



Setti D. Warren
Mayor

Newton, Massachusetts
AFFORDABLE HOUSING PROPOSAL FORM FY15 or FY16

(For staff use)
date rec'd:

24 February
2016

PRE-PROPOSAL **PROPOSAL**

Last updated December 2010.

Please complete this form in consultation with staff &
submit it as an editable file (not as a PDF).

Project TITLE **Newton Housing Authority Jackson Road Senior Housing**

Project LOCATION Jackson Road, Newton Corner, MA 02458
(83-127 Kennedy Circle, Newton Corner MA 02458)

Project CONTACT

Name & title	Email	Phone	Mailing address
Amy Sutherland, Exec. Director, Newton Housing Authority	asutherland@newtonhousing.org	617-552-5501	82 Lincoln Street Newton Highlands, MA 02461

Sponsoring Org. (check all that apply)	Non-profit	Certified CHDO	Public Agency	<input checked="" type="checkbox"/>	Project LLC	Private for-profit
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Project FUNDING	Newton CDBG/HOME/CPA funds: \$1,000,000	Total other funds: \$11,150,425	Total project cost: \$12,150,425
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Project SUMMARY & NEEDS See detailed instructions, but please cover location, rehab vs. new construction, rental vs. ownership, target population, unit composition, and needs identified in community-wide plans.

The proposed site of the Jackson Road Senior Housing Development is approximately 25,200 square feet of undeveloped, wooded property adjacent to the Newton Housing Authority (NHA)'s existing Jackson Gardens Federal Public Housing development and owned by the NHA. The proposed development will consist of thirty-two one-bedroom units of new construction rental housing for low-income seniors and persons with disabilities, as well as parking and a new community center to be utilized by residents of the development and others in the community. The development will be funded primarily by leveraging low income housing tax credits.

The NHA currently owns and manages 478 units of federal and state-sponsored public housing and fifty-five units of managed housing for voucher holders, as well as 441 Housing Choice Voucher Program vouchers. The NHA is the largest provider of affordable housing in the City of Newton, with over fifty years of experience owning and operating low-income housing for elders, persons with disabilities and families with children. The NHA is currently designated as a High Performer by the U.S. Department of Housing and Urban Development (HUD).

The NHA also recognizes the need for affordable housing in Newton, as identified in the City of Newton's current Consolidated Plan, and currently has extensive waiting lists for all of its housing programs. As described in the Consolidated Plan, the number of older adults is expected to increase dramatically over the next twenty years and, with it, the demand for affordable and accessible multifamily rental housing in the City of Newton. Forty-six percent of applicants on the NHA Federal Public Housing waiting list have income at or below 30% of AMI and 48% of applicants on this waiting list are residents of Newton. According to the Consolidated Plan, more than half of households with income under 30% of AMI are burdened by rent equal to 50% or more of their annual gross income. The proposed development will meet the needs of this growing population by providing thirty-two units of affordable and accessible housing within the NHA's current extensive housing portfolio. In addition, with the completion of a new accessible community center as part of this project, the NHA's Resident Services Program will provide needed services and recreational and educational opportunities to its low-income residents.

You may adjust spaces, but the combined answers to all questions on this page must fit on this page.

SOURCES OF FUNDS <i>Check all that apply and identify if funds are committed or proposed.</i>						
Newton-controlled funds			Other (identify sources) – from pro forma “Permanent Sources”			
CDBG	\$		Permanent Loan (incl. bank & bonding)			\$2,000,000
HOME	\$		9% Low Income Housing Tax Credits			\$7,199,280
CPA funds	\$1,000,000		4% MA Housing Tax Credits			\$1,500,000
			MA (DHCD) Affordable Housing Trust Fund			\$500,000
			(funding surplus)			-\$48,855
	Subtotal	\$1,000,000		Subtotal		\$11,150,425
USES OF FUNDS <i>Check all that apply.</i>						
Rehabilitation			New construction <input checked="" type="checkbox"/>			
Creation <input checked="" type="checkbox"/>			Support <input type="checkbox"/>			
Site preparation/ remediation						
<p><i>These categories apply only to CPA funds -- please consult staff.</i></p>						
TARGET POPULATION & SPECIAL FEATURES <i>Check all that apply.</i>						
Individual/Family <input checked="" type="checkbox"/>		Seniors <input checked="" type="checkbox"/>		Homeless/At Risk of Homelessness <input checked="" type="checkbox"/> (16 out of 32 units)		
Special needs/disabilities (identify population & provider of support services, if any): <input checked="" type="checkbox"/>						
Details to be provided in full proposal.						
Special features (historic preservation, sustainability, etc.):						
TYPE OF HOUSING <i>Check all that apply.</i>						
Homeownership		Rental <input checked="" type="checkbox"/>		Combination or other (identify):		
Individual/single family <input checked="" type="checkbox"/>						
UNIT COMPOSITION <i>List the development’s number of units in each category.</i>						
	Total	≤ 30% AMI	≤ 50% AMI	≤ 80% AMI	80-100% AMI	Market-rate
SRO						
Studio						
1 BR	32	28	4			
OUTREACH <i>Summarize efforts to date to communicate with abutters, neighborhood residents & City Councilors.</i>						
<p>The Newton Housing Authority (NHA) has met with Mayor Warren, City of Newton Planning Department staff and City Councilors regarding the planned development. The NHA also hosted two affordable housing discussions at its offices attended by City Councilors, Planning Department staff and other interested residents of Newton in which plans to create new affordable housing in the City of Newton were discussed.</p> <p>In addition, the NHA has held many meetings over the last year with the current residents of Jackson Gardens, as well as residents of its other public housing developments, about the proposed development and the planned increase in available social services. The NHA will continue to involve residents in the development process, through representation on the Local Screening Committee, incorporation of resident feedback and active communication. Information about the proposed development has also been included in our most recent Public Housing Authority Annual Plan submitted to HUD and the City of Newton.</p>						

ATTACHMENTS CHECKLIST		
Required	Check if included	Review full instructions thoroughly with staff prior to submission. Pre-proposals need only the attachments highlighted in yellow below.
always	✓	A1. PHOTOS site conditions & surroundings (2-3 photos may be enough for pre-proposal)
	✓	A2. MAP of site in relation to nearest major roads, schools, shopping, transit, etc.
	✓	A3. TIMELINE including financing, permitting, construction & occupancy
B. SITE CONTROL & PROJECT FINANCES		
always		Legally binding option, purchase & sale agreement or deed
		Developer commitment to pursue permanent affordability
		Appraisal by an independent, certified real estate appraiser
	✓	Development pro forma (pre-proposals need only a short draft)
		Scope of construction work , supported by professional cost estimates
		Non-Newton funding: sources, commitment letters or application/decision schedules
as needed		Market analysis: including prevailing/trending rents or prices & target population
		Home inspection report by a licensed professional, for rehabilitation projects
rental only	✓	10-year operating budget (pre-proposals need only a short draft)
		Rental subsidy, if any: sources, commitment letters or application/decision schedules
C. DESIGN & CONSTRUCTION		
required		Materials & finishes; highlight “green” or sustainable features or proposed certification
		Detailed site & floor plans, elevations for major rehabilitation and all new construction
D. RELOCATION, FAIR HOUSING & ACCESSIBILITY		
always		Affirmative marketing & resident selection plan
		Reasonable accommodation/reasonable modification policy
		Architectural access worksheet: complete for applicable requirements & proposed features
E. SITE REVIEW, ZONING & PERMITTING		
always		Brief property history, covering at least the previous 30 years of ownership & use
as needed		Environmental mitigation plan, including lead paint, asbestos, underground tanks
		Confirmation of review by Development Review Team (DRT) and zoning relief / permits required (such as parking, building, demolition, comprehensive or special permit)
		Other approvals required: Newton Conservation Commission, Commission on Disability, Mass. Architectural Access Board, etc.
F. DEVELOPER CAPACITY & QUALIFICATIONS		
always		Organization mission & current housing portfolio, including how this project fits both
		Previous similar projects completed, with photographs
		Resumes for development team, including affiliations with City boards or commissions
		Most recent audited annual financial statement of parent company or organization
		Fair housing training completed
		Any past fair housing complaints & their resolution
nonprofits		Most recent annual operating budget
		Board of directors: including skills, experience, tenure & affiliations
always		G. LETTERS or PETITIONS of SUPPORT, if available

This project includes significant accessibility features, so this page will be completed for the full proposal.

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	
2. Accessible parking (identify proposed total # of spaces)	
3. Building entrances & accessible routes within buildings	
4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)	
5. Group 1 Units (MAAB) (include units covered by the FHA)	
6. Group 2 Units (MAAB)	

NEWTON HOUSING AUTHORITY
82 Lincoln Street
Newton Highlands, Massachusetts 02461

Telephone: (617) 552 - 5501
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Amy Sutherland
Executive Director

Jackson Road Senior Housing
Development Timeline

March 2016	Submit pre-proposal to Newton CPC
April 2016	Hire development consultant
June 2016	Hire development attorney
June 2016	Establish Local Screening Committee for designer selection
August 2016	Select designer
December 2016	Submit DHCD pre-application for LIHTC
March 2017	Submit DHCD application
July 2017	Receive award
July 2017-July 2018	Secure financing, initiate construction
July 2019	Occupancy

Housing

Community Center

CONSTRUCTION SOURCES	Residential	Per Unit	Per GSF
Construction Loan	6,632,859	207,277	231.92
9% LIHTC Proceeds (\$1.00)	3,599,640	112,489	125.86
MA LIHTC Proceeds (\$.75)	0	0	0.00
City of Newton CPC	1,000,000	31,250	34.97
DHCD HOME	0	0	0.00
DHCD HIF	0	0	0.00
DHCD HSF	0	0	0.00
DHCD AHTF	500,000	15,625	17.48
Capital Campaign	0	0	0.00
Deferred Developer Fee & Overhead	417,926	13,060	14.61
Gap / (Surplus)	0	0	0.00
TOTAL CONSTRUCTION SOURCES	12,150,425	379,701	424.84

50%

Community	Per GSF
417,926	170.58
0	0.00
0	0.00
500,000	204.08
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
(57,346)	(23.41)
860,580	351.26

Total	Per GSF
7,050,785	227.08
3,599,640	115.93
0	0.00
1,500,000	48.31
0	0.00
0	0.00
0	0.00
500,000	16.10
0	0.00
417,926	13.46
(57,346)	(1.85)
13,011,005	419.03

PERMANENT SOURCES	Residential	Per Unit	Per GSF
Permanent Loan	2,000,000	62,500	69.93
9% LIHTC Proceeds (\$1.00)	7,199,280	224,978	251.72
MA LIHTC Proceeds (\$.75)	1,500,000	46,875	52.45
City of Newton CPC	1,000,000	31,250	34.97
DHCD HOME	0	0	0.00
DHCD HIF	0	0	0.00
DHCD HSF	0	0	0.00
DHCD AHTF	500,000	15,625	17.48
Capital Campaign	0	0	0.00
Developer Fee & Overhead	0	0	0.00
Gap / (Surplus)	(48,855)	(1,527)	(1.71)
TOTAL PERMANENT SOURCES	12,150,425	379,701	424.84

Community	Per GSF
0	0.00
0	0.00
0	0.00
500,000	204.08
0	0.00
0	0.00
0	0.00
0	0.00
0	0.00
417,926	170.58
(57,346)	(23.41)
860,580	351.26

Total	Per GSF
2,000,000	64.41
7,199,280	231.86
1,500,000	48.31
1,500,000	48.31
0	0.00
0	0.00
0	0.00
500,000	16.10
0	0.00
417,926	13.46
(106,201)	(3.42)
13,011,005	419.03

Housing

Community Center

USES	Residential	Per Unit	Per GSF	Community	Per GSF	Total	Per GSF
Gross Square Footage	28,600	32		2,450		31,050	
ACQUISITION	0	0	0.00	0	0.00	0	0.00
DIRECT CONSTRUCTION							
Construction Cost	8,475,000	264,844	296.33	673,750	275.00	9,148,750	294.65
Hard Contingency	423,750	13,242	14.82	33,688	13.75	457,438	14.73
SUBTOTAL DIRECT CONSTRUCTION	8,898,750	278,086	311.15	707,438	288.75	9,606,188	309.38
GENERAL DEVELOPMENT							
Architectural & Engineering	886,908	27,716	31.01	57,438	23.44	944,346	30.41
Survey & Permits	23,027	720	0.81	1,973	0.81	25,000	0.81
Owner's Representative	38,686	1,209	1.35	3,314	1.35	42,000	1.35
Environmental Engineers	59,871	1,871	2.09	5,129	2.09	65,000	2.09
Inspecting Engineers	21,646	676	0.76	1,854	0.76	23,500	0.76
Bond Premium	0	0	0.00	0	0.00	0	0.00
Legal Fees	186,192	5,818	6.51	13,808	5.64	200,000	6.44
Title & Recording	34,004	1,063	1.19	2,466	1.01	36,470	1.17
Accounting & Cost Certification	69,082	2,159	2.42	5,918	2.42	75,000	2.42
Relocation	0	0		0	0.00	0	0.00
Marketing & Rent-up	57,000	1,781	1.99	0	0.00	57,000	1.84
Real Estate Taxes	0	0	0.00	0	0.00	0	0.00
Insurance	44,267	1,383	1.55	3,139	1.28	47,406	1.53
Utility Back Charges	46,055	1,439	1.61	3,945	1.61	50,000	1.61
Appraisal & Market Studies	13,816	432	0.48	1,184	0.48	15,000	0.48
Construction Loan Interest	360,377	11,262	12.60	20,060	8.19	380,438	12.25
Development Consultants	100,000	3,125	3.50	0	0.00	100,000	3.22
Syndication Due Diligence	50,000	1,563	1.75	0	0.00	50,000	1.61
Financing Fees	127,879	3,996	4.47	4,179	1.71	132,058	4.25
Furniture, Fixtures, & Equipment	25,000	781	0.87	25,000	10.20	50,000	1.61
Soft Contingency	53,595	1,675	1.87	3,735	1.52	57,330	1.85
SUBTOTAL GENERAL DEVELOPMENT	2,197,406	68,669	76.83	153,143	62.51	2,350,548	75.70
Capitalized Reserves	218,416	6,826	7.64	0	0.00	218,416	7.03
Developer Fee	417,926	13,060	14.61	0	0.00	417,926	13.46
Developer Overhead	417,926	13,060	14.61	0	0.00	417,926	13.46
TOTAL DEVELOPMENT COST	12,150,425	379,701	424.84	860,580	351.26	13,011,005	419.03

EXPANDED USES	Assumptions	Residential	Per Unit	Per GSF	Communit y	Per GSF	Total	Per GSF
Gross Square Footage	Preliminary plans & outline specs	28,600	32		2,450		31,050	
		92%			8%			
ACQUISITION								
Land	Owned by Newton Housing Authority	0	0	0.00	0	0.00	0	0.00
SUBTOTAL ACQUISITION		0	0	0.00	0	0.00	0	0.00
DIRECT CONSTRUCTION								
Construction Cost	\$250 psf Residential & \$275 psf Community	7,150,000	223,438	250.00	673,750	275.00	7,823,750	251.97
Parking Level	\$125 psf X 10,600 sf	1,325,000	41,406	46.33	0	0.00	1,325,000	42.67
Hard Contingency	5% X (Construction Cost + Parking)	423,750	13,242	14.82	33,688	13.75	457,438	14.73
SUBTOTAL DIRECT CONSTRUCTION		8,898,750	278,086	311.15	707,438	288.75	9,606,188	309.38
GENERAL DEVELOPMENT								
Architectural & Engineering								
Architectural Design & Inspection	8% X Direct Construction	711,900	22,247	24.89	42,446	17.33	754,346	24.29
Architectural Reimbursables	\$15,000 split by % sf	13,816	432	0.48	1,184	0.48	15,000	0.48
Green Engineering	\$50,000 split by % sf	46,055	1,439	1.61	3,945	1.61	50,000	1.61
Site Engineering	\$75,000 split by % sf	69,082	2,159	2.42	5,918	2.42	75,000	2.42
Construction Period Testing	\$25,000 split by % sf	46,055	1,439	1.61	3,945	1.61	50,000	1.61
Subtotal Architectural & Engineering		886,908	27,716	31.01	57,438	23.44	944,346	30.41
Survey & Permits								
Building Permit	Included in Direct Construction	0	0	0.00	0	0.00	0	0.00
Other Permits & Expenses	\$10,000 split by % sf	9,211	288	0.32	789	0.32	10,000	0.32
Survey & Updates	\$15,000 split by % sf	13,816	432	0.48	1,184	0.48	15,000	0.48
Subtotal Surveys & Permits		23,027	720	0.81	1,973	0.81	25,000	0.81
Owner's Representative	\$3,000/month X 14 months split by % sf	38,686	1,209	1.35	3,314	1.35	42,000	1.35
Environmental Engineers	\$15,000 Phase I & updates + \$50,000 monitoring split by % sf	59,871	1,871	2.09	5,129	2.09	65,000	2.09
Inspecting Engineers	\$2,500 review + \$1,500/month X 14 months split by % sf	21,646	676	0.76	1,854	0.76	23,500	0.76
Bond Premium	Included in Direct Construction	0	0	0.00	0	0.00	0	0.00
Legal Fees								
Acquisition & Zoning Approvals	\$25,000 borrower counsel split by % sf	23,027	720	0.81	1,973	0.81	25,000	0.81
Organization	\$25,000 borrower counsel split by % sf	23,027	720	0.81	1,973	0.81	25,000	0.81
Loan Closings	\$100,000 borrower + lender counsels split by % sf	92,110	2,878	3.22	7,890	3.22	100,000	3.22
LIHTC & MA LIHTC Closings	\$25,000 borrower counsel split by % sf	23,027	720	0.81	1,973	0.81	25,000	0.81
DHCD Closings	\$25,000 DHCD MassDocs counsel	25,000	781	0.87	0	0.00	25,000	0.81
Subtotal Legal Fees		186,192	5,818	6.51	13,808	5.64	200,000	6.44
Title & Recording	\$2.50/\$1,000 + \$250/month X 16 months split by % sf	34,004	1,063	1.19	2,466	1.01	36,470	1.17
Accounting & Cost Certification	\$25,000 audits & tax + \$50,000 LIHTC split by % sf	69,082	2,159	2.42	5,918	2.42	75,000	2.42
Relocation	Not applicable	0	0	0.00	0	0.00	0	0.00
Marketing & Rent-up	\$1,000/unit + \$25,000 LIHTC consultant	57,000	1,781	1.99	0	0.00	57,000	1.84
Real Estate Taxes	Not applicable	0	0	0.00	0	0.00	0	0.00
Insurance	Builder's Risk + General & Excess Liability \$3.65/\$1,000	44,267	1,383	1.55	3,139	1.28	47,406	1.53
Utility Back Charges	\$50,000 for site connections & upgrades split by % sf	46,055	1,439	1.61	3,945	1.61	50,000	1.61
Appraisal & Market Studies	\$15,000 split by % sf	13,816	432	0.48	1,184	0.48	15,000	0.48
Construction Loan Interest								
CEDAC Predevelopment	7% X \$300,000, 60% drawn, 2 years	42,000	1,313	1.47	0	0.00	42,000	1.35
Construction Loan	6%, 16 months, 60% drawn	318,377	9,949	11.13	20,060	8.19	338,438	10.90
Subtotal Construction Loan Interest		360,377	11,262	12.60	20,060	8.19	380,438	12.25
Development Consultants	Estimate	100,000	3,125	3.50	0	0.00	100,000	3.22
Syndication Due Diligence	Estimate	50,000	1,563	1.75	0	0.00	50,000	1.61
Financing Fees								
DHCD Application	\$1,050 X 3 DHCD Applications	3,150	98	0.11	0	0.00	3,150	0.10
DHCD LIHTC	4.5% X annual LIHTC	32,400	1,013	1.13	0	0.00	32,400	1.04
DHCD MA LIHTC	1.5% X annual MA LIHTC	6,000	188	0.21	0	0.00	6,000	0.19
Construction Loan	1% X Construction Loan	66,329	2,073	2.32	4,179	1.71	70,508	2.27
Permanent Loan	1% X Permanent Loan	20,000	625	0.70	0	0.00	20,000	0.64
Subtotal Financing Fees		127,879	3,996	4.47	4,179	1.71	132,058	4.25
Furniture, Fixtures, & Equipment	Estimate	25,000	781	0.87	25,000	10.20	50,000	1.61
Soft Contingency	2.5% X General Development	53,595	1,675	1.87	3,735	1.52	57,330	1.85
SUBTOTAL GENERAL DEVELOPMENT		2,197,406	68,669	76.83	153,143	62.51	2,350,548	75.70
Capitalized Reserves	Minimum 50% X (Operating Expenses + Debt Service)	218,416	6,826	7.64	0	0.00	218,416	7.03
Developer Overhead & Fee (50% each)	Maximum - Development Consultants - Syndication Due Diligence	835,853	26,120	29.23	0	0.00	835,853	26.92
TOTAL DEVELOPMENT COST		12,150,425	379,701	424.84	860,580	351.26	13,011,005	419.03

15% X \$3,000,000 =	450,000	450,000
12.5% X \$2,000,000 =	250,000	142,427
10% X (Construction + General Development - \$5,000,000) =	609,616	0
5% X Acquisition =	0	0
DHCD Maximum Allowable Developer Fee	985,853	592,427

UNIT MIX	Affordability	# of Units	Unit Size	Gross Rent	Domestic Electric	Net Rent	Rent Limits	% of Limits	Income Limits	Monthly Gross	Annual Gross
DHCD MRVP											
1 BR/1 Bath	Homeless - 30% AMI	8	675	1,196	0	1,196	530	226%	21,200	9,568	114,816
	Subtotal	8	5,400	100% FMR						9,568	114,816
		25%									
DHCD Section 8											
1 BR/1 Bath	Homeless - 30% AMI	8	675	1,316	0	1,316	530	248%	21,200	10,525	126,298
	Subtotal	8	5,400	110% FMR						10,525	126,298
		25%									
NHA Section 8											
1 BR/1 Bath	30% AMI	12	675	1,316	0	1,316	530	248%	21,200	15,787	189,446
	Subtotal	12	8,100	110% FMR						15,787	189,446
		38%									
LIHTC											
1 BR/1 Bath	50% AMI	4	675	882	0	882	882	100%	35,300	3,528	42,336
	Subtotal	4	2,700							3,528	42,336
		13%									
Management											
1 BR/1 Bath	N/A	0	675	0	0	0	1,189	0%	47,580	0	0
	Subtotal	0	0								
		0%									

	100%	21,600 NSF		7,000 SF		28,600 GSF		76%			
				Non-dwelling				Efficiency			
TOTAL GROSS INCOME	32	675 NSF per unit								39,408	472,896
VACANCY	3%	DHCD MRVP								(287)	(3,444)
	3%	DHCD Section 8								(316)	(3,789)
	3%	NHA Section 8								(474)	(5,683)
	7%	50% AMI								(247)	(2,964)
SUBTOTAL VACANCY								3.36%		(1,323)	(15,880)
TOTAL EFFECTIVE INCOME										38,085	457,016

**Jackson Gardens
Newton, MA**

PERMANENT LOAN	Total	Per Unit	Per GSF
TOTAL EFFECTIVE INCOME	457,016	14,282	186.54
OPERATING EXPENSES			
Management Fee (4%)	18,281	571	7.46
Administrative			
Payroll Administrative	25,000	781	10.20
Payroll Taxes & Benefits (23.5%)	5,875	184	2.40
Legal	2,500	78	1.02
Audit	12,500	391	5.10
Marketing	1,000	31	0.41
Telephone	2,000	63	0.82
Office Supplies	500	16	0.20
Miscellaneous	500	16	0.20
DHCD Monitoring Fee	960	30	0.39
Subtotal Administrative	50,835	1,589	20.75
Maintenance			
Payroll Maintenance	35,000	1,094	14.29
Payroll Taxes & Benefits (23.5%)	8,225	257	3.36
Janitorial Materials	2,500	78	1.02
Landscaping	3,000	94	1.22
Decorating (Interior Only)	6,400	200	2.61
Repairs (Interior & Exterior)	6,400	200	2.61
Elevator Maintenance	0	0	0.00
HVAC Maintenance	7,500	234	3.06
Fire Protection	5,000	156	2.04
Trash Removal	0	0	0.00
Snow Removal	2,500	78	1.02
Extermination	2,500	78	1.02
Subtotal Maintenance	79,025	2,470	32.26
Resident Services	32,000	1,000	13.06
Utilities			
Electricity	6,400	200	2.61
Gas	38,400	1,200	15.67
Water & Sewer	16,000	500	6.53
Subtotal Utilities	60,800	1,900	24.82
Replacement Reserve	12,000	375	4.90
Taxes & Insurance			
Real Estate Taxes	32,000	1,000	13.06
Insurance	8,000	250	3.27
Subtotal Taxes & Insurance	40,000	1,250	16.33
TOTAL OPERATING EXPENSES	292,941	9,154	135.75
NET OPERATING INCOME	164,075		
Debt Service	143,892	0.071946	
NET CASH FLOW	20,183	6.00%	30 yrs.
Debt Service Coverage	1.14		
PERMANENT LOAN	2,000,000		

LIHTC BASIS	Total	Non-Basis	Basis
ACQUISITION	0	0	0
DIRECT CONSTRUCTION			
Construction Cost	8,475,000	0	8,475,000
Hard Contingency	423,750	0	423,750
SUBTOTAL DIRECT CONSTRUCTION	8,898,750	0	8,898,750
GENERAL DEVELOPMENT			
Architectural & Engineering	886,908	0	886,908
Survey & Permits	23,027	0	23,027
Owner's Representative	38,686	0	38,686
Environmental Engineers	59,871	0	59,871
Inspecting Engineers	21,646	0	21,646
Bond Premium	0	0	0
Legal Fees	186,192	93,096	93,096
Title & Recording	34,004	34,004	0
Accounting & Cost Certification	69,082	50,000	19,082
Relocation	0	0	0
Marketing & Rent-up	57,000	57,000	0
Real Estate Taxes	0	0	0
Insurance	44,267	0	44,267
Utility Back Charges	46,055	46,055	0
Appraisal & Market Studies	13,816	13,816	0
Construction Loan Interest	360,377	81,797	278,580
Development Consultants	100,000	0	100,000
Syndication Due Diligence	50,000	50,000	0
Financing Fees	127,879	61,550	66,329
Furniture, Fixtures, & Equipment	25,000	0	25,000
Soft Contingency	53,595	12,183	41,412
SUBTOTAL GENERAL DEVELOPMENT	2,197,406	499,501	1,697,904
Capitalized Reserves	218,416	218,416	0
Developer Fee	417,926	0	417,926
Developer Overhead	417,926	0	417,926
TOTAL DEVELOPMENT COSTS	12,150,425	717,918	11,432,507

4% LIHTC Proceeds		
Total Eligible Basis	0	11,432,507
Less DHCD HIF, HSF & AHTF	0	0
Adjusted Eligible Basis	0	11,432,507
Percent Low Income	100%	100%
QCT or DDA	0%	0%
Qualified Basis	0	11,432,507
LIHTC % (March 2015)	3.18%	3.18%
Annual LIHTC	0	363,554
Annual LIHTC X 10 Years	0	3,635,537
Projected Raise Per Credit \$	1.00	1.00
Limited Partner %	99.99%	99.99%
LIHTC Proceeds	0	3,635,174
Total LIHTC Proceeds	3,635,174	
9% LIHTC Proceeds		
Total Eligible Basis	0	11,432,507
Less DHCD HIF, HSF & AHTF	0	(500,000)
Adjusted Eligible Basis	0	10,932,507
Percent Low Income	100%	100%
QCT or DDA	0%	0%
Qualified Basis	0	10,932,507
LIHTC % (March 2015)	3.18%	7.42%
Annual LIHTC	0	811,192
Annual LIHTC QAP Max	0	720,000
Annual LIHTC X 10 Years	0	7,200,000
Projected Raise Per Credit \$	1.00	1.00
Limited Partner %	99.99%	99.99%
LIHTC Proceeds	0	7,199,280
Total LIHTC Proceeds	7,199,280	

	Year 1	Year 2	Year 3	Year 4	Year 5 on
Income					
DHCD MRVP	0%	2%	2%	2%	2%
DHCD Section 8	0%	2%	2%	2%	2%
NHA Section 8	0%	2%	2%	2%	2%
50% AMI	0%	2%	2%	2%	2%
Expense					
All Other	0%	3%	3%	3%	3%
Water & Sewer	0%	3%	3%	3%	3%
Real Estate Taxes	0.0%	2.5%	2.5%	2.5%	2.5%

15 YEAR PROJECTION	Absorption	Stabilized	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12
	Year 1	Year 2										
RESIDENTIAL INCOME												
DHCD MRVP	114,816	117,112	119,455	121,844	124,281	126,766	129,301	131,887	134,525	137,216	139,960	142,759
DHCD Section 8	126,298	128,824	131,400	134,028	136,709	139,443	142,232	145,076	147,978	150,937	153,956	157,035
NHA Section 8	189,446	193,235	197,100	201,042	205,063	209,164	213,347	217,614	221,967	226,406	230,934	235,553
50% AMI	42,336	43,183	44,046	44,927	45,826	46,742	47,677	48,631	49,603	50,595	51,607	52,639
GROSS RESIDENTIAL INCOME	472,896	482,354	492,001	501,841	511,878	522,115	532,558	543,209	554,073	565,154	576,458	587,987
Vacancy	(15,880)	(16,198)	(16,522)	(16,852)	(17,189)	(17,533)	(17,884)	(18,241)	(18,606)	(18,978)	(19,358)	(19,745)
NET RESIDENTIAL INCOME	457,016	466,156	475,479	484,989	494,688	504,582	514,674	524,967	535,467	546,176	557,100	568,242
OPERATING EXPENSES												
Management Fee (4%)	18,281	18,646	19,019	19,400	19,788	20,183	20,587	20,999	21,419	21,847	22,284	22,730
Administrative	50,835	52,360	53,931	55,549	57,215	58,932	60,700	62,521	64,396	66,328	68,318	70,368
Maintenance	79,025	81,396	83,838	86,353	88,943	91,612	94,360	97,191	100,107	103,110	106,203	109,389
Resident Services	32,000	32,960	33,949	34,967	36,016	37,097	38,210	39,356	40,537	41,753	43,005	44,295
Utilities	44,800	46,144	47,528	48,954	50,423	51,935	53,494	55,098	56,751	58,454	60,207	62,014
Water & Sewer	16,000	16,480	16,974	17,484	18,008	18,548	19,105	19,678	20,268	20,876	21,503	22,148
Replacement Reserve	12,000	12,360	12,731	13,113	13,506	13,911	14,329	14,758	15,201	15,657	16,127	16,611
Real Estate Taxes	32,000	32,800	33,620	34,461	35,322	36,205	37,110	38,038	38,989	39,964	40,963	41,987
Insurance	8,000	8,240	8,487	8,742	9,004	9,274	9,552	9,839	10,134	10,438	10,751	11,074
TOTAL OPERATING EXPENSES	292,941	301,386	310,077	319,021	328,226	337,698	347,446	357,478	367,802	378,427	389,361	400,615
NET OPERATING INCOME	164,075	164,770	165,402	165,968	166,463	166,884	167,228	167,490	167,665	167,749	167,738	167,627
Debt Service	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892
NET CASH FLOW	20,183	20,878	21,510	22,075	22,571	22,992	23,336	23,597	23,773	23,857	23,846	23,735
DEBT SERVICE COVERAGE	1.14	1.15	1.15	1.15	1.16	1.16	1.16	1.16	1.17	1.17	1.17	1.16
Operating Reserve - Beginning	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416
Accrued Interest	0	0	0	0	0	0	0	0	0	0	0	0
Draw for 1.10 DSC	0	0	0	0	0	0	0	0	0	0	0	0
Operating Reserve - Ending	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416

	Year 5 on
Income	
DHCD MRVP	2%
DHCD Section 8	2%
NHA Section 8	2%
50% AMI	2%
Expense	
All Other	3%
Water & Sewer	3%
Real Estate Taxes	2.5%

15 YEAR PROJECTION	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21
RESIDENTIAL INCOME									
DHCD MRVP	145,614	148,527	151,497	154,527	157,618	160,770	163,986	167,265	170,611
DHCD Section 8	160,176	163,379	166,647	169,980	173,380	176,847	180,384	183,992	187,672
NHA Section 8	240,264	245,069	249,971	254,970	260,069	265,271	270,576	275,988	281,507
50% AMI	53,692	54,766	55,861	56,979	58,118	59,281	60,466	61,676	62,909
GROSS RESIDENTIAL INCOME	599,746	611,741	623,976	636,456	649,185	662,169	675,412	688,920	702,699
Vacancy	(20,140)	(20,543)	(20,954)	(21,373)	(21,800)	(22,236)	(22,681)	(23,135)	(23,597)
NET RESIDENTIAL INCOME	579,606	591,199	603,022	615,083	627,385	639,932	652,731	665,786	679,101
OPERATING EXPENSES									
Management Fee (4%)	23,184	23,648	24,121	24,603	25,095	25,597	26,109	26,631	27,164
Administrative	72,479	74,653	76,892	79,199	81,575	84,023	86,543	89,139	91,814
Maintenance	112,671	116,051	119,532	123,118	126,812	130,616	134,535	138,571	142,728
Resident Services	45,624	46,993	48,403	49,855	51,351	52,891	54,478	56,112	57,796
Utilities	63,874	65,790	67,764	69,797	71,891	74,048	76,269	78,557	80,914
Water & Sewer	22,812	23,497	24,201	24,927	25,675	26,446	27,239	28,056	28,898
Replacement Reserve	17,109	17,622	18,151	18,696	19,256	19,834	20,429	21,042	21,673
Real Estate Taxes	43,036	44,112	45,215	46,346	47,504	48,692	49,909	51,157	52,436
Insurance	11,406	11,748	12,101	12,464	12,838	13,223	13,619	14,028	14,449
TOTAL OPERATING EXPENSES	412,196	424,115	436,381	449,005	461,998	475,369	489,131	503,294	517,871
NET OPERATING INCOME	167,411	167,084	166,641	166,078	165,387	164,563	163,600	162,492	161,231
Debt Service	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892	143,892
NET CASH FLOW	23,518	23,192	22,749	22,186	21,495	20,671	19,708	18,599	17,338
DEBT SERVICE COVERAGE	1.16	1.16	1.16	1.15	1.15	1.14	1.14	1.13	1.12
Operating Reserve - Beginning	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416
Accrued Interest	0	0	0	0	0	0	0	0	0
Draw for 1.10 DSC	0	0	0	0	0	0	0	0	0
Operating Reserve - Ending	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416	218,416



**PRELIMINARY FOUNDATION
ENGINEERING REPORT**

**JACKSON GARDENS DEVELOPMENT
HOUSING SITE STUDY**

NEWTON MASSACHUSETTS

for

Newton Housing Authority

May 16, 2014

Project No. 5712



May 16, 2014

Newton Housing Authority
82 Lincoln Street
Newton, MA 02461

Attention: Mr. Angelo A. Kyriakides

Reference: Jackson Gardens Development Housing Study; Newton, Massachusetts
Preliminary Foundation Engineering Report

Ladies and Gentlemen:

This report documents the results of our preliminary subsurface exploration program and foundation design study for the proposed residential building to be located at the Jackson Gardens Housing development in Newton, Massachusetts. Refer to the Project Location Plan, Figure 1, for the general site location.

This report was prepared in accordance with our proposal dated January 17, 2014 and the subsequent authorization of Angelo A. Kyriakides Architect P.C. (AAK). These services are subject to the limitations contained in Appendix A.

Available Information

Available information provided to McPhail Associates, LLC (McPhail), included a 20-scale drawing entitled, "Existing Conditions Plan" (Existing Conditions Plan) dated May 10, 2014 and prepared by Land Surveys Incorporated; an undated 20-scale drawing entitled, "Site Plan" (Site Plan) prepared by Angelo A. Kyriakides Architect P.C.; and a 20-scale drawing entitled "Utility Plan" dated December 21, 1961 prepared by WM. Nelson Jacobs Associates, Inc.

Existing Conditions

The site is bounded by the Jackson Brook Reservation to the south, the Jackson Gardens housing development to the west and north, and private residential property to the east. With the exception of the existing Jackson Gardens Community Center located within the western portion of the site, the remainder of the approximate 25,200 square foot site is moderately to heavily wooded and is currently undeveloped. The existing Community Center is 1-story in height with a basement and has a footprint of about 1,400 square feet.

Based on the Existing Conditions Plan, the existing ground surface at the site slopes upward south to north across the site from about Elevation +35 at the Jackson Brook Reservation to about Elevation +48 within the northern portion of the site.

Proposed Site Development

It is understood that the proposed building is planned to be 4-stories in height and will have a footprint of about 15,000 square feet. Based on the preliminary information provided to us, the building will include



Newton Housing Authority
May 16, 2014
Page 2

garden level units at the lowest level, followed by a parking level and community center on the second level, and additional residential units on levels 3 and 4. It is understood the building will be benched into the slope at the site creating a walk-out garden level on the southern side and a walk-out parking level on the northern side of the proposed building. The garden level and parking level slabs are currently planned at about Elevation +35 and Elevation +45, respectively.

Investigation Procedures

On April 22, 2014, four (4) borings were performed at the site by Carr-Dee Corp. (Carr-Dee) of Medford, Massachusetts under contract to McPhail. Approximate boring locations are indicated on the enclosed Subsurface Exploration Plan, Figure 2, which is based on the above referenced Existing Conditions Plan.

As the location of the proposed residential building has not yet been finalized, the borings were performed at locations selected in conjunction with AAK, the Owner's Technical Consultant. The borings were performed to assess the subsurface soil and groundwater conditions at the site as they relate to preliminary foundation design. The borings were performed utilizing track-mounted drilling equipment and advanced using hollow-stem augers. Standard 2-inch O.D. split-spoon samples and standard penetration tests (SPT) were obtained at minimum 5-foot intervals of depth in accordance with the standard procedures in ASTM D1586. Each of the borings was terminated within a natural deposit of glacial outwash or glacial till at depths ranging from about 15.7 to 22 feet below the existing ground surface. Boring logs prepared by Carr-Dee are presented in Appendix B following the text of this report.

The borings were monitored by a McPhail representative who performed field layout, prepared field logs, obtained and visually classified soil samples, monitored groundwater conditions in the completed boreholes, made minor relocations of the borings, and determined the required boring depths based upon the actual subsurface conditions encountered.

The field location of each of the borings was determined by a surveyor engaged by AAK. Additionally, the ground surface elevation at each boring location was determined by the surveyor and provided to McPhail.

Subsurface Conditions

A detailed description of the subsurface conditions encountered at each of the completed explorations is presented on the boring logs contained in Appendix B. The generalized subsurface conditions across the site were inferred primarily from the explorations, but also from our general knowledge of the local geology. The subsurface conditions encountered in the explorations are described below.

At each boring, a fill deposit was encountered just below the existing ground surface and was observed to extend to depths ranging from about 4.5 to 8.5 feet below the existing ground surface. The fill deposit generally consists of a loose to compact, dark brown to brown silty sand with a trace to some gravel, varying to a sand with a trace to some silt and gravel and containing trace amounts of roots, wood, brick and asphalt.

Underlying the fill deposit, the borings encountered a deposit of glacial outwash generally consisting of a compact to dense, gray-brown sand with a trace to some silt and a trace of gravel, varying to a gravelly sand with a trace of silt. The surface of the glacial outwash deposit was observed at depths ranging from



Newton Housing Authority
May 16, 2014
Page 3

about 4.5 to 8.5 feet below the existing ground surface, or from about Elevation +36.5 to Elevation +41.3 within the northwestern portion of the site and from about Elevation +29 to Elevation +31 within the southeastern portion of the site.

Where penetrated at borings B-1 and B-2, the glacial outwash deposit was underlain by a deposit of glacial till generally consisting of a very dense, gray-brown silty sand with some gravel, varying to a well-graded mixture of silt, sand and gravel.

Upon completion of drilling, groundwater was observed in the completed boreholes at depths ranging from about 7 to 16 feet below the existing ground surface, or from about Elevation +29 to Elevation +30.3. It is anticipated that future groundwater levels across the project site may vary from those reported herein based on such factors such as normal seasonal changes, runoff during or following periods of heavy precipitation, and alterations to existing drainage patterns.

Preliminary Foundation Design Recommendations and Construction Considerations

Based upon our current understanding of the proposed project and the subsurface conditions encountered during our preliminary subsurface investigation, it is recommended that the proposed residential building be founded on conventional spread footing foundations in conjunction with a soil-supported slab-on-grade. The foundations should bear directly on the undisturbed glacial outwash or glacial till deposits or on compacted structural fill placed directly over the undisturbed glacial outwash or glacial till deposits after removal of the existing surface treatments and fill deposit.

The spread footings should be proportioned utilizing a maximum allowable bearing pressure of 3 tons per square foot. Recommended minimum footing widths for continuous and isolated spread footings are 24 and 36-inches, respectively. All foundations should be designed in accordance with the 8th edition of the Massachusetts State Building Code (Code) or building code in use at time of construction.

Perimeter foundations should be provided with a minimum 4-foot thickness of soil cover as frost protection. Interior foundations should be located such that the top of the foundation concrete is a minimum of 6 inches below the underside of the lowest level slab. All foundations should be located such that they are below a theoretical line drawn upward and outward at 2 to 1 (horizontal to vertical) from the bottom exterior edge of all adjacent footings, structures and utilities.

The lowest level floor slab should be designed as a conventional slab-on-grade underlain by a polyethylene vapor barrier placed directly over a minimum 6-inch thickness of 3/4-inch crushed stone, after proper preparation of the subgrade. Where the existing fill deposit is encountered within the footprint of the proposed residential building it should be removed and replaced with compacted structural fill. Structural fill placed within the footprint of the proposed building for support of foundations should extend laterally beyond the edge of the footings to a distance equal to the depth of fill plus 2 feet in all plan directions. Additionally, the structural fill should be placed in lifts having a maximum compacted thickness of 6 inches and be compacted to a minimum of 95 percent of its Modified Proctor maximum dry density.

Based on the likely location of the proposed residential building, it is anticipated that the proposed building will be benched into the existing slope to accommodate the change in grade across the footprint of the proposed building, thus, resulting in portions of the proposed building extending below-grade. Therefore, it is recommended that the portions of the building extending below the adjacent exterior grades be



Newton Housing Authority
May 16, 2014
Page 4

provided with perimeter and underslab drainage in order to protect against intrusion of groundwater that may become temporarily "perched" within the glacial outwash or glacial till deposits during precipitation events.

Lateral forces can be considered to be transmitted from the structure to the soil by passive pressure against the foundation walls utilizing an equivalent fluid density of 120 pounds per cubic foot providing that the walls are designed to resist these pressures. Lateral force can also be considered to be transmitted from the structure to the soil by friction on the base of footings using a coefficient of 0.5, to which a safety factor of 1.5 should be applied.

Seismic Design Considerations

For the purposes of determining parameters for structural seismic design, this site is considered to be a Site Class C as defined in Section 1615.0 of the Code. The bearing strata on the proposed site is not considered to be subject to liquefaction during an earthquake based on the criterion of Section 1804.6 of the Code.

Final Comments

Based on our current understanding of the project scope, a final subsurface exploration program will need to be conducted once the final location and configuration of the proposed building is selected. In addition, a final foundation engineering report should be prepared in conjunction with the final subsurface exploration program which provides final foundation recommendations based on the specific design of the proposed building.

We trust that the above is sufficient for your present requirements. Should you have any questions concerning the recommendations presented herein, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, LLC

Scott S. Smith, P.E.

Ambrose J. Donovan, P.E., L.S.P.

Enclosures

5712-Pre F.wpd
SSS/ajd

FIGURE 1



Geotechnical and
Geoenvironmental Engineers
2269 Massachusetts Avenue
Cambridge, MA 02140
617/868-1420
617/868-1423 (Fax)
www.mcphailgeo.com



SCALE 1:25,000

PROJECT LOCATION PLAN
JACKSON GARDENS DEVELOPMENT
HOUSING SITE STUDY

NEWTON

MASSACHUSETTS



PHASE I ENVIRONMENTAL SITE
ASSESSMENT REPORT

PROPOSED RESIDENTIAL BUILDING
JACKSON ROAD

NEWTON MASSACHUSETTS

for

Newton Housing Authority

May 20, 2014

Project No. 5712



May 20, 2014

Newton Housing Authority
82 Lincoln Street
Newton, MA 02461

Attention: Mr. Angelo Kyriakides

Reference: Proposed Residential Building; Newton, Massachusetts
Phase I Environmental Site Assessment Report

Ladies and Gentlemen:

This report documents the results of our Phase I Environmental Site Assessment for the proposed residential building located on Jackson Road in Newton, Massachusetts. Refer to the Project Location Plan, **Figure 1**, for the general site location.

This report has been prepared for and these services were performed in accordance with our proposal dated January 17, 2014 and the authorization of the Newton Housing Authority. These services are subject to the limitations contained in **Appendix A**.

This environmental site assessment was conducted to assess the subject site with respect to the provisions contained in the following: (1) Massachusetts Oil and Hazardous Materials (OHM) Release Prevention and Response Act (MGL Chapter 21E); (2) ASTM E 1527-13 Standard Guide for Environmental Site Assessment: Phase I Environmental Site Assessment Process as referred to in 40 CFR Part 312 (the All Appropriate Inquiries Rule); and (3) Massachusetts Contingency Plan (MCP) 310 CMR 40.0000.

The objective of the Phase I Environmental Site Assessment, as defined in the ASTM E 1527-13 Standard, is to identify the potential presence of Recognized Environmental Conditions (RECs), Historical RECs (HREC) and/or Controlled RECs (CREC) at the subject site or at surrounding properties that may potentially pose a threat to the above referenced property.

Our scope of services consisted of the following, (i) a review of previous Phase I Reports, (ii) an assessment of the site history relative to the possible presence of oil and hazardous materials, (iii) a visual reconnaissance of the subject site and surrounding area, (iv) a search of information from the offices of the City of Newton for records of permits issued for the storage and/or use of oil or hazardous materials at the site, (v) a search of the Massachusetts Department of Environmental Protection (DEP) on-line database and files for records of incidents involving releases of oil and/or hazardous materials at and/or in the vicinity of the subject site, (vi) a database search of Federal records including the National Priorities List, the CERCLA List and the RCRIS Handlers List by EDR Inc., and (vii) assessing the above and documenting the results in a Phase I Environmental Site Assessment (ESA) Report.

The subject site occupies approximately 25,000 square feet and is generally covered by an undeveloped and moderate to heavily wooded area and one (1) building which houses a community center.

The subject site is located in the City of Newton and consists of one parcel of land which is generally wooded and bounded by Jackson Gardens to the west, residential buildings to the east and JFK Circle and additional Jackson Gardens buildings to the north.

A visual reconnaissance of the subject site was conducted on March 24, 2014 by a representative of McPhail. According to Mr. Kyriakides, there was an Underground Storage Tank (UST) located just northwest of the Community Center Building, within the subject site. He indicated that he believed the



Newton Housing Authority
May 20, 2014
Page 2

tank is still in place, however, it had been filled with sand and abandoned. Since this tank is likely still in the ground on the subject site and no permits or removal records are on file with the Newton Fire Department, this abandoned UST is considered an REC.

According to the available Sanborn Maps, the subject site was predominately occupied by a contractor yard and buildings in the late 1800s to early 1900s. The 1931, 1950 and 1960 Sanborn Map depicts an auto junk yard and second hand auto part storage buildings located at the subject site as well as a few dwellings on the northern portion of the site. The 1963 and 1968 maps further depict the site to be occupied by elderly housing apartments and vacant land.

The historical use of the subject site as an auto junk yard and second hand auto part storage from the 1930s to the 1960s is considered an REC with respect to the subject site.

A review of municipal records included a review of online files at the City of Newton Assessor's database and records provided by the City of Newton Fire Department - Fire Prevention Division and the City of Newton ISD and Board of Health Department, and identified no RECs in connection with the subject site.

The subject site is not a DEP-listed release site. Further, the subject site is not listed in the available city, state, and/or federal records searched by EDR, Inc. Based on our review of Federal and State databases, and the on-line DEP Release Site database, the sites listed within ASTM-specified distances of the subject site are not considered likely to pose a threat of impact to the subject site.

We have performed a *Phase I Environmental Site Assessment* in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at proposed residential building located on Jackson Road in Newton, Massachusetts. This assessment has identified two (2) *recognized environmental conditions* in connection with the *subject site*.

We trust that the above is sufficient for your present requirements. Should you have any questions concerning the information presented herein, please do not hesitate to call us.

Very truly yours,

McPHAIL ASSOCIATES, LLC

A handwritten signature in black ink, appearing to read "Julia A. Houlden", written over a horizontal line.

Julia A. Houlden

A handwritten signature in black ink, appearing to read "Ambrose J. Donovan", written over a horizontal line.

Ambrose J. Donovan L.S.P., P.E.

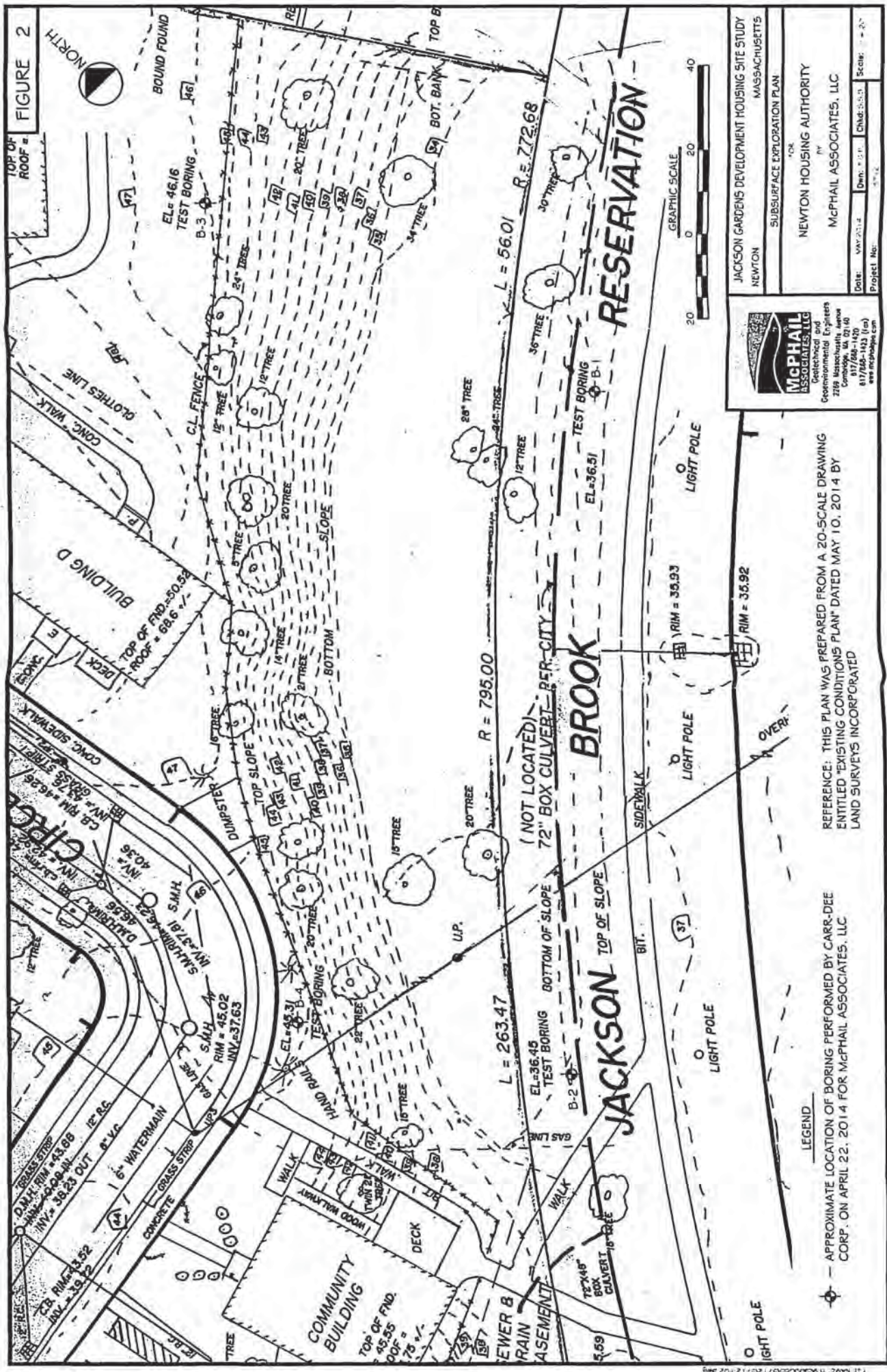


FIGURE 2



JACKSON GARDENS DEVELOPMENT HOUSING SITE STUDY
 NEWTON
 MASSACHUSETTS

McPHAIL ASSOCIATES, LLC
 Geotechnical Engineers
 219 Massachusetts Ave
 Cambridge, MA 02140
 617/666-1120
 www.mcphail.com

SUBSURFACE EXPLORATION PLAN

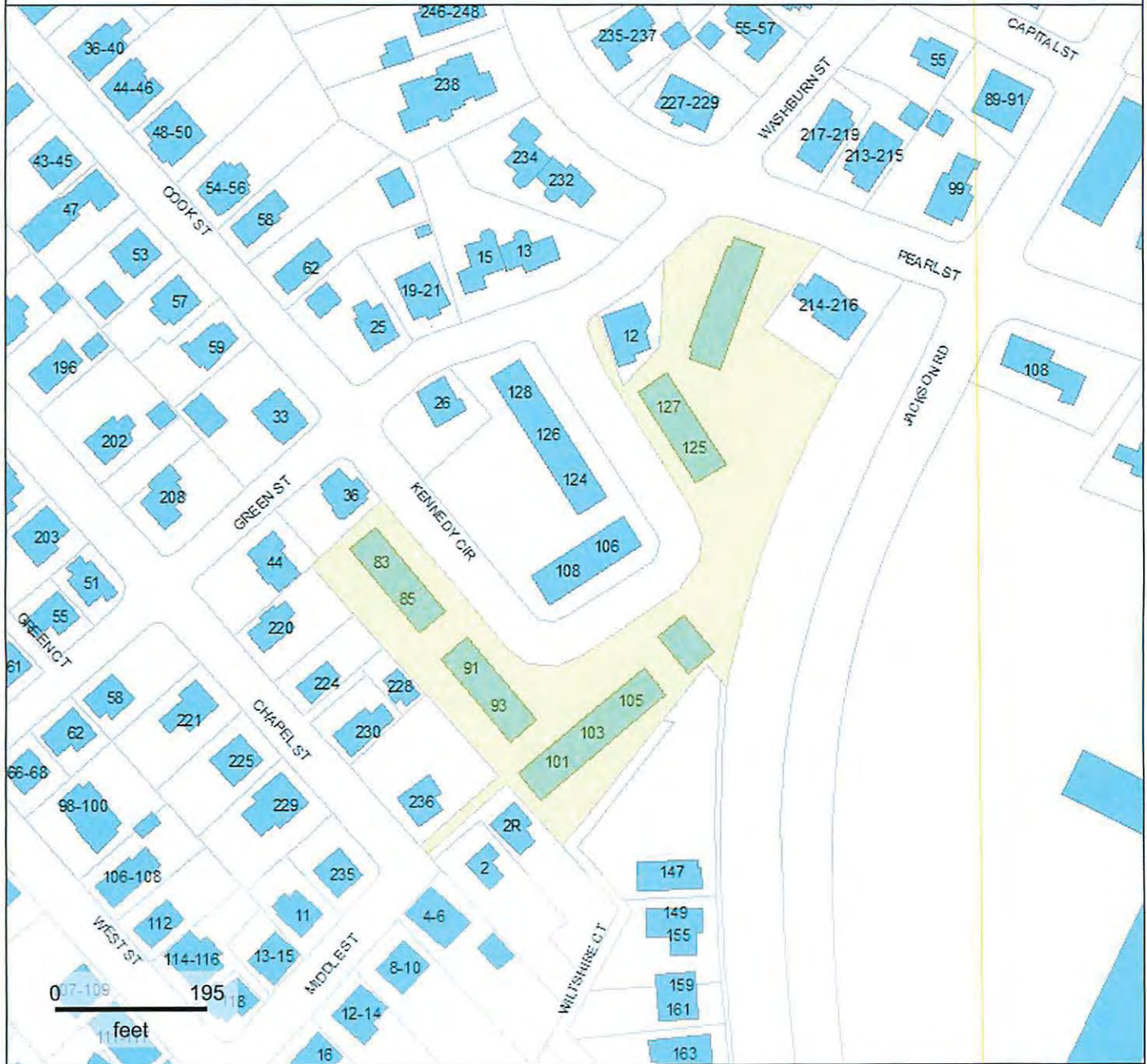
NEWTON HOUSING AUTHORITY
 McPHAIL ASSOCIATES, LLC

Date: MAY 2014
 Drawn: J.S.P.
 Check: S.S.S.
 Project No: 14-001

REFERENCE: THIS PLAN WAS PREPARED FROM A 20-SCALE DRAWING ENTITLED "EXISTING CONDITIONS PLAN" DATED MAY 10, 2014 BY LAND SURVEYS INCORPORATED

LEGEND
 ○ LIGHT POLE
 ○ (NOT LOCATED) 72" BOX CULVERT PER CITY
 ○ APPROXIMATE LOCATION OF BORING PERFORMED BY CARR-DEE CORP. ON APRIL 22, 2014 FOR McPHAIL ASSOCIATES, LLC

City of Newton

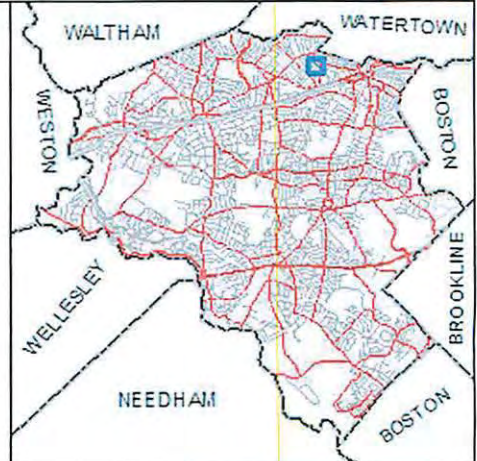


Property ID: 12001 0032
Address: 83-127 KENNEDY CIR
Owner: NEWTON HOUSING AUTHORITY

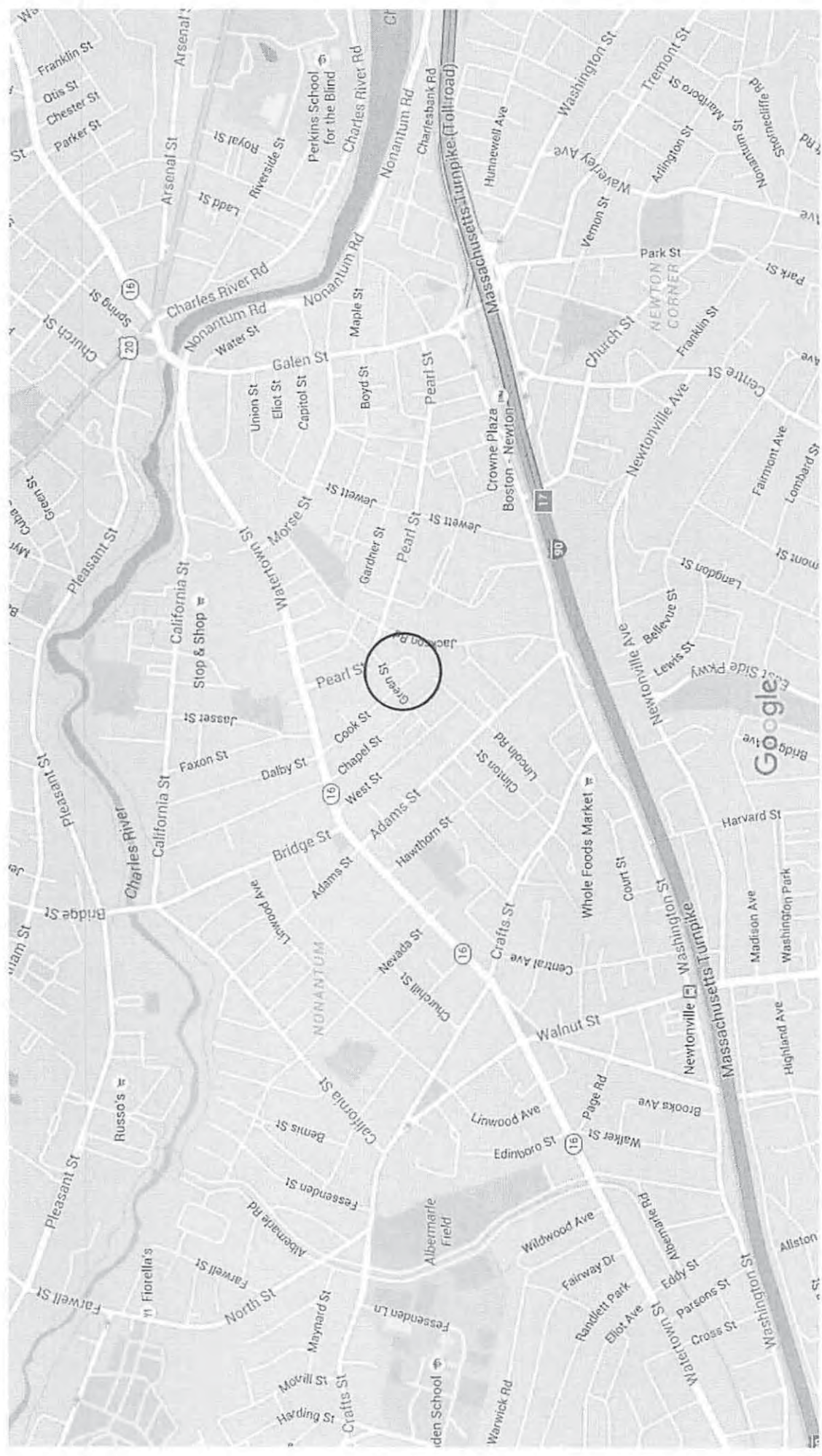


MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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.



Google Maps



Map data ©2016 Google 1000 ft

MassDEP - Bureau of Waste Site Cleanup

MCP Numerical Ranking System Map: 500 feet & 0.5 Mile Radii

Site Information:

40 JACKSON RD NEW TON, MA

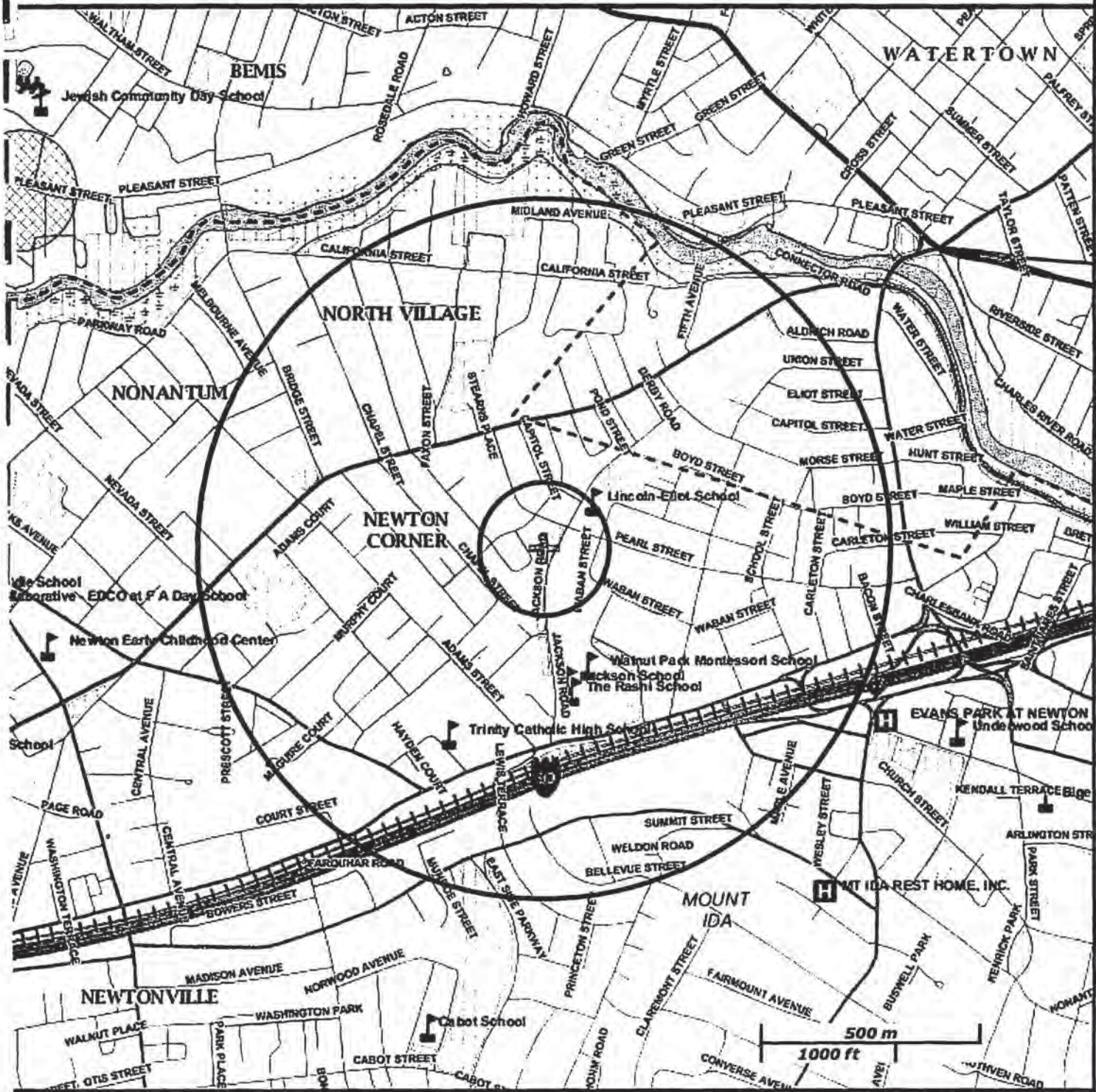
NAD83 UTM Motors:
4691971mN, 319200mE (Zone: 19)
March 14, 2014

The information shown is the best available at the date of printing. However, it may be incomplete. The responsible party and LSP are ultimately responsible for ascertaining the true conditions surrounding the site. Metadata for data layers shown on this map can be found at:
<http://www.mass.gov/mqls/>



MassDEP

Commonwealth of Massachusetts
Department of Environmental Protection



Roads: Limited Access, Divided, Other Hwy, Major Road, Minor Road, Track, Trail	PWS Protection Areas: Zone II, IWPA, Zone A			
Boundaries: Town, County, DEP Region; Train; Powerline; Pipeline; Aqueduct	Hydrography: Open Water, PWS Reservoir, Tidal Flat			
Basins: Major, PWS; Streams: Perennial, Intermittent, Man Made Shore, Dam	Wetlands: Freshwater, Saltwater, Cranberry Bog			
Aquifers: Medium Yield, High Yield, EPA Sole Source	FEMA 100yr Floodplain; Protected Open Space; ACEC			
Non Potential Drinking Water Source Area: Medium, High (Yield)	Est. Rare Wetland Wildlife Hab; Vernal Pool: Cert., Potential			
	Solid Waste Landfill; PWS: Com. GW, SW, Emerg., Non-Com			



Jackson Road



Jackson Road



Kennedy Circle



Current Community Room