

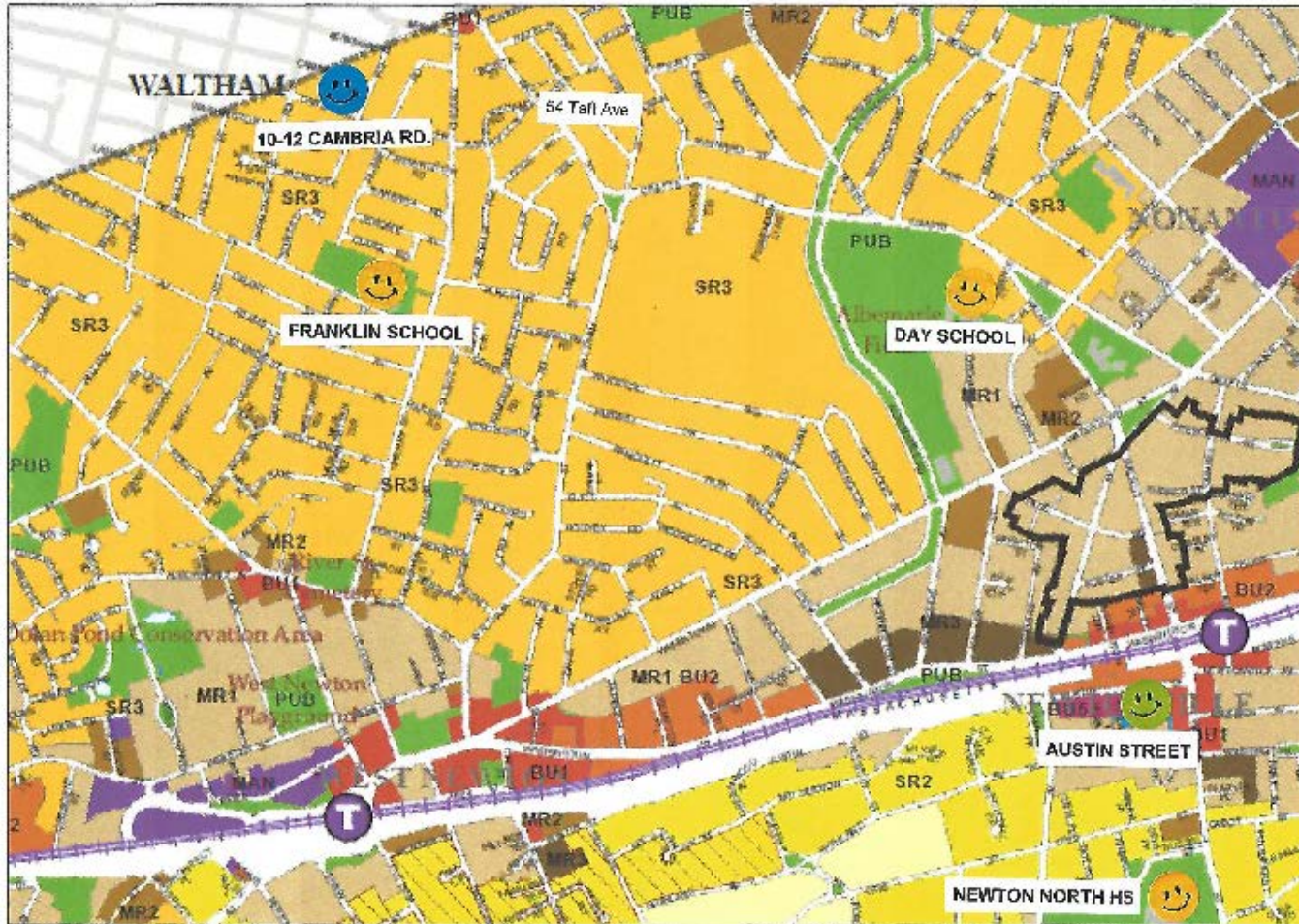
10-12 CAMBRIA ROAD CPA PROPOSAL

Citizens for Affordable Housing Development in Newton Organization (CAN-DO)



Presented
19 November 2015

VICINITY MAP



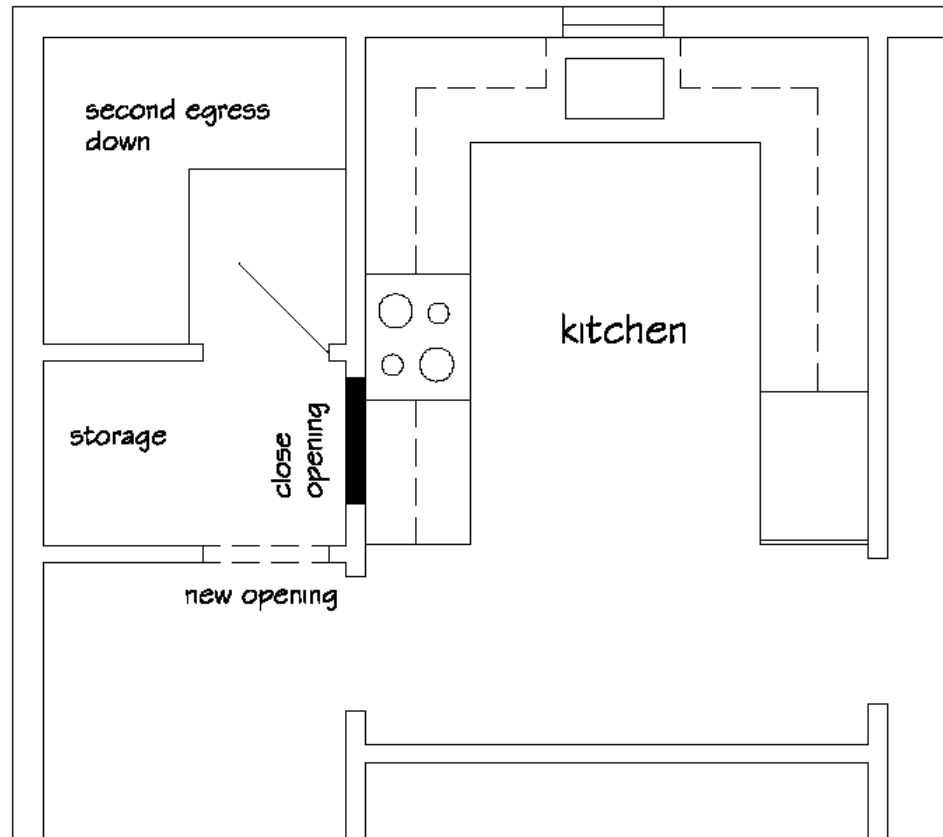
The property is located in West Newton, close to the Waltham border. The 554/556 MBTA bus route which runs between Waltham and Newton is within two blocks of the property. Within one block is a convenience store, and a laundromat. The elementary school is within walking distance, the middle school is approx. one mile away and the high school is within 1.5 miles, both accessible on the bus line.

PROJECT DESCRIPTION

Renovations to the existing two-family home:

- Replace Roof;
- Repartitioning of second floor kitchen with new cabinets and appliances;
- Addition of new heating system (currently both units on one system); insulation of attic, rim joists and exterior walls;
- Repoint masonry chimney to prevent failure;
- Repair siding, siding trim, seal penetrations and repair gutters and downspouts to prevent water infiltration;
- Porch repair of decking, structural supports, lattice to prevent failure; Remove basement ceilings and wall finishes to determine extent of mold, remediation if necessary and to provide proper access to electrical panes;
- Remove/encapsulate/cover basement asbestos flooring tile;
- Repair/replace basement rotted/termite damaged partitions and stair
- Replace termite damaged frame sills in basement;
- Replace/repair misc. plumbing including waste lines and valves;
- Repair electrical connections; and
- Lead paint testing and removal.

REDESIGNED SECOND FLOOR KITCHEN



Renovated Kitchen Plan
!2 Cambria Road, Newton, MA

DEVELOPMENT PROFORMA

USES / DEVELOPMENT BUDGET:			
SUBTOTAL - ACQUISITION COST			\$ 610,000
CONSTRUCTION COSTS:			
Direct Construction Costs			\$ 135,025
Construction Contingency		10%	\$ 13,503
Total Construction			\$ 148,528
TOTAL ACQUISITION AND CONSTRUCTION			\$ 758,528
SOFT COSTS			
Architect/Engineer			\$ 20,000
Survey			\$ 2,000
Building Permits			\$ 2,430
Legal			\$ 3,500
Title and Recording			\$ 2,500
Real Estate Taxes			\$ 5,500
Liabilty Insurance			\$ 4,000
Builder's Risk insurance			\$ 3,500
Appraisal			\$ 600
Loan Interest		8 months	\$ 20,112
Pre-development			
Relocation			
		Subtotal	\$ 64,142
Soft Cost Contingency		10%	\$ 6,414
Subtotal: SOFT COSTS			\$ 70,556
Subtotal:Acquis.,Const., and Gen. Development			\$ 829,084
>Developer Overhead/Fee		8%	\$ 66,327
Fund Replacement Reserve			\$ 10,000
TOTAL DEVELOPMENT COSTS			\$ 905,410

FUNDING SOURCES:	
City of Newton - CDBG/HOME	\$ 309,293
CPA GRANT	\$ 471,117
Charlesbank Homes	\$ 50,000
FLHB	\$ 75,000
TOTAL SOURCES	\$ 905,410

10 YEAR OPERATING BUDGET

10-12 CAMBRIA ROAD 10 YEAR OPERATING BUDGET			2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
	Annual increase: income		0.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	
	Annual increase: costs		0.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	
INCOME:		MONTHLY	ANNUAL										
	2 BR (50%)	\$ 924.00	\$ 11,088	(+\$1100/mo.minus Utilities = \$924 - Lo HOME									
	2 BR (80%)	\$ 1,466.00	\$ 17,592	(+\$1623/mo. Utilities = \$1466 NHA rent									
			\$ 28,680										
	Vacancy rate - 10%		\$ 2,868										
	ANNUAL INCOME		\$ 25,812	\$ 25,812	\$ 26,328	\$ 26,855	\$ 27,392	\$ 27,940	\$ 28,499	\$ 29,069	\$ 29,650	\$ 30,243	\$ 30,848
EXPENSES													
	Administrative:												
	Mgmt Fee @ 5% of income	\$ 1,291											
	Legal	\$ 300											
	Audit	\$ 500											
	TOTAL ADMINISTRATIVE	\$ 2,091	\$ 2,091	\$ 2,153	\$ 2,218	\$ 2,284	\$ 2,353	\$ 2,424	\$ 2,496	\$ 2,571	\$ 2,648	\$ 2,728	
	Maintenance:												
	Extermination	\$ 500											
	Landscaping/Snow Removal	\$ 1,500											
	Decorating/Repairs	\$ 2,000											
	TOTAL MAINTENANCE	\$ 4,000	\$ 4,000	\$ 4,120	\$ 4,244	\$ 4,371	\$ 4,502	\$ 4,637	\$ 4,776	\$ 4,919	\$ 5,067	\$ 5,219	
	Utilities:												
	Common area electric	\$ 250											
	Water/Sewer	\$ 2,000											
	TOTAL UTILITIES	\$ 2,250	\$ 2,250	\$ 2,318	\$ 2,387	\$ 2,459	\$ 2,532	\$ 2,608	\$ 2,687	\$ 2,767	\$ 2,850	\$ 2,936	
	Other costs:												
	Insurance	\$ 2,500											
	Taxes	\$ 5,500											
	Operating Reserve	\$ 2,000											
	Supportive Services	\$ 5,000											
	TOTAL OTHER COSTS	\$ 15,000	\$ 15,000	\$ 15,450	\$ 15,914	\$ 16,391	\$ 16,883	\$ 17,389	\$ 17,911	\$ 18,448	\$ 19,002	\$ 19,572	
	TOTAL OPERATING COSTS	\$ 23,341	\$ 23,341	\$ 24,041	\$ 24,762	\$ 25,505	\$ 26,270	\$ 27,058	\$ 27,870	\$ 28,706	\$ 29,567	\$ 30,454	
	NET CASH FLOW	\$ 2,471	\$ 2,471	\$ 2,287	\$ 2,093	\$ 1,887	\$ 1,670	\$ 1,440	\$ 1,199	\$ 944	\$ 676	\$ 394	

POPULATION TO BE SERVED

- One 2 bedroom unit will be marketed to a family currently living in a hotel or motel at rent level below 50% of the area median income.
- One bedroom unit will be marketed to a family living in transitional housing in Newton with an income below 70% of the area median income.
- Supportive services to be provided.

PERMITTING NEEDED

- NONE, AS OF RIGHT

SUPPORT

- Newton Housing Partnership
- Planning and Development Board
- Board Aldermen: Ted Hess-Mahan, Barbara Glazer-Brousal, James Cote
- Petitions containing 100 plus signatures