

# Haywood House

## Newton Housing Authority

Originally presented to Newton Community Preservation Committee  
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Ahmed Idris, Baker Wohl Architects



# Haywood House

## Newton Housing Authority

### **Newton Housing Authority (NHA)**

- Established in 1959
- Largest provider of affordable housing in Newton
- Over 1300 residents
- 500 public housing units
- 441 Section vouchers
- 57 management properties

### **Mission of the NHA**

- Provide a high standard of housing
- Create a sense of community for residents
- Increase affordable housing opportunities
- Expand social services

### **Jackson Gardens**

- One of the four original public housing developments in Newton
- Built in 1963, Federally-assisted
- 64 one-bedroom units for elders and persons with disability



# Haywood House Development Team

## Newton Housing Authority

- Board of Commissioners (unpaid)
  - Rick Kronish, Chairman
  - Howard Haywood, Vice Chairman
  - Mary Panaggio, Treasurer
  - Tom Turner, Commissioner
  - Vincent O'Donnell, Commissioner
- Amy Zarechian, Executive Director

- Development Consultant: Housing Partners, Inc.
- Owner's Project Manager: Pinck & Co.
- Designer: Baker-Wohl Architects
- Construction Manager at Risk: Colantonio
- Zoning and Permitting Attorney: Alan Schlesinger
- Tax Credit Attorney: Klein Hornig LLP
- Property Manager: Maloney Properties, Inc.

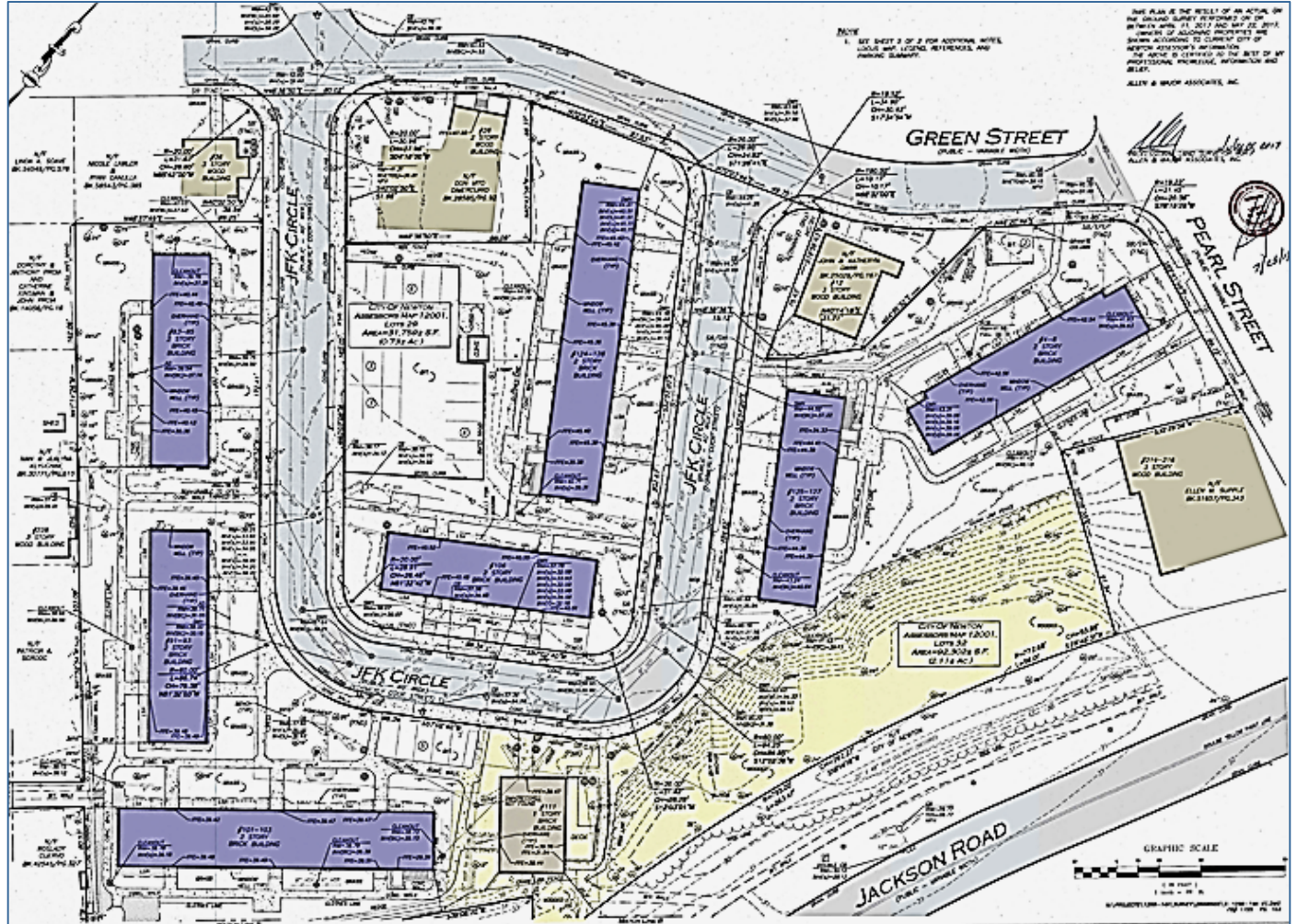


# Haywood House Project Summary

- 55 one-bedroom units for elders over the age of 62
- 70% preference for Newton residents (subject to fair housing laws)
- all units permanently affordable:
  - 11 units for households with income below 30% of Area Median Income (AMI)
  - 21 units for households below 60% AMI
  - 23 units for households up to 99% AMI
- 4 units designated for individuals currently or at risk of being homeless (including 3 under state Facilities Consolidation Fund -- FCF)
- 3 units fully accessible for individuals with mobility impairments (under Community Based Housing -- CBH)
- all units adaptable and visitable
- addresses need to be identified by City of Newton and NHA

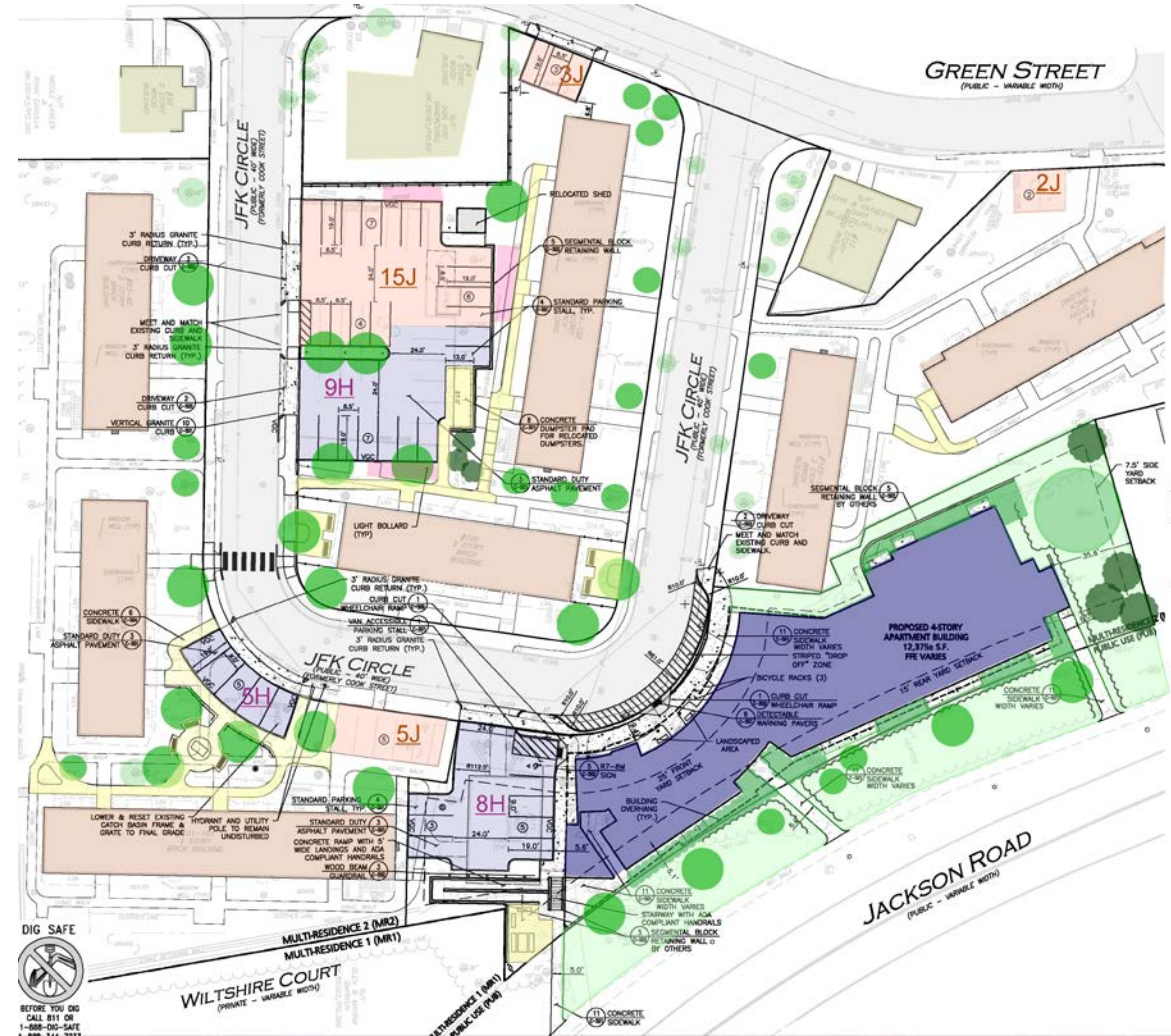


# Haywood House Existing Site Plan



# Jackson Gardens Revised Site Plan

- Existing 25 parking spaces are maintained for Jackson Gardens
- 22 additional parking spaces proposed
- Jackson Gardens front yards enhanced with new trees. New seating areas provided
- Leaves existing utilities in place for Jackson Gardens
- Mitigation of stormwater systems and improvement of circulation on JFK Circle
- Improved existing landscaping throughout including at JFK Monument
- Path to Jackson Road will be retained



# Haywood House Kennedy Circle - Sidewalk Level



# Haywood House Jackson Road – Birds Eye View



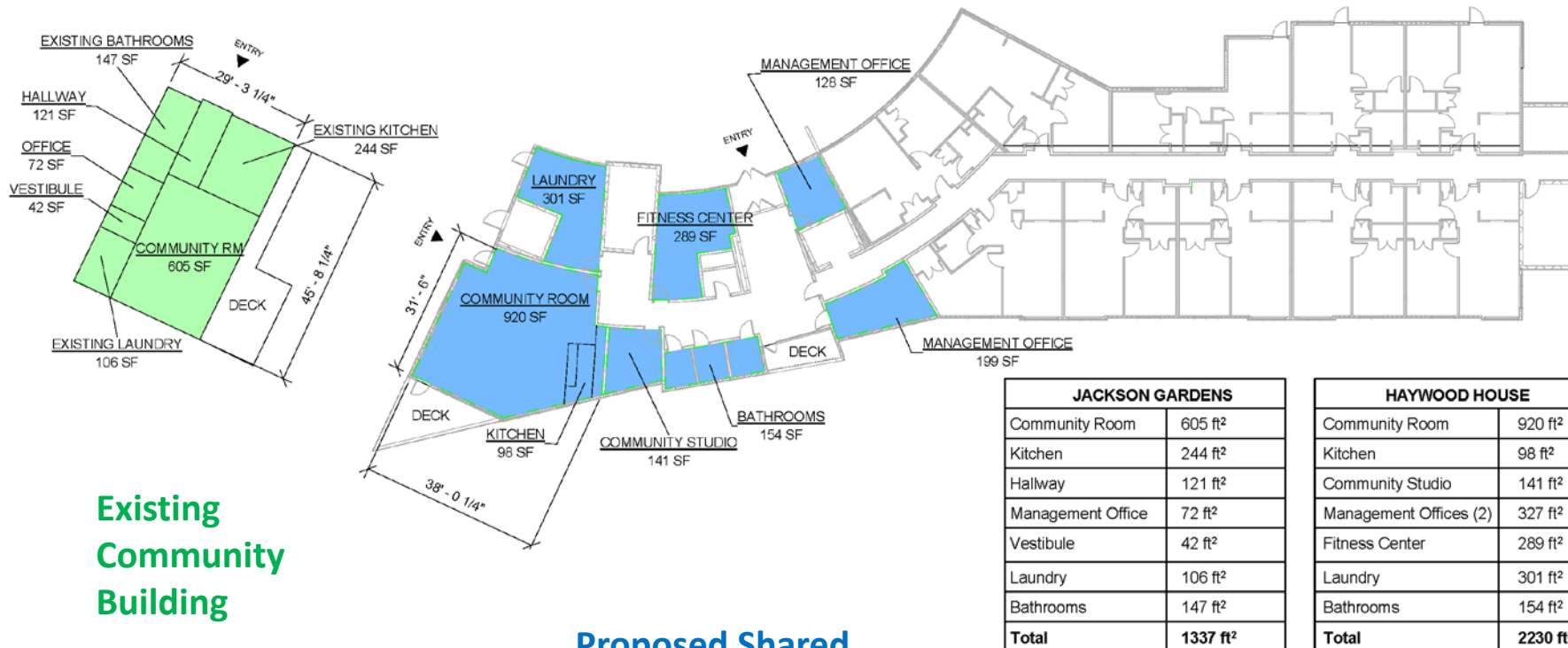


# Haywood House Jackson Road – Sidewalk Level



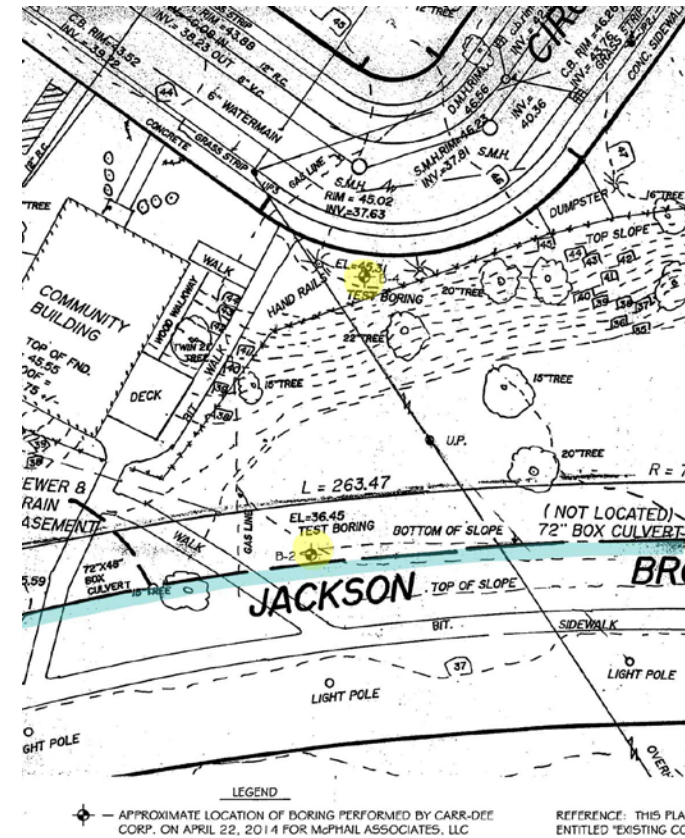
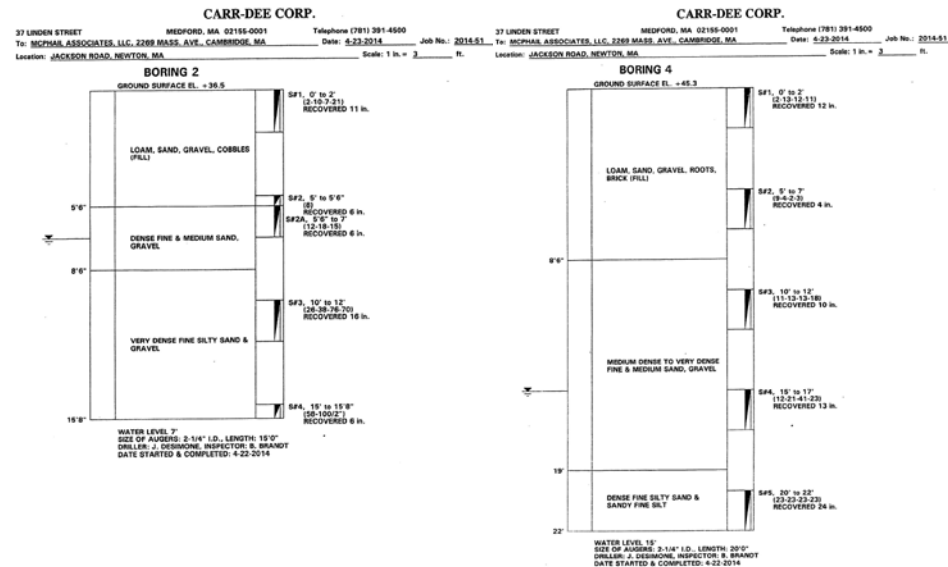
# Jackson Gardens & Haywood House Community Spaces

- Haywood House contains a new Community Center which will be shared by both Developments, and will be available for other neighborhood activities.
- Existing Community Building = 1,337 s.f.
- Proposed Shared with Jackson Gardens = 2,230 s.f.



# Haywood House Site Conditions

- Soil Borings have shown suitable underlying conditions for supporting building foundations.
- Fill layer at the top 4.5 to 8.5 feet, above the suitable underlying soils, will be remediated.
- Existing Box Culvert below the City land green strip along Jackson Road carries water flow – will remain as is.



# Haywood House

## Estimated Breakout Costs

• Building- Residential Space		<b>\$14,106,824</b>
• Building- Community/Shared Space		<b>\$786,903</b>
• Building- Admin & Operations		<b>\$107,909</b>
• Existing Conditions, Site Development & Foundations		
• Community Center Demo/Abatement		\$119,788
• Foundations Concrete- Site and Building		\$1,180,554
• Site Handrails & Guardrails		\$91,167
• Site Earthwork/Cleaning/Excavation		\$1,604,883
• Exterior Improvements/Paving/Landscaping		\$364,636
• Water/Sewer/Storm/Gas/Electrical Lines		\$396,537
	Subtotal	<b>\$3,757,565</b>
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	Total	<b>\$18,759,200</b>

# Haywood House

## Sources of Funds

• 9% Federal and MA Low Income Housing Tax Credits Equity	\$11,000,000
• Permanent Loan	\$6,200,000
• Newton CPA Funds	\$3,000,000
• Newton Inclusionary Zoning	\$625,000
• Newton CDBG	\$625,000
• state (DHCD) Affordable Housing Trust Fund	\$1,000,000
• state Housing Stabilization Fund	\$750,000
• state Facilities Consolidation Fund (FCF)	\$750,000
• state Community Based Housing (CBH)	\$750,000
• state HOME	\$750,000
• Deferred Developer Fee	\$656,417
<b>Total Sources</b>	<b>\$26,106,417</b>

# Haywood House Uses of Funds

	<u>Total</u>	<u>Per Unit</u>
Acquisition	\$1	\$0
Construction	\$19,697,160	\$358,130
Soft Costs	\$3,699,135	\$67,257
Dev. Fees/overhead/req. reserves (all fees available to NHA will support resident services programming)	\$2,710,121	\$49,275
<b>Total Development Cost</b>	<b>\$26,106,417</b>	<b>\$474,662</b>

**Per Unit Cost w/o Common Space: \$455,915**

# Haywood House Outreach

## Outreach:

- Mayor and City Councilors
- Planning Department and Development Review Team
- Jackson Gardens Community Meetings
- Abutters, Nonantum Neighborhood Association, Jackson Homestead
- Neighborhood Community Meetings
- Parks and Recreation Commission
- Newton Senior Center

## Housing and Urban Development (HUD) Approvals Received:

- Boston Office
- Special Application Center