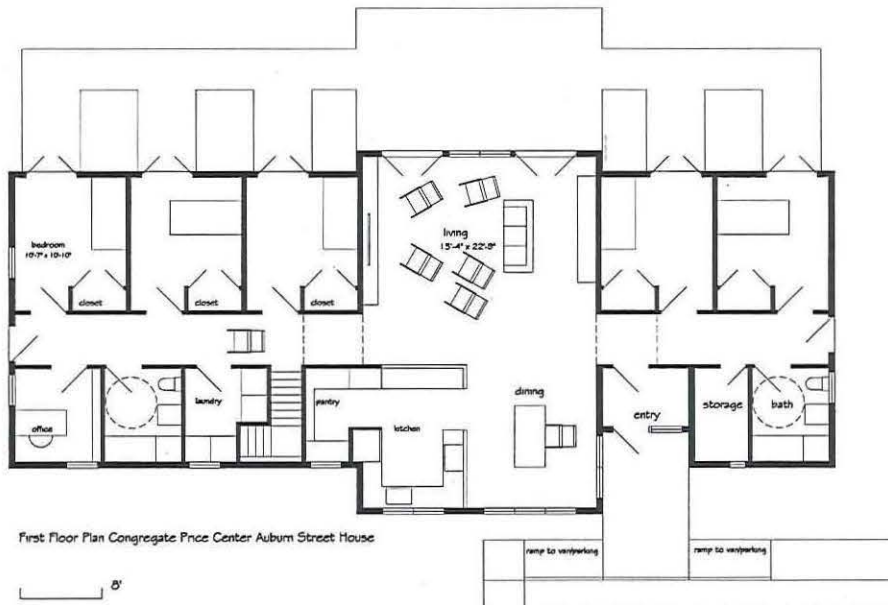
Proposed North Elevation Congregate House



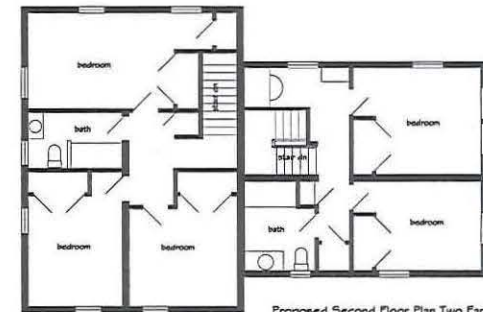
Proposed West Elevation Congregate House



Proposed West Entry Elevation Two Family House



First Floor Plan Congregate Price Center Auburn Street House



Proposed Second Floor Plan Two Family House



Proposed First Floor Plan Two Family House

PROPOSED PLANS & ELEVATIONS FOR CONGRGATE & TWO FAMILY HOUSES 236 AUBURN ST.
for CAN-DO

Non-CPA Funding Pre-Proposal (FCF)

Facilities Consolidation Fund (FCF)

Preliminary Application Form

1. Date: 1/23/2017

Agency: DMH / DDS (circle)

2. Name of Sponsoring Organization: CAN-DO, 79B Chapel St., Newton, Ma 02458 and The Barry L Price Center, 27 Christina Street, Newton Highlands, MA 02161.

3. Contact Person/ Phone: Jennifer Van Campen or Linda Moody, 617-923-3505 and Justin Sallaway 617-244-0065

4. Property Location (street, city/town): 236 Auburn St., Newton, MA.

5. Description of Property and Development Plan (i.e. # Units, # Residents – type of work to be done)

FCF funds are being sought to create a new construction 5-bedroom congregate residence for DDS clients who have intensive medical needs. The residence will be part of a larger affordable housing development that will include the renovation of an existing historic house and up to four units collectively serving up to five low income units.

6. Description of Site/ Location (i.e. environmental, zoning, proximity to goods, services)

MR-1 zoning, 2.3 miles to commuter rail Newtonville Station. Short walk to various buses, 6-minute walk to grocery store/shopping center, ½ mile to library, 1 mile to bank.

7. Experience of Sponsoring Organization:

The Price Center has been providing services to individuals with developmental disabilities in Newton and surrounding communities for the past forty years. The Center currently provides services to twenty three individuals in DDS funded community residences with twenty four hour coverage. The Price Center also operates an intensive Day Habilitation Program that provides services to developmentally disabled individuals with intensive medical needs, who are the target population for this community residence. Other programs run by The Price Center include employment, community based day, and family support.

8. Financing Plan:

The project will be funded by a variety of funding sources. The primary funding sources will be a City of Newton Community Development Housing Block Grant and City of Newton Community Preservation Act Funding. Additional funding is being applied for through CEDAC and FCF.

9. Development Team:

CAN-DO non-profit development company; Terrance Heinlein, architect; Barry Price Rehabilitation Center, congregate housing owner and manager; Daniel Violi, housing consultant; Mathew Yarmolinsky cost estimator.

10. Project Schedule:

CAN-DO purchased the property in December, 2016. We anticipate the project will be completed in the next eighteen months. Key next steps include finalizing the site plan, securing City of Newton funding commitments and submission of a LIP application to DHCD.

11. Population to be Served:

Developmentally disabled young adults with intensive medical needs.

12. Services Anticipated:

The providing of a twenty-four-hour community residence for five developmentally disabled turning twenty-two individuals with intensive medical needs.

13. Attach Additional Notes or Documents (if any)

(Complete and return to DMH or DDS Area Housing Coordinator with copy to CEDAC)