

236 AUBURN STREET



CITIZENS FOR AFFORDABLE HOUSING IN NEWTON DEVELOPMENT ORGANIZATION, INC

WHO WE ARE

CAN-DO

- A private non-profit community development corporation.
- Started to create and preserve affordable family housing in Newton.

The Barry Price Center

- An organization for individuals with intellectual and developmental disabilities.
- Residential, day habilitation and employment programs that foster clients' self-confidence and maximize their physical, emotional and intellectual capabilities.

WHAT'S PROPOSED

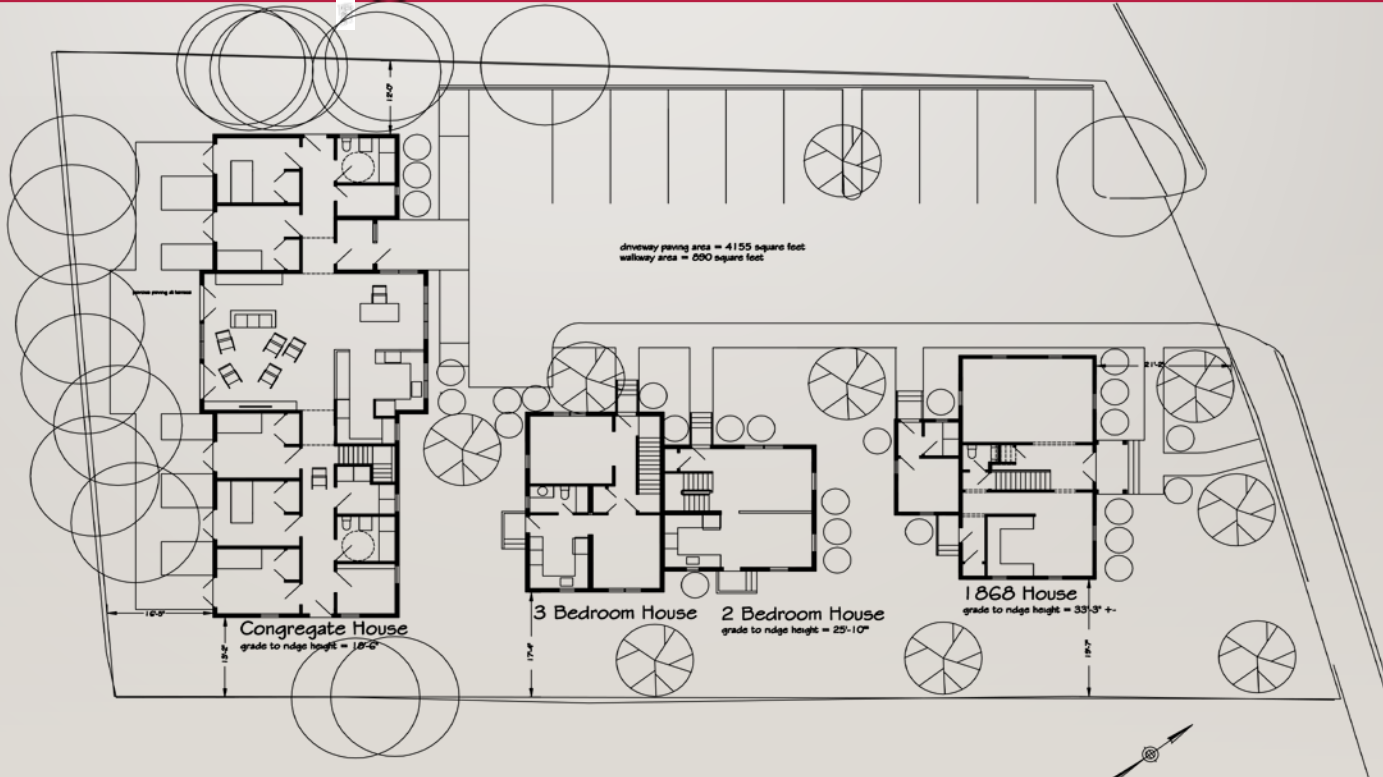
- One house for five developmentally disabled adults
- Three units of affordable family housing:

One existing historic house restored and made into a 3 bedroom affordable rental unit

Two new attached units including a 3 bedroom and a 2 bedroom affordable unit



THE SITE PLAN



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

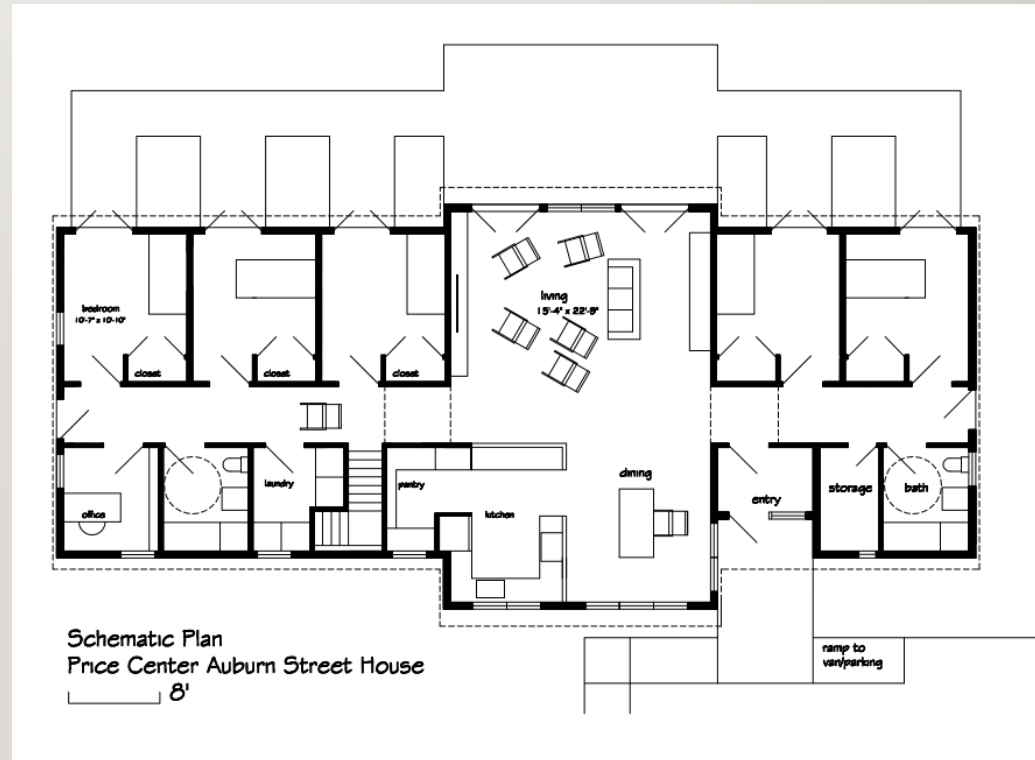
THE HISTORIC HOUSE

- Restoration of the existing house to become a three bedroom affordable family unit



THE CONGREGATE HOUSE

- Construction of a five bedroom congregate home for the developmentally disabled



THE TWO FAMILY HOUSE

- Construction of one new house with two affordable family rental units: a three bedroom and a two bedroom



ELIGIBILITY FOR RESIDENCY

- Five developmentally disabled adults
- Three low income families

Household size	1 person	2 person	3 person	4 person	5 person	6 person
Income Limit 50% area median	\$36,200	\$41,400	\$46,550	\$51,700	\$55,850	\$60,000
Income limit 30% area median	\$21,700	\$24,800	\$27,900	\$31,000	\$33,500	\$36,000

2017 data

AUBURN STREET UNITS	Total	≤ 30% AMI	≤ 50% AMI
congregate units	5	5	
2 BR	1		1
3 BR	2		2

TOTAL PROJECT COSTS

	<u>Total</u>	<u>Congregate</u>	<u>Historic</u>	<u>Family</u>
Acquisition	\$945,000	\$256,645	\$526,634	\$161,721
Construction	\$1,937,129	\$780,318	\$605,485	\$551,327
Soft Costs	\$336,594	\$163,029	\$68,524	\$105,041
<u>Developer fees</u>	<u>\$336,872</u>	<u>\$119,999</u>	<u>\$124,564</u>	<u>\$92,309</u>
Total Development Cost	\$3,555,595	\$1,319,991	\$1,325,207	\$910,398
TDC per unit: \$444,449				

POTENTIAL SOURCES OF FUNDS*

City of Newton

- CPA: \$977,700
- CDBG: \$1,020,000
- HOME: \$447,900

Commonwealth of Massachusetts

- Facilities Consolidation Funds \$659,995

Private sources

- Sale to Price Center: \$450,000
- **TOTAL BUDGET:** **\$3,555,595**

*Currently proposed/housing division recommendation (modified from original CPC submission)

236 AUBURN STREET



END