



Setti D. Warren  
Mayor

**Newton, Massachusetts**  
**AFFORDABLE HOUSING PROPOSAL FORM FY15 or FY16**

*(For staff use)*  
date rec'd:  
  
**20**  
**December**  
**2017**

**PRE-PROPOSAL**

**PROPOSAL**

Custom form last updated 10 August 2017.

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

<b>Project TITLE</b>	<b>Newton Housing Authority Jackson Road Senior Housing</b>		
<b>Project LOCATION</b>	Jackson Road, Newton Corner, MA 02458 (83-127 Kennedy Circle, Newton Corner MA 02458)		
<b>Project CONTACT</b>			
Name & title	Email	Phone	Mailing address
Amy Zarechian, Exec. Director, Newton Housing Authority	<a href="mailto:azarechian@newtonhousing.org">azarechian@newtonhousing.org</a>	617-552-5501	82 Lincoln Street Newton Highlands, MA 02461
<b>Sponsoring Org.</b> (check all that apply)	Non-profit	Certified CHDO	Public Agency
		✓	✓
<b>Project FUNDING</b>	<b>A. Newton CPA funds:</b> \$2,500,000	<b>B. Total other funds:</b> \$23,560,575	<b>C. Total project cost:</b> \$26,060,575
<b>Project SUMMARY &amp; NEEDS</b>	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.		
<p>The proposed site of the Jackson Road Senior Housing Development is approximately 25,200 square feet of undeveloped, wooded property owned by the Newton Housing Authority (NHA), next to its existing Jackson Gardens Federal Public Housing development. The proposed development will consist of fifty-five one-bedroom units of new construction rental housing. Thirty-two of the units will be designated for low-income seniors with income at or below 60% of AMI. Eleven of these units will be occupied by households with income at 30% of AMI or below. In addition, ten of the units will be designated for residents with income between 80% and 99% of AMI and thirteen units will be for residents with no income restrictions. Four of the units will be set aside for homeless or at risk of being homeless individuals. The project will include parking and new community spaces 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.</p> <p>The NHA recognizes the need for affordable housing in Newton and currently has extensive waiting lists for all of its housing programs. As described in the City of Newton's 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. 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, the NHA has identified a need for affordable housing for moderate-income households as described in City of Newton's Consolidated Plan, which states that over half of Newton households with income between 80% and 100% of AMI are cost burdened. This need is also described in the City of Newton's Housing Strategy, which recognizes rental units as the best opportunity to address the growing lack of affordable housing options in the City for low and moderate income households.</p>			

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

**SOURCES OF FUNDS** *Check all that apply and identify if funds are committed or proposed.*

Deferred Dev. Fee	\$710,575	9% and MA Low Income Housing Tax Credits	\$11,000,000
HOME funds	\$750,000	MA (DHCD) Affordable Housing Trust Fund	\$1,000,000
CPA funds	\$2,500,000	Housing Stabilization Fund	\$750,000
FCF	\$750,000	CBH	\$750,000
Permanent Loan	\$7,850,000	<b>D. TOTAL</b> (should equal C. on page 1 of this form)	<b>\$26,060,575</b>

**USES OF FUNDS** *Check all that apply.*

New construction	<input checked="" type="checkbox"/>	Site preparation/ remediation	<input checked="" type="checkbox"/>	(under CPA) Creation	<input checked="" type="checkbox"/>
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**TARGET POPULATION & SPECIAL FEATURES** *Check all that apply.*

Individual/Family <input checked="" type="checkbox"/>	Seniors <input checked="" type="checkbox"/>	Homeless/At Risk of Homelessness <input checked="" type="checkbox"/>
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**Special needs/disabilities** (identify population & provider of support services, if any):  The development will have at least three accessible units specifically designed for mobility impaired residents and all units will be designed to be visitable and potentially adaptable. In addition, all common and community spaces will be fully accessible to all residents. The NHA will be coordinating the provision of social services through partnerships with a variety of local service providers based on the needs of the residents.

**Special features** (historic preservation, sustainability, etc.): The project architect is looking to incorporate as many energy efficient features as possible into the design of the building.

**TYPE OF HOUSING** *Check all that apply.*

Rental <input checked="" type="checkbox"/>	Individual/single family <input checked="" type="checkbox"/>
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**UNIT COMPOSITION** *List the development's number of units in each category.*

	Total	≤ 30% AMI	≤ 60% AMI	≤ 80% AMI	99% AMI	Market-rate
<b>1 BR</b>	55	11	21		10	13

**OUTREACH** *Summarize efforts to date to communicate with abutters, neighborhood residents & City Councilors.*

The Newton Housing Authority (NHA) has met with Mayor Warren and many City Councilors, including President Scott Lennon, Ward 1 Councilors Alison Leary and Allan L. Ciccone, Jr, and Ward 1 Councilor Elect Maria Greenberg, regarding the proposed project. The NHA has also met several times with the Nonantum Neighborhood Association and other abutters and shared the plans for the development, unit mix, and resident services spaces and the project timeline. In addition, the NHA has begun an effort to engage with the wider community through one-on-one conversations with neighbors, stakeholders, and advocates to solicit comments and concerns and involve the community throughout the development process. The NHA has also communicated with the Newton Council on Aging about the planned development and plans to meet with their representatives in the coming weeks.

Information about the proposed development has also been included in our recent Public Housing Authority Annual plans submitted to HUD and the City of Newton.

The NHA has also continued to involve its residents through representation on the Designer Selection Local Screening Committee, Community meetings, and written updates and have worked closely with the City of Newton Planning and Development Department throughout each step in the process. The NHA attended a second review by the City of Newton Development Review Team in November following changes to the original design.

Instructions intended to answer questions raised by, or to minimize duplication of information from, the July 2017 version of this proposal are highlighted in red on this page.

Attachments submitted with the July 2017 proposal are listed on the following page and are available online from: [www.newtonma.gov/gov/planning/cpa/projects/housing\\_authority.asp#Jackson-Sr](http://www.newtonma.gov/gov/planning/cpa/projects/housing_authority.asp#Jackson-Sr)

ATTACHMENTS		
Required	Check if included	Review full instructions thoroughly with staff prior to submission.
required	✓	<b>A3. TIMELINE</b> including financing, permitting, construction & occupancy –include major steps for tax credits and Comprehensive Permit.
<b>B. SITE CONTROL &amp; PROJECT FINANCES</b>		
required	✓	Developer commitment to pursue permanent affordability – clarify that this commitment is not contingent on future public funding for NHA operations.
	✓	Status of requested HUD approval for disposition of project site.
	✓	Non-Newton funding: sources, commitment letters or application/decision schedules
		Rental subsidy, if any: sources, commitment letters or application/decision schedules
	✓	Project development pro forma
	✓	Project 10-year operating budget
<b>C. DESIGN &amp; CONSTRUCTION</b>		
required	✓	Scope of construction work, supported by professional cost estimates
	✓	Materials & finishes; highlight “green” or sustainable features or proposed certification
	✓	Detailed site & floor plans, elevations for major rehabilitation and all new construction – POSTED SEPARATELY ON NEWTON CPC WEBSITE
	✓	Architectural access worksheet (see below) –update as needed.
<b>D. RELOCATION, FAIR HOUSING &amp; ACCESSIBILITY</b>		
required	✓	Affirmative marketing & resident selection plan – please submit a short, draft, project-specific marketing plan rather than the full state instructions for such plans submitted in July 2017.
	✓	Fair housing: training completed, past complaints & their resolution – please include a 1-para. summary of how past complaints summarized in the previous submission were resolved.
<b>E. SITE REVIEW, ZONING &amp; PERMITTING</b>		
Required	✓	Environmental mitigation plan --please submit a 1-2 page summary of how site soil conditions affect project costs, and responding to environmental questions raised for the previous proposal; please do not submit the full enviro. assessment already submitted
	✓	Confirmation of review by Development Review Team (DRT)
<b>F. DEVELOPER CAPACITY &amp; QUALIFICATIONS</b>		
Required	✓	Most recent audited annual financial statement of parent company or organization – please submit any available short summary of audited 2016 financials; do not re-submit full information already submitted.
nonprofits only	no more recent version available	Most recent annual organizational operating budget – please submit any more recent available version of the 2-page "Consolidated Operating Budget" included with the previous submission; do not re-submit full information already submitted.
optional	✓	<b>G. LETTERS or PETITIONS of SUPPORT</b> , if available

**City of Newton Affordable Housing Proposal**  
**Newton Housing Authority Jackson Road Senior Housing**

The following attachments submitted in July 2017 are available under "**7 July 2017 - full proposal**" on this webpage: [www.newtonma.gov/gov/planning/cpa/projects/housing\\_authority.asp#Jackson-Sr](http://www.newtonma.gov/gov/planning/cpa/projects/housing_authority.asp#Jackson-Sr)

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

3 new letters of support submitted by Newton Housing Authority 8 January 2018.

<b>ARCHITECTURAL ACCESS WORKSHEET</b>					
Use this table to show how the proposed project will meet or exceed the most stringent applicable requirements.					
REQUIRED	PROPOSED				
<b>1. Site access – accessible route</b>					
<p><b>ACCESSIBLE MEANS OF EGRESS REQUIRED (1009.1)</b>  <b>NUMBER REQUIRED:</b> 2</p> <p><b>ACCESSIBLE MEANS OF EGRESS – ELEVATORS REQUIRED (1009.2.1)</b></p> <p><b>WIDTH OF STAIR (1009.3 EX2 AND 1011.2):</b>            44" MINIMUM</p> <p><b>ACCESS TO A PUBLIC WAY (1028.5)</b>  <b>521 CMR 20.00: ACCESSIBLE ROUTE</b>            20.2.1 AT LEAST ONE ACCESSIBLE ROUTE SHALL CONNECT ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES THAT ARE ON THE SAME SITE</p> <p>20.11.2 THE EXIT DISCHARGE SHALL PROVIDE A CONTINUOUS PATH OF TRAVEL FROM AN EXIT TO A PUBLIC WAY BY MEANS OF A WALKWAY OR A RAMP.</p>	<p><b>NUMBER PROVIDED:</b> 3</p> <p>Building is fully sprinklered, therefore elevator is not required to be an accessible means of egress. The elevator is provided as a convenience, and not as a means of egress.</p> <p>Stairways provided will comply.</p> <p>An accessible route will be provided to connect accessible buildings, facilities, elements and spaces on the project site.</p> <p>The exit discharge is provided by a continuous unobstructed path of travel from the exits to the public way by means of walkways complying with clearances, texture, slope, and level change requirements.</p>				
<b>2. Accessible parking (identify proposed total # of spaces)</b>					
<p><b>521 CMR 23.00: PARKING AND PASSENGER LOADING ZONES</b></p> <p>23.2 NUMBER            ACCESSIBLE SPACES SHALL BE PROVIDED AS FOLLOWS:</p> <p>23.2.1 <u>TOTAL PARKING IN LOT REQUIRED</u>  <u>MINIMUM NUMBER OF ACCESSIBLE SPACES</u></p> <table style="margin-left: 40px;"> <tr> <td>15-25</td> <td style="text-align: center;">1</td> </tr> <tr> <td>26-50</td> <td style="text-align: center;">2</td> </tr> </table> <p>23.2.2 ONE IN EVERY EIGHT ACCESSIBLE SPACES, BUT NOT LESS THAN ONE, SHALL BE VAN ACCESSIBLE, SEE 521 CMR 23.4.7.</p>	15-25	1	26-50	2	<p>Thirty (30) Parking spaces provided for 55 total units, two (2) of which will be accessible.</p> <p>One (1) of the accessible spaces will be van accessible.</p>
15-25	1				
26-50	2				
<b>3. Building entrances &amp; accessible routes within buildings</b>					
<p><b>521 CMR 25.00: ENTRANCES</b></p> <p><b>521 CMR 26.00: DOORS AND DOORWAYS</b></p>	<p>All approaches/entrances/exits are fully accessible. Vestibules will provide required clearances.</p> <p>Minimum 36" doors are provided along the accessible route and within units for access to building entrances</p>				

	<p>and interior rooms. Required accessible thresholds and maneuvering clearances are provided at all doorways to building entrances and interior rooms.</p>
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**4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)**

<p><b>521 CMR 10.00: PUBLIC USE AND COMMON USE SPACES IN MULTIPLE DWELLINGS</b></p> <p>All public use and common spaces shall comply with requirements for accessibility.</p> <p>10.6 ALARMS WHERE A FIRE ALARM IS PROVIDED, IT SHALL COMPLY WITH 521 CMR 40.00: ALARMS.</p> <p>10.7 HEIGHT OF CONTROLS THE HIGHEST POSITION OF THE OPERABLE PARTS OF ANY CONTROL, DISPENSER, RECEPTACLE, OR OTHER OPERABLE EQUIPMENT SHALL BE LOCATED WITHIN THE ZONE OF REACH AS DEFINED IN 521 CMR 5.00: DEFINITIONS.</p> <p>10.8 LAUNDRY FACILITIES IF LAUNDRY FACILITIES ARE PROVIDED IN MULTIPLE DWELLINGS, THEN EQUIVALENT, ACCESSIBLE LAUNDRY FACILITIES SHALL BE PROVIDED.</p> <p>10.8.1 LOCATION: LAUNDRY FACILITIES SHALL BE ON AN ACCESSIBLE LEVEL AND ON AN ACCESSIBLE ROUTE.</p> <p>10.8.2 AT LEAST ONE WASHING MACHINE AND AT LEAST ONE CLOTHES DRYER SHALL BE FRONT LOADING, SHALL HAVE A SIDE HINGED DOOR, AND SHALL BE LOCATED SO THAT THE DOOR CAN BE OPENED 180 °. SEE FIG. 10A.</p> <p>10.8.3 WHERE LAUNDRY WORK SPACE, SUCH AS A FOLDING TABLE, IS PROVIDED, IT SHALL COMPLY WITH 521 CMR 35.00: TABLES AND SEATING.</p> <p>10.9 KITCHEN FACILITIES SINKS, COUNTERS, AND COOKING FACILITIES PROVIDED IN COMMON USE SPACES SHALL COMPLY WITH 521 CMR 32.00: KITCHENS.</p>	<p>Accessible public use and common spaces will be provided such as the management offices, public toilet facilities, library, lounges, community room, studio, fitness center, laundry, trash areas, mailboxes, walks, sidewalks, parking lots, entrances, elevators, lobbies and foyers, as well as corridors and stairways leading to dwelling units.</p> <p>Compliant fire alarms will be provided.</p> <p>Accessible controls, dispensers, and other operable equipment will be provided with required dimensions and clearances.</p> <p>Accessible laundry facilities will be provided so that at least</p> <p>one washing machine and at least one clothes dryer shall be front loading, shall have a side hinged door, and shall be located so that the door can be opened 180 °.</p> <p>A laundry folding table will be provided that will comply with accessibility requirements.</p> <p>The kitchen sinks, counters, and cooking facilities provided in the community center will comply with requirements for accessible kitchens.</p>
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**5. Group 1 Units (MAAB) (include units covered by the FHA)**

<p><b>GROUP 1 (521 CMR 9.7): ALL UNITS EXCEPT GROUP 2 UNITS</b>  2% of 55 total units =&gt; 2 required</p>	<p>Fifty-two (52) Group 1 Units will be provided. (Two (2) of which will be sensory adapted.) (meets requirements)</p>
<p><b>6. Group 2 Units (MAAB)</b></p>	
<p><b>GROUP 2B (521 CMR 9.4): THREE (3) GROUP 2A UNITS REQUIRED</b>  5% of 55 total units =&gt; 3 required</p>	<p>Three (3) Group 2B Units will be provided (meets requirements)</p>

**NEWTON HOUSING AUTHORITY**  
**82 Lincoln Street**  
**Newton Highlands, Massachusetts 02461**

Telephone: (617) 552 - 5501  
Telecopier: (617) 964 - 8387  
TD: (617) 332 - 3802

**Amy Zarechian**  
**Executive Director**

Jackson Road Senior Housing  
Haywood House  
Development Timeline

November 30, 2017	Submit DHCD pre-application for LIHTC
December 2017	Submit full proposal to Newton CPC
December 7, 2017	File Zoning Review for amendment to site plan approval
January 2018	File with City Council for amendment to site plan approval
January 23, 2018	CPC Public Hearing City Council referral to committees prior to full Council appropriation vote
February 2018	Submit DHCD One Stop Application
February 2018	File for Comprehensive Permit following receipt of Project Eligibility Letter
August 2018	Receive state funding commitment
February 2019	Initial Closing
March 2019	Construction start
November 2020	Full occupancy





**82 Lincoln Street  
Newton Highlands, Massachusetts 02461**

**Telephone: (617) 552-5501  
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**Amy Zarechian  
Executive Director**

## **B. Site Control and Project Finances**

### **Developer Commitment to Pursue Permanent Affordability**

The Newton Housing Authority commits to pursue permanent affordability for all of the units in the Haywood House development, at the income levels identified, for the life of the project, subject to continuing availability of public funding. The NHA's commitment to pursue permanent affordability is not contingent on future public funding for NHA public housing operations. This is incorporated in the mission and central function of the NHA to provide affordable housing in the City of Newton and the NHA will take all possible steps to apply for and keep in place all public subsidies to maintain affordability of all its units.

### **Status of HUD approval**

The Newton Housing Authority's planned development of a multi-story, 55-unit, mixed income development for seniors will be located on a vacant parcel of land located at the periphery of the existing Jackson Gardens federal public housing development for the elderly. The land has been owned continuously by the Newton Housing Authority since 1963 and held under an existing HUD Declaration of Trust. As such, the NHA applied in July of 2017 for demolition/disposition authorization from the Special Applications Center at the U.S. Department of Housing and Urban Development (HUD), pursuant to Section 18 of the Housing Act of 1937 and HUD's related regulation 24 CFR 970, in order to pursue development of the Haywood House project. The qualifying reason for the disposition is that "[t]he development includes vacant land or non-dwelling structures that exceeds the need of the development (after Date of Full Availability--DOFA)." The Newton Housing Authority intends to dispose of the property for Fair Market Value with no net proceeds. The Newton Housing Authority will not be required to offer the property for sale to the residents. The Newton Housing Authority will not be required by HUD to record a use agreement against the property.

The vacant land has never been utilized or served any purpose for the Newton Housing Authority, is separated from the existing development by a slope, and is not currently accessible from the public street serving all of the current units of the existing development. The non-residential building to be disposed is an underutilized non-dwelling structure at 111 Kennedy Circle Newton, MA 02458 currently serving as the community room and laundry facilities for the existing Jackson Gardens development. The current community room is rarely used and fails to meet the social service needs of the existing residents at Jackson Gardens. In addition, the laundry facilities as originally designed are insufficient to meet the laundry capacity requirements of the current residents and is not accessible for all residents.

In connection with the disposition of the vacant land and non-residential building, Newton Housing Authority shall provide, by easement or ground lease, rights to the new development to access approximately 22 parking spaces to be located on the existing Jackson Gardens development. The HUD approval of the disposition will also subordinate the existing HUD Declaration of Trust for the existing Jackson Gardens development to these rights.

The Newton Housing Authority has submitted all of the required documents to the HUD Special Applications Center in connection with the application for disposition authorization and is awaiting the final response from HUD. As part of the application process, the NHA and its counsel Klein Hornig have met with the local HUD

Boston office and worked closely with the HUD Special Applications Center in Chicago. During these discussions HUD expressed support for the project and indicated that the application is consistent with HUD guidelines for approval of disposition, particularly because the land in question has never been utilized, none of the current public housing units is affected, and there is no relocation required for the existing tenants of the development. Based on these discussions, and our experience with prior Demo-Dispo submissions, we believe that HUD will issue an approval in the near future.

**Non-Newton Funding**

A pre-application for Low Income Housing Tax Credits was submitted to DHCD on November 30, 2017 with a full application expected to be submitted in February of 2018. Commitment of state funding is expected in August of 2018.

# Jackson Road/Haywood House Project Budgets



- ◆ Budget summary
- ◆ Budget assumptions
- ◆ Financing assumptions
- ◆ Tax credit calculations
- ◆ Development cost projections
- ◆ Operating statement
- ◆ Cash flow projections
- ◆ Construction loan cashflow
- ◆ Developer fee

**JACKSON ROAD/HAYWOOD HOUSE Budget Summary**

Rec'd by Newton CPC 20 Dec 2017

December 11, 2017

**55 One Bedroom Units**  
**32- tax credit, 10-99%,13 mrkt**  
**30 Parking Spaces**  
**9% Tax Credits @ \$0.95**  
**Taxable Financing-4.35%; 40 yrs**

**NET DEVELOPMENT FEE \$1,529,425**

**NET ACQUISITION PAYMENT \$1**

<b>UNITS</b>	<u>0 BR</u>	<u>1 BR</u>	<u>2 BR</u>	<u>3 BR</u>	<u>4 BR</u>	
30% AMI PBV	0	11	0	0	0	11
50% AMI PBV	0	0	0	0	0	0
60% AMI	0	21	0	0	0	21
99% AMI	0	10	0	0	0	10
Market	0	13	0	0	0	13
<b>TOTAL</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55</b>

<b>SOURCES</b>	<u>P/U</u>			<b>USES</b>	<u>P/U</u>	
Cash	\$0	\$0		Acquisition	\$1	\$0
Federal LIHTC	\$9,500,000	\$172,727		Construction	\$19,596,425	\$356,299
State LIHTC	\$1,500,000	\$27,273		Soft Costs	\$3,722,526	\$67,682
Federal HTC	\$0	\$0		Fees	\$2,741,623	\$49,848
FCF	\$750,000	\$13,636		<b>TOTAL</b>	<b>\$26,060,575</b>	<b>\$473,829</b>
State HOME	\$750,000	\$13,636		<b>GAP</b>	<b>(\$0)</b>	
Local HOME	\$0	\$0		<b>Per Unit Residential Cost</b>		<b>\$473,829</b>
AHTF	\$1,000,000	\$18,182	31.72%	<b>Per Unit Resid. \$ w/o Comm Space</b>		<b>\$455,115</b>
CATNHP	\$0	\$0				
HSF	\$750,000	\$13,636				
CPA	\$2,500,000	\$45,455				
Deferred Developer Fee	\$710,575	\$12,920				
CBH	\$750,000	\$13,636				
Permanent Loan	\$7,850,000	\$142,727				
<b>TOTAL</b>	<b>\$26,060,575</b>	<b>\$473,829</b>				

<b>ANNUAL INCOME</b>	<u>P/U</u>			<b>ANNUAL OPERATING BUDGET</b>	<u>P/U</u>	
Rental Income	\$1,030,992	\$18,745		Management Fee	\$48,134	\$875
Other Income	\$91,934	\$1,672		Administration	\$79,790	\$1,451
(Vacancy)	(\$53,292)	(\$969)		Maintenance	\$82,000	\$1,491
Net Income	\$1,069,634	\$19,448		Utilities	\$97,500	\$1,773
Operations	(\$588,799)	(\$10,705)		Services	\$120,000	\$2,182
<b>NOI</b>	<b>\$480,835</b>	<b>\$8,742</b>		Taxes	\$82,500	\$1,500
<b>Debt Service</b>	<b>(\$414,448)</b>	<b>(\$7,535)</b>		Insurance	\$30,000	\$545
<b>Net Cashflow</b>	<b>\$66,387</b>	<b>\$1,207</b>		Replacement Res.	\$19,250	\$350
<b>Coverage ratio</b>	<b>1.16</b>			Other	\$29,625	\$539
				<b>TOTAL</b>	<b>\$588,799</b>	<b>\$10,705.43</b>

PF28

# JACKSON ROAD/HAYWOOD HOUSE Budget Assumptions

Rec'd by Newton CPC 20 Dec 2017

December 11,2017

<b>UNIT RENTS</b>	0 BRS	1 BR	2 BRs	3 BRs	4 BRS
PBV FMR	\$0	\$1,372	\$0	\$0	\$0
50% AMI	\$0	\$1,372	\$0	\$0	\$0
60% AMI	\$0	\$1,104	\$0	\$0	\$0
99% AMI	\$0	\$1,774	\$0	\$0	\$0
Market	\$0	\$2,300	\$0	\$0	\$0
<b>Utility Allowance</b>					
Hot Water	\$0	\$0	\$0	\$0	\$0
Appliances	\$0	\$0	\$0	\$0	\$0
Other Electric/Gas	\$0	\$0	\$0	\$0	\$0
<b>Total</b>	\$0	\$0	\$0	\$0	\$0
<b># of Units</b>					
30% AMI PBV	0	11	0	0	0
50% AMI PBV	0	0	0	0	0
60% AMI	0	21	0	0	0
99% AMI	0	10	0	0	0
Market	0	13	0	0	0
<b>Total</b>	0	55	0	0	0
<b>Size (NSF)</b>		683			0
<b>Vacancy Rate</b>	5%				
<b>Per Cent Affordable</b>	58.2%				
<b>Commercial Rent</b>	NA	Per SF			
<b>Net Square Footage</b>					
Residential	37,565				
Common Area	3,081				
Administrative and Operations	2,137				
Commercial	0				
Interior Parking					
Deck Parking	0	0			
Exterior Parking	8,400	21			
Other	0				
<b>Building Cost Per Square Foot</b>	\$227				
<b>Loss Factor</b>	33%				
<b>Gross S.F.</b>	56,080				
<b>Construction Period</b>	16	Months			
<b>Lease Up Period</b>	6	Months			
<b>FINANCING FEES</b>					
Con. Orig. Fee	2.30%				
Perm. Orig. Fees	0.00%				
<b>TAX RATES</b>					
Income Tax Rate	35%				
Capital Gains Tax Rate	25%				
<b>INFLATION FACTORS</b>					
Revenue Inflator	102%				
Expense Inflator	103%				
<b>Cap Rate</b>	7.00%				
<b>Vacancy Rate</b>	5%				
<b>Investors</b>					
Ownership Percentage	99%				

# JACKSON ROAD/HAYWOOD HOUSE Financing Assumptions

Rec'd by Newton CPC  
20 Dec 2017

December 11,2017

## PERMANENT LOAN

Annual Rate	4.35%	
Monthly Rate	0.0036	
Amort. Period	480	Months
Term	40	Years
Cov. Ratio	1.16	
Loan/Value	30.12%	
Loan Amount	\$7,850,000	
Debt Service	(\$34,537)	(\$414,448)
Bond Issue Amount	\$0	

## CONSTRUCTION LOAN

Loan Amount	\$15,000,000	
Interest Rate	0.0038	Monthly
Term	22	Months

## PURCHASE MONEY NOTE

Loan Amount	\$0	
Interest Rate		0
Term	0	
Amort Period	0	
Debt Service	\$0	\$0

## SOFT LOANS AND GRANTS

DHCD HOME	\$750,000
LOCAL HOME	\$0
AHTF	\$1,000,000
HSF	\$750,000
CBH	\$750,000
FCF	\$750,000
CATNHP/TOD	\$0

## OTHER

CPA	\$2,500,000
-----	-------------

# JACKSON ROAD/HAYWOOD HOUSE Tax Credit Calculations

Rec'd by Newton CPC 20 Dec 2017

December 11, 2017

## FEDERAL LIHTC

Basis	\$23,989,486					
Basis Deductions	\$2,000,000					
% Affordable	58%					
Basis Boost	100%	DDA				
Final Basis	\$12,793,883					
Applicable Rate	9.00%					
Annual Allocation	\$1,151,449					
Annual Limit	\$1,000,000					
Price	\$0.95					
Allowed Amount	\$9,500,000					

## STATE LIHTC

Basis	\$12,793,883					
Price	\$0.75					
Annual Limit (Total)	\$1,151,449					
Annual Limit (Units)	\$384,000					
Calculated Amount	\$4,317,935					
Units Amount	\$1,440,000					
Amount	\$1,500,000	400000				

## FED HISTORIC

Basis	\$0					
Price						
Calculated Amount	\$0					

## STATE HISTORIC

Basis	\$0					
Price						
Calculated Amount	\$0					

**JACKSON ROAD/HAYWOOD HOUSE Development Cost Projections**

Rec'd by Newton CPC 20 Dec 2017

December 11, 2017

**PERMANENT SOURCES**

Cash	\$0	
Federal LIHTC	\$9,500,000	\$0.95
State LIHTC	\$1,500,000	\$400,000
Federal HTC	\$0	
FCF	\$750,000	
State HOME	\$750,000	
Local HOME	\$0	
AHTF	\$1,000,000	
CATNHP	\$0	
HSF	\$750,000	
CPA	\$2,500,000	
Deferred Developer Fee	\$710,575	31.72%
CBH	\$750,000	
Permanent Loan	\$7,850,000	4.35%
<b>TOTAL SOURCES</b>	<b>\$26,060,575</b>	

**GAP (\$0)**

Construction Loan \$15,000,000

**USES**

Acquisition Cost	TOTAL	Residential	Commercial	IN LIHTC BASIS	IN HTC BASIS		
Land	\$1	\$1	\$0	\$0	\$0		
Parking	\$0	\$0	\$0	\$0	\$0		
Building	\$0	\$0	\$0	\$0	\$0		0.412903226
<b>Subtotal Acquisition</b>	<b>\$1</b>	<b>\$1</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>		
Construction/Rehabilitation							
Parking		\$0	\$0	\$0	\$0		
Community Center (Shared Space)		\$0	\$0	\$0	\$0	2,232	3.98%
	\$0	\$0	\$0	\$0	\$0		
Buildings	\$18,663,262	\$17,920,459	\$742,803	\$16,666,027	\$0		
Bond		\$0	\$0	\$0	\$0		
General Conditions		\$0	\$0	\$0	\$0		
Overhead and Profit		\$0	\$0	\$0	\$0		
Cost of Construction/Rehabilitation	<b>\$18,663,262</b>	\$17,920,459	\$742,803	\$17,920,459	\$0	\$332.80	
Contingency	\$933,163	\$896,023	\$37,140	\$896,023	\$0	5%	
<b>Subtotal Construction</b>	<b>\$19,596,425</b>	\$18,816,482	<b>\$779,943</b>	<b>\$18,816,482</b>	<b>\$0</b>		96%



**JACKSON ROAD/HAYWOOD HOUSE Development Cost Projections**

Rec'd by Newton CPC 20 Dec 2017

December 11, 2017

	<b>\$356,299</b>						
<b>Soft Costs</b>							
Construction Interest	\$618,750	\$594,124	\$24,626	\$556,875	\$0	4.50%	
Architect & Engineering	\$1,100,000	\$1,056,220	\$43,780	\$1,056,220	\$0	6%	
Survey & Permit	\$25,000	\$24,005	\$995	\$24,005	\$0		
Environmental/Geotech	\$75,000	\$72,015	\$2,985	\$72,015	\$0		
Legal	\$300,000	\$288,060	\$11,940	\$250,000	\$0		
Title & Recording	\$25,000	\$24,005	\$995	\$50,000	\$0		
Accounting	\$70,000	\$67,214	\$2,786	\$56,000	\$0		
Construction Insurance	\$186,633	\$179,205	\$7,428	\$179,205	\$0		
Marketing and Rent Up	\$200,000	\$200,000	\$0	\$0	\$0		
Real Estate Taxes	\$20,000	\$19,204	\$796	\$20,000	\$0		
Inspection Fees	\$30,000	\$28,806	\$1,194	\$28,806	\$0		
Bond Premium	\$0	\$0	\$0	\$0	\$0		
Appraisal & Market Study	\$30,000	\$28,806	\$1,194	\$28,806	\$0		
Consultants	\$250,000	\$240,050	\$9,950	\$240,050	\$0		
Security	\$25,000	\$24,005	\$995	\$24,005	\$0		
Permanent Financing Fee	\$78,500	\$75,376	\$3,124	\$0	\$0	1.0%	
Construction Financing Fee	\$150,000	\$144,030	\$5,970	\$144,030	\$0	1%	
Syndication	\$50,000	\$48,010	\$1,990	\$0	\$0		
Relocation	\$0	\$0	\$0	\$0	\$0		
Tax Credit Fee	\$109,393	\$105,039	\$4,354	\$0	\$0		
MIP	\$39,250	\$37,688	\$1,562	\$37,688	\$0	0.25%	
OPM	\$140,000	\$134,428	\$5,572	\$134,428	\$0		
FFE	\$75,000	\$72,015	\$2,985	\$0	\$0		
Contingency	\$125,000	\$120,025	\$4,975	\$120,025	\$0	3.36%	
<b>Subtotal Soft Costs</b>	<b>\$3,722,526</b>	<b>\$3,582,328</b>	<b>\$140,198</b>	<b>\$3,022,157</b>	<b>\$0</b>		
Reserves	\$501,623	\$481,659	\$19,965	\$0	\$0	Six Months	
Developer Overhead	\$1,120,000	\$1,075,424	\$44,576	\$1,075,424	\$0		
Developer's Fee	\$1,120,000	\$1,075,424	\$44,576	\$1,075,424	\$0		
<b>Subtotal Fees,Reserves and Overhead</b>	<b>\$2,741,623</b>	<b>\$2,632,506</b>	<b>\$109,117</b>	<b>\$2,150,847</b>	<b>\$0</b>		
<b>TOTAL USES</b>	<b>\$26,060,575</b>	<b>\$25,031,317</b>	<b>\$1,029,258</b>	<b>\$23,989,486</b>	<b>\$0</b>		
Per Unit		\$473,829					
w/o Shared Community Space		\$455,115					

**JACKSON ROAD/HAYWOOD HOUSE Operating Statement**

Rec'd by Newton CPC 20 Dec 2017

December 11,2017

	<b>PER YEAR</b>	<b>PER UNIT</b>	<b>COMMENTS</b>				
<b>REVENUE</b>							
30% Rent Subsidy							
Studio	\$0						
One BR	\$181,104						
Two BR	\$0						
Three BR	\$0						
50% AMI Rent Subsidy							
Studio	\$0						
One BR	\$0						
Two BR	\$0						
Three BR	\$0						
60% AMI							
Studio	\$0						
One BR	\$278,208						
Two BR	\$0						
Three BR	\$0						
99% AMI							
Studio							
One BR	\$212,880						
Two BR	\$0						
Three BR							
Market							
Studio	\$0						
One BR	\$358,800						
Two BR	\$0						
Three BR	\$0						
Jackson Gardens Reimbursement	\$86,434						
Other	\$5,500		Laundry				
<b>Gross Revenue</b>	<b>\$1,122,926</b>			2232	1473.12	1598.12	0.037194
Vacancy	(\$53,292)						
<b>TOTAL REVENUE</b>	<b>\$1,069,634</b>						
<b>EXPENSES</b>							
	<b>TOTAL</b>	<b>Per Unit</b>					
<b>MANAGEMENT FEE</b>	<b>\$48,134</b>	<b>\$875</b>	4.5%				
<b>ADMINISTRATION</b>							
Payroll and Taxes	\$40,000	\$727					
Benefits	\$0	\$0					
Legal	\$5,000	\$91					
Audit	\$12,500	\$227					
Marketing	\$2,500	\$45					
Telephone	\$2,500	\$45					
Office Expense	\$5,000	\$91					
Accounting and Data processing	\$8,640	\$157					
Investor Servicing Fee	\$2,000	\$36					
OTHER: DHCD Fee	\$1,650	\$30					
OTHER:Miscellaneous	\$0	\$0					
<b>ADMINISTRATIVE SUBTOTAL</b>	<b>\$79,790</b>	<b>\$1,451</b>					
<b>OPERATIONS</b>							
Payroll and Taxes	\$20,000	\$364					
Benefits	\$0	\$0					
Supplies	\$3,000	\$55					
Landscaping	\$1,000	\$18					
Redecorating	\$9,000	\$164					
Repair	\$5,000	\$91					
Elevator Maintenance	\$12,000	\$218					
Trash Removal	\$8,000	\$145					
Snow Removal	\$6,000	\$109					

**JACKSON ROAD/HAYWOOD HOUSE Operating Statement**

Rec'd by Newton CPC 20 Dec 2017

December 11,2017

	<b>PER YEAR</b>	<b>PER UNIT</b>	<b>COMMENTS</b>				
Extermination	\$3,000	\$55					
Recreation	\$5,000	\$91					
Other Maintenance Contracts	\$10,000	\$182					
OTHER: Parking	\$0	\$0					
<b>OPERATIONS SUBTOTAL</b>	<b>\$82,000</b>	<b>\$1,491</b>					
<b>SECURITY</b>	<b>\$10,000</b>	<b>\$182</b>					
<b>RESIDENT SERVICES</b>	<b>\$120,000</b>	<b>\$2,182</b>					
<b>UTILITIES</b>							
Electricity	\$27,500	\$500					
Heat and Hot Water	\$55,000	\$1,000					
Water and Sewer	\$15,000	\$273					
<b>UTILITY SUBTOTAL</b>	<b>\$97,500</b>	<b>\$1,773</b>					
<b>OTHER EXPENSES</b>							
Taxes	\$82,500	\$1,500					
Insurance	\$30,000	\$545					
MIP	\$19,625	\$357					
Replacement Reserve	\$19,250	\$350					
<b>OPERATING EXPENSES</b>	<b>\$588,799</b>	<b>\$10,705</b>					
<b>NET OPERATING INCOME</b>	<b>\$480,835</b>	<b>\$8,742</b>					
<b>DEBT SERVICE</b>	<b>(\$414,448)</b>	<b>(\$7,535)</b>					
<b>CASHFLOW</b>	<b>\$66,387</b>	<b>\$1,207</b>					
<b>COVERAGE RATIO</b>	<b>1.16</b>						

<b>JACKSON ROAD/HAYWOOD HOUSE Cashflow Projection</b>											by Newton CPC 20 Dec 2017
December 11,2017											
		<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2026</b>
	0	1	2	3	4	5	6	7	8	9	10
<b>Revenue</b>											
Rental Assisted		\$181,104	\$184,726	\$188,421	\$192,189	\$196,033	\$199,953	\$203,953	\$208,032	\$212,192	\$216,436
50% AMI		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60% AMI		\$278,208	\$283,772	\$289,448	\$295,237	\$301,141	\$307,164	\$313,307	\$319,574	\$325,965	\$332,484
99% AMI		\$212,880	\$217,138	\$221,480	\$225,910	\$230,428	\$235,037	\$239,737	\$244,532	\$249,423	\$254,411
Market		\$358,800	\$365,976	\$376,955	\$388,264	\$399,912	\$411,909	\$424,266	\$436,994	\$450,104	\$463,607
Commercial		\$86,434	\$88,163	\$89,926	\$91,725	\$93,559	\$95,430	\$97,339	\$99,286	\$101,272	\$103,297
Other		\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Gross Revenue		\$1,122,926	\$1,145,275	\$1,171,730	\$1,198,824	\$1,226,573	\$1,254,994	\$1,284,103	\$1,313,918	\$1,344,456	\$1,375,736
Vacancy		(\$53,292)	(\$54,358)	(\$55,702)	(\$57,080)	(\$58,493)	(\$59,943)	(\$61,430)	(\$62,956)	(\$64,521)	(\$66,126)
<b>Total Revenue</b>		<b>\$1,069,634</b>	<b>\$1,090,916</b>	<b>\$1,116,028</b>	<b>\$1,141,745</b>	<b>\$1,168,080</b>	<b>\$1,195,051</b>	<b>\$1,222,673</b>	<b>\$1,250,962</b>	<b>\$1,279,935</b>	<b>\$1,309,610</b>
<b>Expenses</b>											
Management Fee		\$48,134	\$49,091	\$50,221	\$51,379	\$52,564	\$53,777	\$55,020	\$56,293	\$57,597	\$58,932
Administration		\$79,790	\$82,184	\$84,649	\$87,189	\$89,804	\$92,498	\$95,273	\$98,132	\$101,076	\$104,108
Operations		\$82,000	\$84,460	\$86,994	\$89,604	\$92,292	\$95,060	\$97,912	\$100,850	\$103,875	\$106,991
Security		\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
Resident Services		\$120,000	\$123,600	\$127,308	\$131,127	\$135,061	\$139,113	\$143,286	\$147,585	\$152,012	\$156,573
Utilities		\$97,500	\$100,425	\$103,438	\$106,541	\$109,737	\$113,029	\$116,420	\$119,913	\$123,510	\$127,215
MIP		\$19,625	\$19,625	\$19,625	\$19,625	\$19,625	\$19,625	\$19,625	\$19,625	\$19,625	\$19,625
Other Expenses		\$131,750	\$135,703	\$139,774	\$143,967	\$148,286	\$152,734	\$157,316	\$162,036	\$166,897	\$171,904
<b>Total Expenses</b>		<b>\$588,799</b>	<b>\$605,387</b>	<b>\$622,618</b>	<b>\$640,358</b>	<b>\$658,624</b>	<b>\$677,430</b>	<b>\$696,794</b>	<b>\$716,732</b>	<b>\$737,260</b>	<b>\$758,396</b>
<b>Net Operating Income</b>		<b>\$480,835</b>	<b>\$485,529</b>	<b>\$493,411</b>	<b>\$501,387</b>	<b>\$509,457</b>	<b>\$517,621</b>	<b>\$525,879</b>	<b>\$534,230</b>	<b>\$542,675</b>	<b>\$551,214</b>
<b>Debt Service</b>		<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>	<b>(\$414,448)</b>
		1.16	1.17	1.19	1.21	1.23	1.25	1.27	1.29	1.31	1.33
<b>Pre-Tax Cashflow</b>		<b>\$66,387</b>	<b>\$71,081</b>	<b>\$78,962</b>	<b>\$86,938</b>	<b>\$95,008</b>	<b>\$103,172</b>	<b>\$111,430</b>	<b>\$119,782</b>	<b>\$128,227</b>	<b>\$136,765</b>



**ON ROAD/HAYWOOD HOUSE Construction Loan Cashflow**

	CURRENT	NET	
20	TOTAL	BALANCE	
	0		
			<b>SOURCES</b>
\$0	\$0	\$0	Construction Loan
	\$0	\$0	Cash
	\$0	\$9,500,000	Federal LIHTC
	\$0	\$1,500,000	State LIHTC
	\$0	\$0	Federal HTC
	\$0	\$750,000	FCF
	\$0	\$750,000	State HOME
	\$0	\$0	Local HOME
	\$0	\$1,000,000	AHTF
	\$0	\$0	CATNHP
	\$0	\$750,000	HSF
	\$0	\$2,500,000	
	\$0	\$750,000	
	\$0	\$7,850,000	Permanent Loan
	\$0	\$0	NOI
\$0	\$0		Sub-Total
\$0	\$0	\$0	Repayment: Construction Loan
	\$0	\$0	Repayment:
	\$0	\$0	Repayment:
	\$0	\$0	Repayment: Cash
\$0	\$0	\$25,350,000	TOTAL SOURCES-NET
\$0			Cumulative Sources
\$0	\$0		Cum. Sources less Uses
			<b>USES</b>
\$0	\$1		Acquisition
\$0	\$18,663,262		Construction
\$0	\$933,163		Construction Contingency
\$0	\$618,750		Construction Interest
\$0	\$1,100,000		Architect & Engineering
\$0	\$25,000		Survey & Permit
\$0	\$75,000		Environmental/Geotech
\$0	\$300,000		Legal
\$0	\$25,000		Title & Recording
\$0	\$70,000		Accounting
\$0	\$186,633		Construction Insurance
\$0	\$200,000		Marketing and Rent Up
\$0	\$20,000		Real Estate Taxes
\$0	\$30,000		Inspection Fees
\$0	\$0		Bond Premium
\$0	\$30,000		Appraisal & Market Study
\$0	\$250,000		Consultants
\$0	\$25,000		Security
\$0	\$78,500		Permanent Financing Fee
\$0	\$150,000		Construction Financing Fee
\$0	\$50,000		Syndication
\$0	\$0		Relocation
\$0	\$109,393		Tax Credit Fee
\$0	\$39,250		MIP
\$0	\$140,000		OPM
\$0	\$75,000		FFE
\$0	\$125,000		Contingency
\$0	\$501,623		Reserves
\$0	\$1,120,000		Developer Overhead
\$0	\$0		Developer Fee-Net
\$0	\$0	\$25,350,000	TOTAL USES
\$0			Cumulative Uses
\$0			Construction Loan Balance
\$0			Loan balance
\$0			Loan Balance

## JACKSON ROAD/HAYWOOD HOUSE Developer Fee

Rec'd by Newton CPC 20  
Dec 2017

December 11,2017			
Maximum Allowable Developer Fee		720000	
TDC		26,000,000	
- Developer Overhead		1,120,000	
- Developer Fee		1,120,000	
- Consultant Fees		250,000	
- Syndication Costs		50,000	
- Acquisition		1	
- Reserves		501,623	
	<b>Repl. Cost</b>	<b>\$22,958,376</b>	
\$1-3 mil @ 15%		450,000	\$3,000,000
\$3-5 mil @ 12.50%		250,000	\$2,000,000
\$5 mil + up @ 10%		1,795,838	\$17,958,376
	<b>Max. Allowable Fee-Rehab.</b>	<b>2,495,838</b>	
Acquisition Costs		1	
Acquisition Costs @ 2.5%		0	
	<b>Max. Allowable Fee-Acq.</b>	<b>0</b>	
<b>TOTAL MAXIMUM ALLOWABLE FEE</b>		<b>2,495,838</b>	
Requested Fee Per One-Stop		2,490,000	
		<b>\$ (5,838)</b>	



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Newton Highlands, Massachusetts 02461**

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**Amy Zarechian  
Executive Director**

### **C. Design and Construction**

#### **Scope of Construction Work**

The proposed Haywood House will be an elderly housing development with Fifty-five (55) one-bedroom apartment units located adjacent to the Newton Housing Authority's existing Jackson Gardens property. The building is five (5) stories as viewed from Jackson Road, but only four (4) stories at the main entrance off Kennedy Circle.

The 0.6± acre (26,227 square foot ±) site is a steep and narrow wooded area that is bounded on the west by Kennedy Circle at the top of the hill and on the east by Jackson Road at the bottom of an approximately one (1) story high slope. The building footprint is designed to parallel the curve along Kennedy Circle so as not to waste any space and maximize the use of the tightly constrained site while minimizing the height of the structure to keep within the context of the neighboring residential buildings and houses. This was a challenge that was responded to by the architects with an elegant radial design that fits perfectly into Kennedy Circle, and is balanced by a rectilinear orthogonal design along the ridge parallel to the Jackson Brook Reservation greenspace. The building literally grows harmoniously out of the site with a stone base that rises vertically up stair and elevator elements to anchor the composition. Designing with nature in mind, two (2) of the existing large deciduous trees at the north end of the site will remain as part of low-maintenance water-smart landscaping which will include a variety of new plants and new trees. There will be a parking lot with accessible van parking and ramps for the residents and their visitors, and a covered drop-off/pick-up area for ground transportation to and from the facility. The existing pedestrian path through the site that connects the residential neighborhoods to the west with Jackson Walnut Park Schools to the east will be maintained and improved with retaining walls, a stair, an accessible ramp, and walkways with lighting and furnishings. Miscellaneous parking improvements at Jackson Gardens proper will also be made, including the relocation of the existing maintenance shed and dumpsters.

The program includes on the Kennedy Circle level many inclusive accessible facilities for shared use by the residents of Jackson Garden such as on-site management office; community center with cooking demonstration area, video projection, and an outdoor deck; a laundry facility; a fitness center; a common studio room for arts and crafts, etc.; a private consultation office; a meditation deck, and public toilet facilities. Some of these shared spaces are currently located in an existing community center that will be demolished once the building is complete to make way for the parking area. For the exclusive use of the Haywood House residents are the amenities of a library, a lounge, a sun deck, and indoor trash/recycling rooms on every floor. There will be an elevator for convenient access to all of the levels within the building. Fifty-two (52) of the units will be Group 1 accessible (including two (2) sensory adapted units), and 3 units will be Group 2B accessible units. All units will be designed with aging-in-place in mind. The ground level units will have access to small patios for enjoying the outdoors and gardening. The upper levels, with views along Jackson Brook Reservation greenway, will include bay windows for slightly increased floor area in those units and articulation of the façade to the residential scale. On the lowest level of the building are support services such as building maintenance shop, trash storage, trash lift, elevator control, mechanical, electrical, telecom, security, fire sprinkler, and fire alarm with easy access for maintenance personnel.



Security and access control will be provided by card readers and a video intercom system linking each unit to the entry.

### **Materials and Finishes**

The project shall be designed and constructed to be eligible for a LEED Silver rating. During construction the contractor will perform all necessary prerequisite requirements, including the following:

- Documentation of all LEED requirements.
- Construction waste segregation and management.
- Fundamental building systems commissioning.
- Indoor air quality protection procedures.

The structure of the building will be a 1-hour fire protected wood frame made with Forest Stewardship Council (FSC) certified lumber. The ground floor level will be constructed as a concrete slab-on-grade with concrete retaining walls. The stairways, elevator, and material lift shaft will be constructed with 2-hour fire rated concrete masonry units (CMU). Outdoor decking will be made from durable maintenance free composite woods made from recycled material.

The flooring materials will be Low-VOC (non off-gassing) flocked floor covering "Flotex Tile" by Forbo or equal. Flotex to be used at corridors, community room, studio, library, lounges, fitness, managers' offices and within living rooms and bedrooms at all apartments. Flowtex flooring contributes to LEED credits for indoor air quality and recycled content. Flowtex is also durable, waterproof, easy to clean, soil and stain resistant, slip resistant wet and dry, and hygienic with antimicrobial treatment. Rubber Floor Tile – Burke Flooring "Endura Simply Smooth Flecksibles" or equal to be installed at community room kitchenette and unit kitchens. Rubber flooring contributes to LEED credits for indoor air quality, it is made from renewable resources, and it is more comfortable to walk on for the elderly. In addition, it is durable, waterproof, easy to clean, soil and stain resistant, and slip resistant wet and dry. There will be ceramic mosaic tile floors at apartment units' bathrooms, and glazed ceramic tile with base at common toilet facilities and common laundry floors. Ceramic tile contributes to LEED credits for regional materials and recycled content.

For weather protection the siding will be a combination of durable, non-combustible, pre-painted (no emitting of volatile organic compounds VOCs on job site) 7-1/4" fiber cement siding boards with 6" lap and fiber cement panels articulated with metal reveal channels using the manufacturer's recommended rain screen details to provide the code required water-resistive barrier and air barrier behind the exterior veneer. Fiber cement contributes to LEED credits for recycled content and regional materials.

The insulation in the walls (R-13 min) will be spray-applied water-based foam insulation with self-forming vapor retarder at stud cavities. On the walls, there will also be additional energy code required continuous 1" rigid insulation (R-3.8 min). The roof will have a vapor barrier and continuous rigid insulation (R-38 min) on top of the roof deck. Insulation contributes to LEED credits for energy performance, indoor air quality, indoor chemical and pollutant source control, recycled content, acoustical performance, low-emitting materials, and mold prevention.

The roof will be LEED compliant, Class A single ply adhered white PVC membrane with 20 year minimum manufacturer's warranty.

High-performance thermally broken aluminum storefront door and window systems with low-E insulated glazing will be used at the main entrances and public areas of the building. Doors will be insulated steel at service entrances. Apartment unit windows will be durable low maintenance fiberglass-framed single hung operable windows that will meet or exceed the energy code with security screens at the ground levels.

The building will have an air lock vestibule at the main entrance to save energy, and will incorporate walk-off floor mats to help improve indoor air quality.

The design of the Haywood House will incorporate the following LEED sustainable practices:

- Construction waste recycling
- LED light fixtures
- Public Transportation Access
- Managed Storm water
- Heat Island Effect Roofing
- Reflective roof systems
- Light Pollution Reduction
- Water Efficient Landscaping
- Education
- Controllable Lighting
- Low-flow plumbing fixtures
- Water metering
- Recycled Content
- Recycling Program
- Low Emitting Materials (Adhesives & Sealants, Paints & Coatings, Carpet)
- Composite Woods
- Outdoor Air Delivery Monitoring
- Construction Management Plan
- Thermal Comfort
- Enhanced Commissioning
- Enhanced Refrigerant Management
- Optimize Energy Performance
- Innovation in Design
- LEED Professional Used



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**Amy Zarechian  
Executive Director**

### **D. Relocation, Fair Housing & Accessibility**

#### **Affirmative Marketing and Resident Selection Plan**

The Newton Housing Authority has selected Maloney Properties as the property manager for the proposed Haywood House development. Maloney Properties has managed the lease-up process for hundreds of affordable housing developments throughout the Boston Metropolitan Area and has significant experience in affirmative fair marketing and tenant selections plans. As Haywood House becomes ready for occupancy, the Newton Housing Authority will work closely with Maloney Properties to develop an affirmative fair marketing and resident selection plan for leasing the housing units.

#### **Fair Housing Trainings and Complaints**

All staff of the Newton Housing Authority receive frequent fair housing and reasonable accommodation training through programs offered by the Metropolitan Boston Housing Partnership, MassHousing, and other housing industry training groups. The NHA has established Reasonable Accommodation and Reasonable Modification policies, as well as a Tenant Harassment Policy, all of which govern its response to fair housing and reasonable accommodation requests. As a public entity administering public housing programs, the NHA is subject to various legal claims, including fair housing complaints. The NHA has successfully navigated fair housing complaints in the past, most often through findings of no probable cause and occasionally through settlement as recommended by the Housing Authority Risk Retention Group Insurance. There are no current or pending fair housing complaints against the NHA.



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### **E. Site Review, Zoning and Permitting**

#### **Environmental Mitigation Plan**

The following information is a brief synopsis regarding the environmental mitigation plan in place that addresses how site soil conditions have affected project costs. Costs associated with the site development and cast in place concrete for the Haywood House project exceed that which would typically be expected on a project of this size and type. The primary factors which increase cost include the following:

- JFK Circle to Jackson Road elevation change – The elevation at JFK Circle is at approximately 40.00' while Jackson Road is roughly 30.00'. This 10.00' elevation change results in a building which is “benched” into the slope. This can only be done by providing extensive support of excavation to retain JFK Circle while constructing the footings and foundations. Sheeting of this sort is not typically needed for foundation construction.
- Additional soil export/import - By nature of a “benched” building, the quantity of excavation increases due to need for a lower level elevation. These soils have been found to be primarily unsuitable for re-use on site thus requiring export of soils and import of structurally suitable material.
- Site congestion – The tight limits of work coupled with the construction of two (2) remote parking lots are less than ideal for site contractors. These site constraints result in increased site costs.
- Deep foundation construction – Typically, a building of this type and size would be constructed on 4'0 frost walls and 2'0W x 1'0T continuous footings. Because this building is benched into the slope and contains a lower level, there is a need for a 12' high concrete retaining wall and associated footing running north to south the entire length of the building. In addition, the north, south, and west walls required an oversized (7'6” W x 1'3” T) continuous footing.

The Nonantum TCE plume was investigated by the Massachusetts Department of Environmental Protection (DEP) on September 13, 2016 and later followed up with additional soil testing at various properties throughout the Silver Lake/ Nonantum area. The plume was found to originate at 459-471 Watertown Street and 320-330 Nevada Street. Although concerns have been raised regarding the presence of volatile organic compounds (VOCs) identified as trichloroethene (TCE) and dichloroethene (DCE) spreading further within the area, Irene Dale, the DEP Investigator looking into this matter, has stated in a verbal communication that DEP has found that 100 Jackson Road is not affected or near to the area of concern. In addition, the City of Newton's Board of Health also reports no record or finding of discovery of any such contamination or presence of TCEs, DCEs or any other VOCs at the site.

In response to questions posed by the CPC, the current plan for tree removal and mitigation planting plan will meet the standards as required of any development project permitted by the City of Newton's ZBA. It is unknown at this time without a fully engineered site plan as to the estimated cost of tree replacement to provide adequate green space and buffer zone to the site or the percentage or number of trees will have

to be removed to allow for development of the site. Moreover, a landscape planting plan will be developed during the permitting phase of the application that will provide opportunity to pinpoint exact location of plantings throughout the site. There is certainly an interest to protect and comply with the required buffer zone that abut Laundry Brook culvert. Tree removal will be mitigated with the replacement of trees in accordance with conditions determined and agreed upon by all parties during the ZBA Comprehensive Review and Permitting process.

McPhail Associates, LLC prepared a Phase I ESA Report on May 20, 2014. The report identified two Recognized Environmental Conditions (RECs).

- An abandoned Underground Storage Tank (UST) located northwest of the Community Center Building
- The historical use of the proposed site as an auto junk yard and second-hand auto parts storage from the 1930s to the 1960s

NHA engaged the services of Coneco Engineers and Scientists to perform a Phase II ESA based on the identified RECs. Based on the Coneco findings no oil or hazardous materials were detected in soil or ground water in excess of the DEP Reportable Concentrations. The geophysical survey conducted as part of the Phase II ESA did identify a suspect Underground Storage Tank (UST) and associated fuel lines south west of the site building. Coneco recommended removal of the UST and associated fuel lines in accordance with applicable regulations and the collection and analysis of post-UST removal soil and groundwater samples.

NHA also engaged Axiom Partners, Inc, to perform a hazmat survey of the Community Building located at 111 Kennedy Circle. The Community Building is slated for demolition as part of the proposed project. Axiom identified suspect materials and provided a cost estimate for abatement services. Abatement oversight and air monitoring services will be conducted in accordance with applicable regulations.

### **Confirmation of Development Review Team (DRT)**

The Newton Housing Authority and members of the development team met with the DRT on November 15, 2017 and presented the current design and site plan for the project as it had been updated following the previous meeting the with DRT.

**NEWTON HOUSING AUTHORITY**

**STATEMENT OF NET POSITION**

**December 31, 2016**

**ASSETS**

**Current Assets:**

Cash and cash equivalents - Note 4	\$ 6,843,648
Restricted cash and cash equivalents - Notes 4 & 5	519,968
Accounts receivable, net - Note 6	91,809
Prepaid expenses and other current assets	<u>120,140</u>
Total Current Assets	<u>7,575,565</u>

**Noncurrent Assets:**

Restricted cash and cash equivalents - Notes 4 & 5	828,163
Capital assets, net of accumulated depreciation - Note 7	<u>18,179,731</u>
Total Noncurrent Assets	<u>19,007,894</u>

Total Assets	<u>26,583,459</u>
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DEFERRED OUTFLOWS OF RESOURCES - Note 12	<u>620,404</u>
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**LIABILITIES**

**Current Liabilities:**

Current portion of long term debt - Note 9	125,956
Accounts payable	134,375
Accounts payable, HUD	15,276
Accounts payable, other government	549,173
Accrued wages and current portion of compensated absences	52,856
Interest payable	2,123
Unearned revenue	<u>668,668</u>
Total Current Liabilities	<u>1,548,427</u>

**Noncurrent Liabilities:**

Long term debt, net of current portion - Note 9	2,306,054
Accrued compensated absences, net of current portion - Note 8	85,545
Other noncurrent liabilities - Note 8	9,766
Accrued pension - Notes 8 & 12	3,200,945
OPEB liability - Notes 8 & 13	<u>776,817</u>
Total Noncurrent Liabilities	<u>6,379,127</u>

Total Liabilities	<u>7,927,554</u>
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DEFERRED INFLOWS OF RESOURCES - Note 12	<u>31,919</u>
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**NET POSITION**

Net investment in capital assets	15,747,721
Restricted - Note 3	818,397
Unrestricted (Deficit)	<u>2,678,272</u>

Total Net Position	<u>\$ 19,244,390</u>
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**NEWTON HOUSING AUTHORITY**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION**  
**For the Year Ended December 31, 2016**

<b>OPERATING REVENUES</b>	
HUD grants and contributions	\$ 7,715,186
Tenant rental income	2,525,794
Other government grants and contributions	341,965
Other revenue	93,206
Total Operating Revenues	<u>10,676,151</u>
<b>OPERATING EXPENSES</b>	
Housing assistance payments	5,673,112
Repair and maintenance	1,581,343
Administration	1,500,630
Utilities	1,118,472
Depreciation expense	1,041,111
Insurance expense	174,870
Other general expenses	159,342
Total Operating Expenses	<u>11,248,880</u>
Operating Loss	<u>(572,729)</u>
<b>NONOPERATING REVENUES (EXPENSES)</b>	
Interest and investment revenue	70,672
Interest expense	<u>(119,059)</u>
Total Nonoperating Revenues (Expenses)	<u>(48,387)</u>
Loss before Capital Contributions and Transfers	<u>(621,116)</u>
<b>CAPITAL CONTRIBUTIONS &amp; TRANSFERS</b>	
Other government capital grants and contributions	539,761
HUD capital grants and contributions	<u>195,784</u>
Total Capital Contributions and Transfers	<u>735,545</u>
Change in Net Position	114,429
Net Position - Beginning of Year	<u>19,129,961</u>
Net Position - End of Year	<u>\$ 19,244,390</u>

See Accompanying Notes

**NEWTON HOUSING AUTHORITY**  
**STATEMENT OF CASH FLOWS**  
For the Year Ended December 31, 2016

<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>	
HUD grants	\$ 8,241,416
Other government grants	259,440
Receipts from tenants	2,542,063
Other operating receipts	57,724
Payments to employees	(1,999,108)
Payments to suppliers	<u>(7,938,956)</u>
Net cash provided by operating activities	<u>1,162,579</u>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>	
Other government capital grants	538,808
HUD capital grants	195,784
Interest expense	(119,409)
Payments on long term debt	(123,039)
Acquisitions of capital assets	<u>(684,771)</u>
Net cash used in capital and related financing activities	<u>(192,627)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>	
Interest and dividends received	<u>70,672</u>
Net cash provided by investing activities	<u>70,672</u>
Net increase in cash and cash equivalents	1,040,624
Cash and cash equivalents at beginning of year	<u>7,151,155</u>
Cash and cash equivalents at end of year	<u>\$ 8,191,779</u>
<b>Reconciliation of operating loss to net cash used in operating activities:</b>	
Operating Loss	\$ (572,729)
Adjustments:	
Depreciation	1,041,111
Change in assets and liabilities:	
(Increase) decrease in accounts receivable, tenants	(7,997)
(Increase) decrease in accounts receivable, other	(3,400)
(Increase) decrease in accounts receivable, HUD	(55,103)
(Increase) decrease in accounts receivable, other government	12,729
(Increase) decrease in prepaid expenses and other current assets	(4,727)
(Decrease) increase in accounts payable	19,240
(Decrease) increase in accounts payable, HUD	6,984
(Decrease) increase in accounts payable, other government	(98,846)
(Decrease) increase in compensated absences and accrued wages	18,019
(Decrease) increase in accrued pension liability	115,295
(Decrease) increase in OPEB liability	111,804
(Decrease) increase in accrued expenses and other current liabilities	20
(Decrease) increase in unearned operating revenue	<u>580,179</u>
Net cash used in operating activities	<u>\$ 1,162,579</u>

See Accompanying Notes





SETTI D. WARREN  
MAYOR

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December 20, 2017

Catherine Racer  
Associate Director  
Division of Housing Development  
Department of Housing and Community Development  
100 Cambridge Street, Suite 300  
Boston, MA 02114

**Subject:** Haywood House

Dear Ms. Racer:

In advance of the City's formal comment letter for the above project (forthcoming separately), I did want to express my strong support of this important project. I released a comprehensive Housing Strategy report in 2016 and identified from that report seven priority sites for affordable housing. Newton also has a growing senior population expected to account for nearly 25% in future years. Most occupy single-family homes now with options limited for downsizing and remaining in the community.

The Haywood House project would fill an important housing need in our community for seniors by providing new accessible, senior-friendly units at the affordable, middle income, and market rate brackets, all of which are in short supply. In addition, the project would include a new community center to importantly augment the housing by providing onsite amenities and services.

Thank you in advance for your favorable consideration of this project.

Sincerely,

Setti D. Warren  
Mayor

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)



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