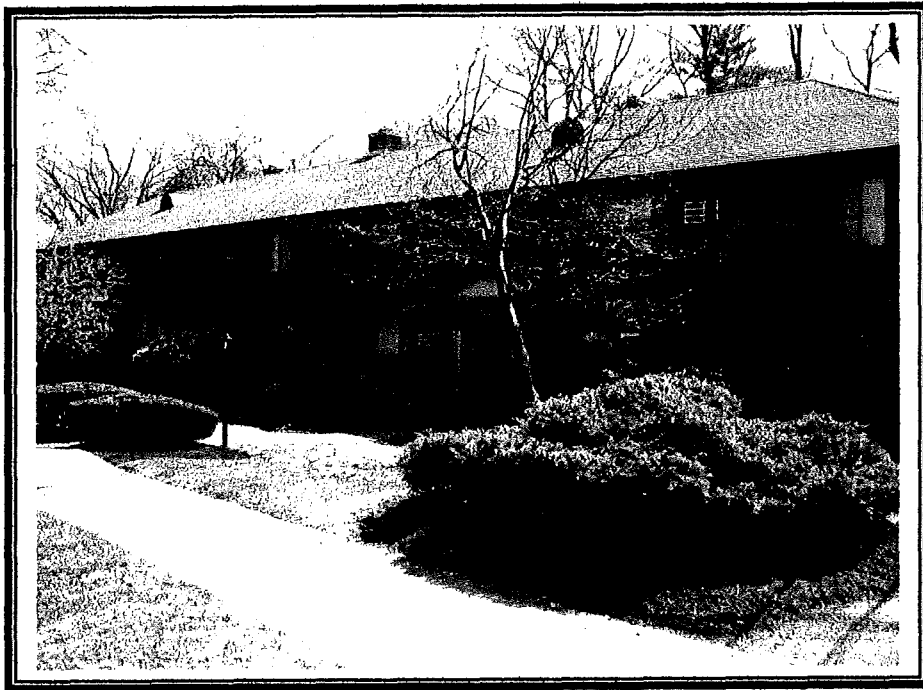


Proposal to:
the Community Preservation Committee

Project Name:
Wyman Street affordable housing



PROPERTY OF:
DEPARTMENT OF
PLANNING AND DEVELOPMENT
CITY HALL
1000 Commonwealth Avenue
NEWTON, MASSACHUSETTS 02459

Newton Housing Authority

Submitted: October 12, 2004

* DO NOT TAKE *
* FOR REVIEW ONLY *

2004-OCT-13 PM 1:53

Newton Housing Authority
Harvey Epstein, Special Projects Coordinator

October 12, 2004

To: The Community Preservation Committee

Dear Committee Members:

Project name: **Wyman Street Affordable Housing**

The Newton Housing Authority has recently committed to acquiring a 10 unit, brick apartment building located at 52-54 Wyman Street in Waban, MA. Under the guidance of our legal counsel, Susan Cohen, the NHA has advertised an RFP in our local newspaper (copy of which is attached) and also advertised in the Central Register for a period of 30 days. (a copy of which is attached). The NHA has received a response to this RFP from Gerald Butterworth of Waban Village LLC for the described building at 52-54 Wyman Street. We have also submitted this property for review and approval by the DHCD under M.G.L. c.121B §31

This is a rare opportunity for the NHA to acquire a building of high quality in a desirable Newton location. The units are approximately 850-900 SF and consists of 2 bedrooms, 1 bathroom, living room, and large eat-in kitchen. Each unit has two outdoor parking spaces, ample basement storage, and in-building laundry facilities. The exterior of the building is all brick and all the windows have been upgraded and replaced with thermal pane windows. Each unit is heated with its own furnace and fueled by natural gas.

The building is adjacent to the Waban MBTA green line station which offers frequent service to downtown Boston. The property location is a short walk to shopping and the Angier Elementary School. These are ideal family units for the NHA to rent under the Section 8 Program.

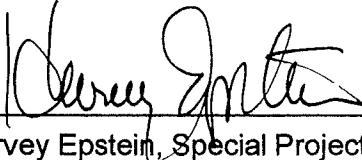
The property acquisition price is \$3,555,000. It fits our pro-forma model of \$355,000 per each 2 bedroom unit. The NHA Board of Commissioners has voted to acquire this property ... as soon as possible so as not to jeopardize the opportunity. As this building is now 100% vacant, the seller is carrying a large mortgage debt service without income to offset. The initial plan of the seller was to convert to condominiums and sell at \$425,000 per each unit. We submit photographs of a unit; however, only 4 units have been upgraded as shown. 6 units have not been upgraded, but their condition will require certain cosmetic work such as re-painting, new appliances, and minor carpentry.

To help assure the success of the rent-up of these units, the NHA has done a pre-market mailing to two hundred, Section 8 voucher holders. In response, the NHA has received better than a 10% response to this first mailing (21 people have filled out and submitted interest response forms)

The Newton Housing Authority is requesting a CPA grant of \$1,000,000 to be used for mortgage pay down of this property. Reducing debt service would allow the Newton Housing Authority the ability to leverage its funds for additional affordable housing opportunities.

We appreciate the Community Preservation Committee's support.

Respectfully submitted,



Harvey Epstein, Special Projects Coordinator

See inclusions enclosed with this proposal: Photos, pro-formas, One-stop application form, ad copies, etc..



82 Lincoln Street Newton Highlands, MA 02461
Tel: 617.552.5501 Fax: 617.552.5507 TDD: 617.332.3802
www.newtonhousingauthority.org

CITY OF NEWTON

Application for Community Preservation Funding

Developer Application for Affordable Community Housing Funds

I. Applicant/Developer Information	
Contact person and/or primary applicant:	Harvey Epstein
Organization, if applicable:	Newton Housing Authority
Co-applicant, if applicable:	
Owner of project (if not developer/sponsor):	Newton Housing Authority
Mailing address:	82 Lincoln Street Newton Highlands, MA 02461
Daytime phone #: 617-552-5501	E-mail address: hepstein@newtonhousing.org
Fax #: 617-552-5507	
Developer (if different than applicant):	
Mailing address:	
Daytime phone #:	E-mail address:
Fax #:	

II. Project Information	
Project address:	52-54 Wyman Street Waban, MA 02468
Assessor's parcel ID number: <i>(available from the Assessing Department's page of the City's website)</i>	Property ID 53027 0003
Project name:	Wyman Street Affordable Housing
Brief project description:	Recently acquired by the Newton Housing Authority. 10 unit apartment building built in 1952. Each unit consists of 2 bedrooms, 1 bath, eat-in kitchen, living room. All brick, attractive building with two parking spaces per unit. Excellent location in Waban Square within walking distance to public transportation, shopping, and elementary school. To be utilized by the NHA under Section 8 affordable rental program.
Estimated total development cost:	\$ \$3,555,000 total acquisition price
Total amount of City funding requested:	\$ \$1,045,000
City funding source(s) (check <i>all</i> that apply and list the amount requested):	
<input type="checkbox"/> CDBG/Housing Development: \$	Use:
<input type="checkbox"/> HOME/Housing Development: \$	Use:
<input checked="" type="checkbox"/> CDBG/Newton Housing Rehabilitation Fund: \$ 45,000	Use: Lead inspection & abatement
<input checked="" type="checkbox"/> Community Preservation Fund: \$ 1,000,000	Use: Pay down mortgage

Type of CDBG-funded project (check *all* that apply):

Rehabilitation Acquisition New construction (site improvements only)

Type of CPA-funded project (check *all* that apply):

Creation Preservation Support

Type of housing (check *all* that apply):

Homeownership:	Rental:
<input type="checkbox"/> single family	<input checked="" type="checkbox"/> individual/family (Section 8)
<input type="checkbox"/> condominium(s)	<input type="checkbox"/> group residence, congregate
<input type="checkbox"/> cooperative (s)	<input type="checkbox"/> other
<input type="checkbox"/> other	<input type="checkbox"/>

Targeted population (check all that apply):

individual/family **(Section 8)**

special needs. Identify special need(s): _____

elderly **(Section 8)**

homeless/at risk of homelessness **Priority housing program**

other – identify population:

Unit composition	# units	# units <= 30% AMI	# units <= 50% AMI	# units <= 80% AMI	# units between 80-100% AMI	Market rents(s)	Market sale price(s)
SRO							
1 BR							
2 BR	10	10				N/A	N/A
3 BR							
4 BR/+							

III. Site Information

Lot size: 24,000 SF	Zoning district: MR3	Ward: 5
Assessor's parcel ID number: <i>(available from the Assessing Department's page of the City's website)</i>		Property ID 53027 0003
Do you have site control e.g. Purchase and Sales Agreement, option to purchase, deed?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Note: Community Preservation Fund applicants are required to submit evidence of site control with the application.		

If applicable, please explain what zoning relief is required e.g. a zoning variance, special permit, comprehensive permit is required and why. Please attach a copy of the Site Approval (Eligibility) letter from the appropriate agency if the project requires a comprehensive permit.

None Required

Please describe any anticipated environmental issues/concerns with the site. If the site contains known environmental hazards, provide a remediation plan.

10 units and common areas require de-leading. With CDBG del-lead grant assistance, each unit will be de-leaded prior to occupancy.

Will the project temporarily or permanently require the displacement of or relocation of existing tenants? If yes, please describe any outreach efforts and/or notifications to residents to date.

Not required. Building is vacant

How old is the existing building, if applicable? **Built in 1952 (**

Are there (or will there be) children under the age of seven living on the premises?

Yes

No

Is the property listed in the National Register of Historic Places, located in a local historic district, National Register Historic District or eligible for listing in the National Register?

Yes

If yes, identify district:

No

IV. Project Schedule

Inform ward aldermen and immediate abutters of proposed plans:

Not applicable.

Pre-development (design, zoning, permitting):

Not applicable.

Acquisition:

Property under agreement

Rehabilitation/construction:

In process

Marketing/outreach:

Direct mail to all Sec. 8 renters in landlord program

Identify expected date of project completion:

60-90 days after title

Full occupancy:

March 2005

Other significant dates that need to be noted:

1. **Development proforma and operating budget:** In order to evaluate this proposal, the City of Newton requires applicants to submit a development budget that includes all anticipated sources and uses of financing for the project and an operating budget that details operating income and expenses. Applicants may use their own format or ask Housing Development staff to provide sample formats. Applicants are encouraged to use the state *One Stop Application*, used by Massachusetts affordable housing lenders and agencies to provide project sponsors with a single application that can be submitted to any or all of the participating organizations. Please complete Sections 1-4 of the One Stop and submit it with this application. The *One Stop Application* is available at www.onestopapp.com. Please refer to the attached Developer's Checklist which lists all the information required for submission.

Please note that Community Preservation Funds may not be used for the direct acquisition of community housing or housing-related maintenance costs. All applicants seeking Community Preservation Funds for community housing must submit a capital needs assessment with their application, unless the project is new construction or substantial rehabilitation.

2. **Appraisal of property:** Satisfactory evidence that the purchase price of the property does not exceed fair market value for that property must be submitted as part of this application.
3. **Letters of financial commitment, including commitments for housing subsidies (if applicable):** If applicant does not have financing, describe what sources of financing are planned and the timeframe that funds are expected to be available, conditions, deadlines, limitations, etc. related to the commitment of non-City sources of funding. If receiving housing subsidies, submit commitment letters for housing subsidies or an explanation when the applicant will seek housing subsidies and from what source(s).

VI. Project Description

Please respond to the following and include supporting material as necessary.

1. **Goals:** What are the project goals?

Purpose of the CPA funding request is to assist the Newton Housing Authority in paying down the mortgage on the on the Wyman Street property.

2. **Community need:** Describe how the proposed project meets the housing needs identified in the *Newton Framework Plan* and the *FY01-05 Consolidated Strategy and Plan*.

It is recognized by the City of Newton and the Newton Housing Authority...that there is an acute shortage of affordable housing, particularly as rental units.

Per the Newton Framework Plan, as endorsed by the Board of Aldermen on April 2, 2001 and the FY01-05 Consolidated Strategy Plan, the acquisition of the 10 unit apartment building located at 52-54 Wyman Street, Waban will add to the affordable rental housing stock in the City of Newton.

As this property is an existing apartment building, zoning and special permitting are not required. This property will be held and administered by the Newton Housing Authority for use as affordable housing in perpetuity with no expiring use rental provisions.

Within the Framework for Newton's Planning, utilizing existing housing stock is essential, as that would be the primary vehicle for meeting housing objectives. "Obtaining financial resources in order to accomplish housing objectives in an era of shrinking federal and state housing resources will require creative approaches". .

3. **Community support:** Describe the nature and level of community support for this project. Please attach support letters and any petitions.

Not applicable.

4. **Plans to cultivate community support:** Describe plans to cultivate/build neighborhood support. Provide a description of any meetings with Ward Aldermen, the neighborhood, etc. that have been scheduled or have already occurred. If there has not been any neighborhood contact, then provide a brief description of how neighborhood residents will be involved in plans for the proposed project.

Not applicable.

5. **Capacity:** Identify the members of the development team and describe their capacity to undertake the project. Identify the management entity if the project includes rental units. Describe how adherence to appropriate professional standards will be maintained.

Jonathan Hacker, Executive Director - Will oversee the Wyman Street Project

Harvey Epstein, Special Projects Coordinator - Project Leader

William Henderson, Director of Administration - Will oversee the Section 8 Rental Program

Juan Saez, Maintenance Forman - Will supervise rehab of individual units prior to rental

6. **Project outcomes:** Describe how the success of the project will be measured. Identify specific, achievable goals.

Goals will have been achieved when 10 families have moved into their new units at 52-54 Wyman St.

7. **Additional community benefits:** Describe how this project can be used to achieve additional community benefits.

The City of Newton will be closer to the State mandated goal of 10% affordable housing stock.

8. **Combination Community Preservation projects:** If seeking Community Preservation Funds for a project combining community housing with any other Community Preservation goals (historic preservation, open space, recreation), describe the additional components.

Not applicable. To be utilized for affordable housing exclusively.

VII. Phase II Application (to be completed prior to scheduling a public hearing for CPA funds and or the Planning and Development Board)

1. For projects that include construction or rehabilitation, include the existing and proposed site plan, floor plans, elevations and any other drawings as necessary to illustrate the proposal.

Not applicable. No construction planned.

2. Evidence that the project is in compliance with the zoning ordinance, Architectural Access Board Regulations, or any other applicable laws and/or regulations. If zoning relief is required, specify what relief is needed and when an application will be made to the City for zoning review.

Not applicable. Existing structure used as apartment building.

3. Evidence that the appropriate City Boards and Commissions have approved the project. For example, proposed new uses on City Parks and Recreation land requires approval from the Parks and Recreation Commission.

Not applicable. Existing structure used as apartment building. Zoned appropriately

4. Evidence that the proposed site is free of hazardous materials or that there is a plan for remediation in place.

Phase 1 environmental plan is completed and free of environmental issues.

Plan has been accepted by the Village Bank (Mortgage Lender)

All units and common areas will be inspected and de-lead prior to habitation.

Applicant signature and date:

Dorey Epstein 10/12/04
I verify that all information stated in this application is true and accurate.

RECEIVED

AUG 05 2004

NEWTON HOUSING AUTHORITY

Waban Village LLC
Gerald Butterworth
PO Box 133
Newton, MA 02466

Newton Housing Authority
82 Lincoln Street
Newton Highlands, MA 02461

August 4, 2004

Per the advertisement with reference to your Request for Proposal, I wish to advise the NHA that I have a 10 unit building for sale in the Waban Square area of Waban.

This building is being offered for sale at \$3,550,000 or \$355,000 per unit.

Each unit is a two bedroom, 1 bathroom with a living room and eat-in kitchen. The size of each unit ranges from approximately 850 to 900 square feet.

There is ample off-street parking for all units.

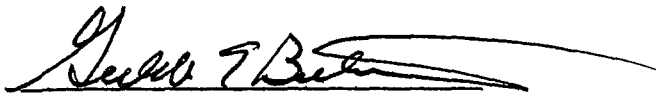
The building is in excellent condition with brick exterior walls, replacement vinyl, thermal, insulated windows and hardwood floors.

Each unit has its own heating furnace which is supplied by natural gas.

The location is a close proximity to the Angier School (elementary) and to shopping. The green line MBTA stop is adjacent to the property.

Thank you for your consideration.

Very truly yours,



Gerald Butterworth
Waban Village LLC

Bloated? Bloating?

It flushes out the harmful,
staying inside your body

Discomfort, and energize and revitalize
entire body!

It provides countless benefits quickly,
safely, and with no side effects
Ultra-Clenz is the all-natural formula men
and women like you are raving about
because it provides so many exciting ben-

It promotes proper digestion and elimination

It relieves constipation, bloating, gas, and
symptoms relating to lactose intolerance and
irregular bowels

It prevents discomfort before it starts so you can eat
what you like! Pizza, burritos, beans, broccoli, and
rye bread acts with no ill effects

It maximizes absorption of nutrients and vitamins
from foods and dietary supplements, promoting
overall health and proper body function

It cleanses the blood of yeast, bacteria, and toxins

It keeps lips clear your skin, softens your hair, and
strengthens your nails

It boosts energy and promotes easier weight loss

Risk-Free Trial

Request a toll-free for a risk-free trial of
Ultra-Clenz!

Contact your doctor or call the company
directly toll-free now and you can get a
risk-free trial of Ultra-Clenz. That way you
can see for yourself how effective and
powerful the Ultra-Clenz formula really is!
Request toll-free now at 1-800-343-0691. If you
don't want to suffer from constipation,
bloating, or gas again, Ultra-Clenz is per-
fect for you. Call toll-free now at 1-800-
343-0691.

Call now for your risk-free trial:

1-800-343-0691

By Michael Kunzelman
NEWS STAFF WRITER

BOSTON - Parents could abandon a newborn child at a hospital, police station or 24-hour fire station without being charged with a crime under legislation the state Senate unanimously approved yesterday.

The House of Representatives passed a slightly different version of the "safe haven" bill in March, by a vote of 137 to 21.

The measure could reach Gov. Mitt Romney's desk as early as next week if the House agrees with a pair of technical changes the Senate made to the bill yesterday.

Romney appears likely to sign the bill into law. Lt. Gov. Kerry Healey testified in favor of creating safe havens during a State

House hearing in June 2003.

"The administration supports the concept of the bill," said Romney spokeswoman Nicole St. Peter, "but, of course, we'll have to review the final language before the governor signs it."

The Senate voted 38 to 0 in favor of the bill, which allows parents to legally and anonymously abandon an infant at the safe havens within seven days of the child's birth.

Parents could not be charged with child abandonment unless the baby shows signs of physical abuse.

The state Department of Social Services would take custody of the abandoned children, but the parents wouldn't automatically lose their parental rights.

The state would have to obtain court order to terminate the parental rights. More than 20 other states already have approved similar legislation.

"This is a long time coming," said Sen. David Magnani, Framingham.

Magnani said the bill protects children's welfare without promoting child abandonment.

"Reasonable people would disagree about where you draw that line," he said. "We want to get about as well as we could striking that balance."

To appease some of its critics, the bill's sponsors added a "sunset provision" that would make the law expire January 1, 2006, unless the Legislature takes action to keep it on the books.

Legal Notices

10 UNITS - FAMILY HOUSING
LEGAL NOTICE
A Request for Proposal

The Newton Housing Authority ("the NHA") seeks to acquire a building or buildings with up to 10 units of family housing located in the Waban area of Newton. Units should have at least two bedrooms. Average funds available per unit are approximately \$355,000.00. NHA may select properties for acquisition from more than one proposal. Price is not the sole criteria for selection. Respondents must identify sites located in the Waban area of Newton suitable for housing families with children. Other factors which will be considered are condition of the property, and proximity to public transportation, shopping, schools, and other amenities. The NHA reserves the right to reject any and all proposals if it is deemed in the best interests of the authority.

To obtain additional information, please call Harvey Epstein at (617) 552-5501. Deadlines for proposal submissions will be August 10, 2004.

AD#556483
DNT 7/2, 7/9/04

RIVERA ESTATE
LEGAL NOTICE
COMMONWEALTH OF MASSACHUSETTS
THE TRIAL COURT
THE PROBATE AND FAMILY COURT
DEPARTMENT
MIDDLESEX, SS DIVISION
DOCKET NO. 94P5395PG

NOTICE

IN THE ESTATE OF JOANNA RIVERA
To all persons interested in the estate of
JOANNA RIVERA OF WORCESTER
FORMERLY OF WALTHAM
in the County of Middlesex

A Petition has been presented by VICTOR T. SLOAN ESQ., guardian for JOANNA RIVERA in the above-captioned matter praying for the authority to consent to corneal transplants.

IF YOU DESIRE TO OBJECT THERETO, YOU OR YOUR ATTORNEY MUST FILE A WRITTEN APPEARANCE IN SAID COURT AT MIDDLESEX PROBATE AND FAMILY TRIAL COURT, 208 CAMBRIDGE STREET, CAMBRIDGE, MA 02141 ON OR BEFORE TEN O'CLOCK IN THE FORENOON (10:00AM) on JULY 19, 2004

WITNESS, BEVERLY WEINGER BOORSTEIN, Esquire, First Justice of said Court at Cambridge Massachusetts, the SEVENTH day of JUNE in the year of our Lord Two Thousand and four.

JOHN R. BUONOMO,
REGISTER OF PROBATE

411 WAVERLEY OAKS ROAD
LEGAL NOTICE
NOTICE OF APPLICATION FOR AN
EXTENSION OF
A WASTE SITE CLEANUP PERMIT

WAVERLEY OAKS OFFICE PARK
411 WAVERLEY OAKS ROAD
WALTHAM, MASSACHUSETTS
RTN 3-0454

Pursuant to the Massachusetts Contingency Plan (310 CMR 40.0703), an application for a Permit Extension is being submitted to the Department of Environmental Protection (DEP) for this site on July 2, 2004. DEP issued a Tier 1 permit for this site on August 25, 1994. The application proposes to extend the permit for this site to August 25, 2009 for the following rationale:

*To allow for implementation of the selected remedial action.

Once a site has been classified as Tier 1, a permit is required to proceed with a Comprehensive Remedial Response Process. Anyone interested in reviewing the Permit Extension application should notify DEP by writing to DEP, Northeast Regional Office, Bureau of Waste Site Cleanup, Permit Section at One Winter Street, Boston, Massachusetts 02108 by August 3, 2004. If anyone notifies DEP of his or her interest in reviewing or submitting comment on the application, DEP will conduct a public comment review period of twenty (20) days which shall run concurrently with DEP's Initial Technical Review of the application. Anyone who fails to notify DEP of his or her interest in commenting on the application by the above date may be deemed to have waived his or her rights, if any, to appeal DEP's permit decision or to intervene in an adjudicatory proceeding with respect to this application, pursuant to 310 CMR 40.0770(2).

M.G.L. c. 21E and the Massachusetts Contingency Plan provide additional opportunities for public notice of and involvement in decisions regarding response actions at disposal sites: 1) the Chief Municipal Official and Board of Health of the community in which the site is located will be notified of major milestones and events, pursuant to 310 CMR 40.1403; and 2) Upon receipt of a petition from ten or more residents of the municipality in which the disposal site is located, or of a municipality potentially affected by a disposal site, a plan for involving the public in decisions regarding response actions at the site will be prepared and implemented, pursuant to 310 CMR 40.1405.

To obtain more information on this disposal site and the opportunities for public involvement during its remediation, please contact Kevin Duffy, Project Manager, Duffy Brothers Construction Company, Inc., 411 Waverley Oaks Road, Suite 340, Waltham, Massachusetts 02454 at (781) 647-5775.

Legal Notices

899 WALNUT ST
LEGAL NOTICE
PUBLIC HEARING NOTICE

Pursuant to General Law Chapter 138, 15A or Chapter 140, Section 6, notice is given that the Newton Licensing Board a public hearing at Newton City Hall 209 at 7:30 P.M. on Tuesday, July 20th

Name of Corporation and D/B/A: Vir
Inc. d/b/a VINO DIVINO

Business Address: 899 Walnut
Phone: 617-331-6004

Reason for Application: Package
Alcoholic beverages license

Hours of Operation: Mon.-Sat. 8 a
p.m. Sun. 12:00 noon to 11 p.m.
of day 6 or 7: 7

Description of Premises: Approx
square feet of retail space at street level
entrance from Walnut Street, a rear
back parking lot and storage
basement. Also exterior entrance to
at foot of exterior stairs on north
building.

Information regarding this applicati
obtained by contacting Alfred R.
Administrative Director, Newton
License Commissioners, Newton
1000 Commonwealth Avenue, New
MA 02459, or by calling 617-796-100

ALL MEETINGS START AT 7:30 PM

BOARD OF LICENSE COMM'
Martina T. Jar
Stephe
Kathleen I

AD#556485
DNT 7/2/04

To
Place
A
Legal
Ad
Call
Eve

(781)
433-795

right before
m will come
ow where I
start from
ullivan says
water, comb
re-up artists
ler and con-

... Kerry re-
minds me a little of Abe Lincoln," she said.
"I don't think any of them need changes,
though. Maybe when they first started (their
careers) they needed changes, but they look
great now. I think eventually they fall into
the right hands," she added.
Georgette Wyshak, manager of Geneses,
currently Sullivan's only salon, says Sullivan
was picked because of her storied history in
the hair business and her numerous ac-

To prepare for the DNC, Sullivan
up stylists she has known through
career in the Boston area, includ
Benson of Olive's Textures in Che
Benson, who specializes in hair-st
ing techniques, is coming to do Je
son's hair, said Sullivan.
Benson and Sullivan, who often
gether at major shows, have ea
nickname "Dynamic Duo" from
their industry.

Legal Notices

APPEARANCE IN SAID COURT AT MIDDLESEX
PROBATE AND FAMILY TRIAL COURT, 208
CAMBRIDGE STREET, CAMBRIDGE, MA 02141
ON OR BEFORE TEN O'CLOCK IN THE
FORENOON (10:00AM) on JULY 23, 2004

WITNESS, BEVERLY WEINGER BOORSTEIN,
Esquire, First Justice of said Court at Cambridge
Massachusetts, the ELEVENTH day of JUNE in
the year of our Lord Two Thousand and four.

JOHN R. BUONOMO,
REGISTER OF PROBATE

AD#561120
DNT 7/9/04

7/22 PUBLIC AUCTION Legal Notice Storage Plus Inc. Self Storage Facility Sale

Self Storage Facility Operator's Sale for non-
payment of Storage Charges pursuant to the power
of sale contained in M.G.L. Chapter 105A, Section
4. The following property will be sold at Public
Auction at July 22nd 09:30 AM on the premises of
Storage Plus Inc., 37 River St., Waltham, MA
02453. All household furniture, trunks, books,
clothes, appliances, tools, antiques, miscellany,
held for the accounts of William L. Miller Unit
#001A, Anne Taylor Unit #002A, Jerome Aaron
Unit #056A, Lesley J. Brager Unit #090A, Mary
Taimo Unit #093A, John Degenhart Unit #173,
Yvone Horsey Unit #218, Deborah Olsen Unit
#249, Chris Pollis Unit #G10, Susana Garcia
Unit SHL13, Olives Restaurant Unit #WM02,
David L. Spector Unit WM90, Lorraine & Douglas
Maguire Unit #060A, Rent Grow Inc. Unit #164A.
Sale per order of Storage Plus Inc., Tel: 781-899-
7020. Terms: Cash. Units sold by the entirety. Sale
subjected to postponement and cancellation.

AD#561130
DNT 7/9/04

10 UNITS - FAMILY HOUSING LEGAL NOTICE A Request for Proposal

The Newton Housing Authority ("the NHA") seeks
to acquire a building or buildings with up to 10
units of family housing located in the Waban area
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approximately \$355,000.00. NHA may select
properties for acquisition from more than one
proposal. Price is not the sole criteria for
selection. Respondents must identify sites
located in the Waban area of Newton suitable for
housing families with children. Other factors
which will be considered are condition of the
property, and proximity to public transportation,
shopping, schools, and other amenities. The NHA
reserves the right to reject any and all proposals if
it is deemed in the best interests of the authority.

To obtain additional information, please call
Harvey Epstein at (617) 552-5501. Deadlines for
proposal submissions will be August 10, 2004.

AD#565483
DNT 7/2, 7/9/04

**TO PLACE YOUR LEGAL
NOTICE CALL EVE AT
781-433-7959 OR FAX
TO 781-453-6650**

City could be close to Lottery jackpot

LOTTERY, From A1

O'Brien said the cap itself totals \$150 million, although Rick Musiol, a spokesman for Sen. Therese Murray, chairwoman of the Senate Ways & Means Committee, said it was impossible to say how much the cap equals.

Still, Musiol said, local municipalities will see more money as the cap is lifted. And the bottom line, O'Brien said, is that the move is an important step toward getting Waltham its fair share of the \$890 million lottery pot.

"I still don't think we're getting enough," said O'Brien. "But if they're willing to change the cap, maybe they're willing to change the formula," he said.

O'Brien has homed in on the abundance of factual and anecdotal evidence showing that the state's contribution of \$4.8 million for Waltham this year does not compare favorably with what other communities in the commonwealth get.

In fiscal 2003 Waltham raked in \$52.5 million in lottery sales — the 11th highest in the state — but got back less than 10 percent of it — one of the worst returns in the commonwealth.

Communities like Attleboro and Leominster, whose total sales were 37 percent less than Waltham's, got more back than the Watch City. Somerville sold \$55 million worth of lottery goods, just one slot better than Waltham, but the Lottery gave it

back more than twice as much. Framingham took in \$10 million less than Waltham but got back \$800,000 more.

The Lottery takes in \$1 billion and using a complicated formula, distributes about a quarter of it to Massachusetts communities.

The formula was created in the 1970s by the Massachusetts League of Women Voters. The way to distribute school money to the Legislature co-opted by the Legislature is to disburse lottery revenue.

The Lottery's Web site says that a community's lottery entitlement will be proportional to its population and inverse proportional to its per capita property values. Communities with high per capita valuations, like Waltham, with its broad commercial base — get less money.

O'Brien has also notched a victory in the lottery money (Waltham's way has come out over the past three years, nearly a million from 2002).

"Those numbers are going in the wrong direction," he said.

But some, like state Rep. Thomas M. Stanley, who represents Waltham, have pointed out that Waltham's subpar lottery returns may be more than made up for by other forms of local aid from the state.

Waltham is getting \$5.5 million this year in state financial Assistance, another form of local aid, more than many other communities Waltham's

A Request for Proposal

The Newton Housing Authority ("the NHA") seeks to acquire a building or buildings with up to 10 units of family housing located in the Waban area of Newton. Units should have at least two bedrooms. Average funds available per unit are approximately \$355,000.00. NHA may select properties for acquisition from more than one proposal. Price is not the sole criteria for selection. Respondents must identify sites located in the Waban area of Newton suitable for housing families with children. Other factors which will be considered are condition of the property, and proximity to public transportation, shopping, schools, and other amenities. The NHA reserves the right to reject any and all proposals if it is deemed to be in the best interests of the authority.

To obtain additional information, please call Harvey Epstein at (617) 552-5501. Deadlines for proposal submissions will be August 16, 2004.