



**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**

**June 7, 2018**

Community Preservation Committee  
c/o Alice E. Ingerson, Community Preservation Program Manager  
Planning and Development Department  
City of Newton  
1000 Commonwealth Ave.  
Newton, MA 02459

Re: NHA Jackson Road Senior Housing

Dear Ms. Ingerson,

Over the past six months, several changes have taken place in the Haywood House project. The unit mix has been revised in part to accommodate parking and in response to City Council comments. Costs have increased primarily due to the addition of a second elevator at the recommendation of DHCD. Interest rates and tax credit pricing has changed as have some funding sources.

The most significant difference is the removal of several parking spaces. This was the result of the rejection of certain spaces based on size or location by the Planning Department and Land Use Committee. As a result, there are now twenty-two spaces specifically for tenants of Haywood House.

In addition, a number of comments by the City Council and others led us to convert the market rate units to 99% AMI units. This provides more affordability in the middle price range which is very underrepresented in the Newton rental market, but reduces net income available for debt service, resulting in a lower permanent mortgage.

Costs have increased during this period as well. DHCD strongly recommended the inclusion of a second elevator and we concur with their suggestion. It is always best to have a backup in a multistory senior facility. General construction costs have also gone up particularly materials due to demand from hurricane relief and results of the tariff wars. The soft cost increases are all related to the hard cost increases (insurance) or the changes in the debt amount (loan fee, MIP, reserves). Finally, the change in the Developer Fee is the result of all these changes which impact the formula for calculating the maximum amount.

Sources have changed both because of rate changes, decreased debt and increased costs. The permanent loan is now \$6,200,000 reflecting the decrease in rent resulting from the conversion of the market units to 99% AMI units. We also raised the interest rates based on changes in the debt market. On the tax credit side, the basis changed but the 9% credits are still capped so the final amount stayed the same. State credits were able to increase some.

The increased costs and smaller permanent loan required additional sources. This will come from three places. We are asking CPA for additional funds in part because we have increased the number of 99% AMI units. The NHA is contributing the \$625,000 in Inclusionary Zoning funds that it is receiving from the City and the Mayor has agreed to provide an additional \$625,000 in either CDBG or local HOME funds.

On the operating side, revenue is significantly lower due to the conversion of thirteen market rate units to 99% AMI units. The change in the MIP line relates to the decrease in the permanent loan amount, as does the change in debt service.

The Comprehensive Permit process has just begun and this may result in other changes to the project. We will keep you apprised of these as and if they occur.

Sincerely,

A handwritten signature in blue ink, appearing to read "Amy Zarechian".

Amy Zarechian  
Executive Director  
Newton Housing Authority  
82 Lincoln Street  
Newton Highlands, MA 02461



Ruthanne Fuller  
Mayor

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

*(For staff use)*  
date rec'd:  
  
**Rec'd**  
**7 June 2018**

**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
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Project FUNDING</b>	<b>A. Newton CPA funds:</b> \$3,000,000	<b>B. Total other funds:</b> \$23,106,417	<b>C. Total project cost:</b> \$26,106,417
<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, twenty-three of the units will be designated for residents with income between 80% and 99% of AMI. 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.

<b>SOURCES OF FUNDS</b> <i>Check all that apply and identify if funds are committed or proposed.</i>						
Deferred Dev. Fee	\$656,417	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	\$3,000,000	Housing Stabilization Fund	\$750,000			
FCF	\$750,000	CBH	\$750,000			
Inclusionary Zoning Funds	\$625,000	Permanent Loan	\$6,200,000			
CDBG	\$625,000	<b>D. TOTAL</b> (should equal C. on page 1 of this form)	<b>\$26,106,417</b>			
<b>USES OF FUNDS</b> <i>Check all that apply.</i>						
New construction	<input checked="" type="checkbox"/>	Site preparation/ remediation	<input checked="" type="checkbox"/> (under CPA) Creation <input checked="" type="checkbox"/>			
<b>TARGET POPULATION &amp; SPECIAL FEATURES</b> <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"/>				
<p><b>Special needs/disabilities</b> (identify population &amp; provider of support services, if any): <input checked="" type="checkbox"/> 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.</p>						
<p><b>Special features</b> (historic preservation, sustainability, etc.): The project architect is looking to incorporate as many energy efficient features as possible into the design of the building.</p>						
<b>TYPE OF HOUSING</b> <i>Check all that apply.</i>						
Rental <input checked="" type="checkbox"/>	Individual/single family <input checked="" type="checkbox"/>					
<b>UNIT COMPOSITION</b> <i>List the development's number of units in each category.</i>						
	Total	≤ 30% AMI	≤ 60% AMI	≤ 80% AMI	99% AMI	Market-rate
<b>1 BR</b>	55	11	21		23	
<b>OUTREACH</b> <i>Summarize efforts to date to communicate with abutters, neighborhood residents &amp; City Councilors.</i>						
<p>The Newton Housing Authority (NHA) has met extensively with abutters and neighborhood residents, City Councilors, City of Newton Planning Department staff, and Mayors Warren and Fuller regarding its proposed project. The NHA has attended multiple meetings of the Nonantum Neighborhood Association and shared the proposed plans for the development, including unit mix and affordability, resident services spaces, and project timelines. The NHA presented plans for the development to its residents at Jackson Gardens, the Council on Aging, the Jackson Homestead Historic Neighborhood Association, the League of Women Voters, Livable Newton and other community groups and stakeholders.</p>						
<p>The NHA also engaged with individuals in the community by embarking on an extensive effort to communicate one-on-one with neighbors and community members by visiting hundreds of homes in the surrounding neighborhood, sharing the plans of the project, building awareness, and soliciting comments and concerns. Through this process, over 180 neighbors and community members signed a statement of support of the project.</p>						

Many required attachments were submitted with the July & December 2017 proposals and have not changed. Some of these previous submissions are listed below, others are list on the following pages. All are available 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	✓	<b>Developer commitment to pursue permanent affordability</b>
	✓	<b>Status of requested HUD approval for disposition of project site.</b>
	✓	<b>Non-Newton funding:</b> sources, commitment letters or application/decision schedules
	none submitted	<del>Rental subsidy, if any:</del> sources, commitment letters or application/decision schedules
	✓	<b>Project development pro forma</b>
	✓	<b>Project 10-year operating budget</b>
<b>C. DESIGN &amp; CONSTRUCTION</b>		
required	previously submitted	<b>Scope of construction work</b> , supported by professional cost estimates
		<b>Materials &amp; finishes;</b> highlight “green” or sustainable features or proposed certification
		<b>Detailed site &amp; floor plans, elevations</b> for major new construction – <a href="#">See information submitted with December 2017 proposal</a> ; no newer information is available.
	✓	<b>Architectural access worksheet</b> (see below)
<b>D. RELOCATION, FAIR HOUSING &amp; ACCESSIBILITY</b>		
required	previously submitted	<b>Affirmative marketing &amp; resident selection plan</b> <a href="#">See information submitted with December 2017 proposal</a> ; no newer information is available.
	✓	<b>Fair housing:</b> training completed, past complaints & their resolution
<b>E. SITE REVIEW, ZONING &amp; PERMITTING</b>		
required	previously submitted	<b>Environmental mitigation plan</b> <a href="#">See information submitted with July 2017 proposal</a> ; no newer information is available.
	✓	Confirmation of review by <b>Development Review Team (DRT)</b> –
<b>F. DEVELOPER CAPACITY &amp; QUALIFICATIONS</b>		
Required	previously submitted	<b>Most recent audited annual financial statement of parent company or organization</b> <a href="#">See audited financials as of December 2015</a> , submitted with July 2017 proposal; as of June 2018, no newer audit is available.
nonprofits only	✓	<b>Most recent annual organizational operating budget</b>
optional	✓	<b>G. LETTERS or PETITIONS of SUPPORT</b> , if available

Attachments not listed below as updated below are still considered current as of June 2018 and are available from

[http://www.newtonma.gov/gov/planning/cpa/projects/housing\\_authority.asp#December-2017](http://www.newtonma.gov/gov/planning/cpa/projects/housing_authority.asp#December-2017)

ATTACHMENTS		
Required	Check if included	Review full instructions thoroughly with staff prior to submission.
Always	updated June 2018	<del>A3. TIMELINE</del> including financing, permitting, construction & occupancy –include major steps for tax credits and Comprehensive Permit.
<b>B. SITE CONTROL &amp; PROJECT FINANCES</b>		
	✓	<b>Developer commitment to pursue permanent affordability</b>
always	updated June 2018	<del>Status of requested HUD approval for disposition of project site.</del>
		<del>Non-Newton funding:</del> sources, commitment letters or application/decision schedules
		<del>Rental subsidy, if any:</del> sources, commitment letters or application/decision schedules
		<del>Project development pro forma</del>
		<del>Project 10-year operating budget</del>
<b>C. DESIGN &amp; CONSTRUCTION</b>		
always	✓	<b>Scope of construction work</b> , supported by professional cost estimates
	✓	<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 -- POSTED SEPARATELY ON NEWTON CPC WEBSITE.
	updated June 2018	<del>Architectural access worksheet.</del>
<b>D. RELOCATION, FAIR HOUSING &amp; ACCESSIBILITY</b>		
always	✓	<b>Affirmative marketing &amp; resident selection plan</b>
	updated June 2018	<del>Fair housing: training completed, past complaints &amp; their resolution.</del>
<b>E. SITE REVIEW, ZONING &amp; PERMITTING</b>		
always	✓	<b>Environmental mitigation plan</b>
	✓	Confirmation of review by <b>Development Review Team (DRT)</b>
<b>F. DEVELOPER CAPACITY &amp; QUALIFICATIONS</b>		
always	✓	<b>Most recent audited annual financial statement of parent company or organization</b>
nonprofits only	updated June 2018	<del>Most recent annual organizational operating budget</del>
always	updated June 2018	<b>G. LETTERS or PETITIONS of SUPPORT</b> , if available

Attachments not listed as updated below are still considered current  
 as of June 2018 and are available from:

[http://www.newtonma.gov/gov/planning/cpa/projects/housing\\_authority.asp#July-2017](http://www.newtonma.gov/gov/planning/cpa/projects/housing_authority.asp#July-2017)

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.
	updated	<b>A3. TIMELINE</b>	including financing, permitting, construction & occupancy
<b>B. SITE CONTROL &amp; PROJECT FINANCES</b>			
always	updated	<del>Status of requested HUD approval for disposition of project site.</del>	
		<del>Developer commitment to pursue permanent affordability</del>	
		<del>Development pro forma</del>	
		<del>Scope of construction work, supported by professional cost estimates</del>	
	✓	<b>Market analysis:</b> including prevailing/trending rents or prices & target population	
rental only	updated	<del>10 year operating budget (pre-proposals need only a short draft)</del>	
		<del>Rental subsidy, if any: sources, commitment letters or application/decision schedules</del>	
<b>C. DESIGN &amp; CONSTRUCTION</b>			
required	updated	<del>Materials &amp; finishes; highlight "green" or sustainable features or proposed certification</del>	
		<del>Detailed site &amp; floor plans, elevations for major rehabilitation and all new construction</del>	
<b>D. RELOCATION, FAIR HOUSING &amp; ACCESSIBILITY</b>			
always	updated	<del>Affirmative marketing &amp; resident selection plan</del>	
	✓	<b>Reasonable accommodation/reasonable modification policy</b>	
	updated	<del>Architectural access worksheet (see below)</del>	
<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	updated	<del>Environmental mitigation plan, including lead paint, asbestos, underground tanks</del>	
	updated	<del>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)</del>	
<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	
	updated	<del>Most recent audited annual financial statement of parent company or organization</del>	
<del>Fair housing: training completed, past complaints &amp; their resolution</del>			
nonprofits	✓	<del>Most recent annual organizational operating budget</del>	
		<b>Organization board of directors:</b> including skills, experience, tenure & affiliations with City boards or commissions	
always	updated	<b>G. LETTERS or PETITIONS of SUPPORT,</b> if available	



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

updated  
24 July 2018

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

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

**Jackson Road Senior Housing /**  
**Haywood House**  
**Funding and Development Timeline**

February 2018	File for Comprehensive Permit following receipt of Project Eligibility Letter
June 6, 2018	Zoning Board of Appeals Public Hearing (Comprehensive Permit)
July 10, 2018	Newton Community Preservation Committee funding vote
July 16, 2018	Zoning Board of Appeals Public Hearing
Summer- Fall 2018	Submit Application for FY21 Newton CDBG funds
	Newton City Council CPA funding consideration and appropriation vote
	Newton Planning & Development Board/Mayoral consideration and contingent Commitment of FY21 CDBG funds
Fall 2018	Submit DHCD pre-application for LIHTC program
Early Spring 2019	Submit DHCD One-Stop Application for LIHTC program
August 2019	Receive state funding commitment
February 2020	Initial closing
March 2020	Construction start
November 2021	Full occupancy





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

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

**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. 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 received approval of its Inventory Removal Application for disposition of the vacant land and the community building from the Housing and Urban Development Special Application Center on May 2, 2018.

### **Non-Newton Funding**

A pre-application for Low Income Housing Tax Credits was submitted to DHCD in October of 2017. The NHA was not invited to submit a full proposal in the spring of 2018, based on the fact that disposition and zoning approvals were still pending. The NHA plans to submit another pre-application for funding to DHCD in the fall of 2018, with a full application expected in the spring of 2019. Commitment of state funding is expected in August of 2019.

CITY OF NEWTON

IN CITY COUNCIL

May 7, 2018

ORDERED:

That the Council, finding that the public convenience and welfare will be substantially served by its action, that the use of the site will be in harmony with the conditions, safeguards and limitations set forth in the Zoning Ordinance, and that said action will be without substantial detriment to the public good, and without substantially derogating from the intent or purpose of the Zoning Ordinance, grants approval to amend Board Order #515-61 and the approved associated site plan so as to allow the reduction of the property by +/- 26,336 square feet, the addition of 14 additional parking spaces and the modification of certain landscaping and site design features, all as shown on the plans referenced herein, as recommended by the Land Use Committee for the reasons given by the Committee through its Chairman, Councilor Gregory Schwartz:

1. The site is an appropriate location for the proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan as the proposed changes represent improvements to the existing conditions including the provision of additional landscaping and seating areas, the opportunity for a new community center and the land area being removed from the Jackson Gardens development is not necessary for site circulation. (§7.3.3.C.1)
2. The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will not adversely affect the neighborhood as the increased number of parking stalls located on-site and the improvements in landscaping amenities will not have an impact on the neighborhood. (§7.3.3.C.2)
3. The proposed changes pursuant to the requested amendments and modifications to Special Permit #515-61 and the associated site plan will not create a nuisance or serious hazard to vehicles or pedestrians as the number of housing units in the Jackson Gardens development will not be increased and Jackson Gardens will retain its current number of parking spaces. (§7.3.3.C.3)
4. Access to the site over streets is appropriate for the types and numbers of vehicles involved as only 14 additional parking spaces will be added to the site. (§7.3.3.C.4)

5. Literal compliance with the provisions of §5.1 regulating the design of parking facilities is impracticable due to the nature of the use, the location, size, shape, and grade of the lots, and that such exceptions are in the public interest and parking spaces on the Jackson Gardens property have been made more conforming and include designated handicapped parking spaces and snow storage spaces. (§5.1.13)

PETITION NUMBER: #71-18 (amending Board Order #515-61)

PETITIONER: Newton Housing Authority

LOCATION: 83-127 John F Kennedy Circle and 106-128 John F Kennedy Circle, on land known as Section 12, Block 01, Lot 29 and Section 12, Block 01, Lot 32, containing approximately 124,061 sq. ft. of land

OWNER: Newton Housing Authority

ADDRESS OF OWNER: 82 Lincoln Street, #101  
Newton, MA 02461

TO BE USED FOR: 64 dwelling units in seven buildings and associated parking facilities

CONSTRUCTION: Masonry

EXPLANATORY NOTES: §§7.3 and 7.4, request to amend Special Permit/Site Plan Approval #94-16 by substituting a new site plan showing a retaining wall, adding parking spaces, grading at the front of the lot and fencing along the frontage of the lot and permitting the community center to be relocated; and §7.8.2 C.2 extensions of non-conformities; and §5.1.13 exceptions to parking facility configuration as shown on the new site plan.

ZONING: Multi Residence 2 (MR2) District

Approved subject to the following conditions:

1. All conditions set forth in Board Order #515-61 shall remain in full force and effect with the exception that the following plans are substituted for the site plan referenced in said Board Order and the buildings, parking areas, driveways, walkways, landscaping and other site features associated with Board Order #515-61 shall be located and constructed consistent with the plans as originally identified in Condition 1 and as amended by the following plans:
  - a. A set of plans entitled "Haywood House, 100 Jackson Circle, Newton, MA," including the following sheets:

- i. Abbreviations and Notes (C-001) dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - ii. Abbreviations and Notes (C-002), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - iii. Abbreviations and Notes (C-003) dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - iv. Existing Site Survey (1 of 2) dated July 24, 2017, signed and stamped by Norman L. Lipsitz, Professional Land Surveyor, July 25, 2017
  - v. Existing Site Survey (2 of 2) dated July 24, 2017, signed and stamped by Norman L. Lipsitz, Professional Land Surveyor, July 25, 2017
  - vi. Erosion Control (sic) Plan (C-101), dated March 27, 2018, stamped by Wayne A. Keefner, Professional Engineer
  - vii. Layout and Materials Plan (C-102), dated March 27, 2018, stamped by Wayne A. Keefner, Professional Engineer
  - viii. Layout and Materials Plan (C-103), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - ix. Grading and Drainage Plan (C-104), dated March 27, 2018, stamped by Wayne A. Keefner, Professional Engineer
  - x. Utility Plan (C-105), dated March 27, 2018, stamped by Wayne A. Keefner, Professional Engineer
  - xi. Landscape Plan (L1), dated March 27, 2018, signed and stamped by Katherine A. Schreiber, Registered Landscape Architect
  - xii. Landscape Details (L2), dated March 27, 2018, signed and stamped by Katherine A. Schreiber, Registered Landscape Architect
  - xiii. Details (C-501), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - xiv. Details (C-502), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - xv. Details (C-503), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - xvi. Details (C-504), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - xvii. Details (C-505), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer
  - xviii. Details (C-506), dated March 27, 2018, signed and stamped by Wayne A. Keefner, Professional Engineer.
2. The petitioner shall not undertake the modifications to the site authorized by this Special Permit/Site Plan Approval until the Haywood House project on Jackson Road receives a contemplated Comprehensive Permit from the Zoning Board of Appeals and development of such project is underway, and any necessary relief as to setbacks for the existing Jackson Gardens building(s) has been granted. At such time as the existing Jackson Gardens community center is unavailable due to construction of the Haywood use project the petitioner shall be required to provide temporary facilities for those uses

- in the Jackson Gardens community center which are needed by the residents of Jackson Gardens until the new community center space is available to the residents.
3. Given the time it will take for the Haywood House project on Jackson Road to be permitted and development of such project underway, the City Council grants an additional two-year extension of time in accordance with the provisions of §7.3.2.E./ §7.4.5.D.
  4. No Building Permit shall be issued pursuant to this Special Permit/Site Plan Approval until the petitioner has:
    - a. Recorded a certified copy of this order for the approved Special Permit/Site Plan with the Registry of Deeds for the Southern District of Middlesex County.
    - b. Filed a copy of such recorded order with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development.
    - c. Filed with the City Clerk, the Commissioner of Inspectional Services, and the Department of Planning and Development, a statement from the Engineering Division approving the final site plan.
    - d. Obtained a written statement from the Planning Department that confirms the building permit plans are consistent with plans approved in Condition #1.
  5. No Final Inspection and/or Occupancy Permit for the buildings covered by this Special Permit/Site Plan approval shall be issued until the petitioner has:
    - a. Filed with the City Clerk, the Department of Inspectional Services, and the Department of Planning and Development a statement by a registered architect or engineer certifying compliance with Condition #1.
    - b. Filed with the Clerk of the Board, the Department of Inspectional Services and the Department of Planning and Development a statement from the Engineering Division of the Department of Public Works certifying that improvements authorized by this Order have been constructed to the standards of the City of Newton Engineering Department.
    - c. Submitted to the Director of Planning and Development and Commissioner of Inspectional Services, final as-built plans in paper and digital format signed and stamped by a licensed land surveyor. These plans shall confirm the modifications to the nonconforming deck have been completed and include all required landscaping as shown by plans cited in Condition #1.

Under Suspension of Rules

Readings Waived and Approved

21 yeas 0 nays 3 absent (Councilors Baker, Ciccone, and Danberg)

The undersigned hereby certifies that the foregoing copy of the decision of the Newton City Council granting a SPECIAL PERMIT/SITE PLAN APPROVAL is a true accurate copy of said decision, the original of which having been filed with the City Clerk on May 9, 2018. The undersigned further certifies that all statutory requirements for the issuance of such SPECIAL PERMIT/SITE

PLAN APPROVAL have been complied with and that all plans referred to in the decision have been filed with the City Clerk.

ATTEST:

(SGD) DAVID A. OLSON, City Clerk  
Clerk of the City Council

I, David A. Olson, as the Clerk of the City Council and keeper of its records and as the City Clerk and official keeper of the records of the CITY OF NEWTON, hereby certify that twenty days have elapsed since the filing of the foregoing decision of the Newton City Council in the Office of the City Clerk on \_\_\_\_\_ and that NO APPEAL of said decision pursuant to G.L. c. 40A, §17 has been filed thereto.

ATTEST:

(SGD) DAVID A. OLSON, City Clerk  
Clerk of the Council

# Jackson Road/Haywood House Project Budgets



- ♦ Budget summary
- ♦ Budget assumptions
- ♦ Financing assumptions
- ♦ Tax credit calculations
- ♦ Development cost projections
- ♦ Operating statement
- ♦ Operating pro forma (15-year)
- ♦ Construction loan cashflow
- ♦ Developer fee



**HAYWOOD HOUSE-55 UNITS w On-Grade parking**  
**Newton, Massachusetts**

**SUMMARY**

April 20, 2018

**55 One Bedroom Units**  
**32- tax credit, 23-99%**  
**22 New Parking Spaces**  
**9% Tax Credits @ \$0.95**  
**Taxable Financing-5%; 40 yrs**

**NET DEVELOPMENT FEE \$1,583,583**

**NET ACQUISITION PAYMENT \$1**

<b>UNITS</b>	<b>0 BR</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4 BR</b>	
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	23	0	0	0	23
Market	0	0	0	0	0	0
<b>TOTAL</b>	<b>0</b>	<b>55</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55</b>

<b>SOURCES</b>	<b>P/U</b>		<b>USES</b>	<b>P/U</b>	
Cash	\$0	\$0	Acquisition	\$1	\$0
Federal LIHTC	\$9,500,000	\$172,727	Construction	\$19,697,160	\$358,130
State LIHTC	\$1,500,000	\$27,273	Soft Costs	\$3,699,135	\$67,257
Federal HTC	\$0	\$0	Fees	\$2,710,121	\$49,275
FCF	\$750,000	\$13,636	<b>TOTAL</b>	<b>\$26,106,417</b>	<b>\$474,662</b>
State HOME	\$750,000	\$13,636	<b>GAP</b>	<b>\$0</b>	
City Inclusionary	\$625,000	\$11,364	<b>Per Unit Residential Cost</b>		<b>\$474,662</b>
AHTF	\$1,000,000	\$18,182	<b>Per Unit Resid. \$ w/o Comm Space</b>		<b>\$455,915</b>
CDBG	\$625,000	\$11,364			
HSF	\$750,000	\$13,636			
CPA	\$3,000,000	\$54,545			
Deferred Developer Fee	\$656,417	\$11,935	29.30%		
CBH	\$750,000	\$13,636			
Permanent Loan	\$6,200,000	\$112,727			
<b>TOTAL</b>	<b>\$26,106,417</b>	<b>\$474,662</b>			

<b>ANNUAL INCOME</b>	<b>P/U</b>		<b>ANNUAL OPERATING BUDGET</b>	<b>P/U</b>	
Rental Income	\$948,936	\$17,253	Management Fee	\$44,949	\$817
Other Income	\$91,934	\$1,672	Administration	\$79,790	\$1,451
(Vacancy)	(\$42,014)	(\$764)	Maintenance	\$82,000	\$1,491
Net Income	\$998,857	\$18,161	Utilities	\$97,500	\$1,773
Operations	(\$581,489)	(\$10,573)	Services	\$120,000	\$2,182
<b>NOI</b>	<b>\$417,368</b>	<b>\$7,589</b>	Taxes	\$82,500	\$1,500
<b>Debt Service</b>	<b>(\$358,754)</b>	<b>(\$6,523)</b>	Insurance	\$30,000	\$545
<b>Net Cashflow</b>	<b>\$58,614</b>	<b>\$1,066</b>	Replacement Res.	\$19,250	\$350
<b>Coverage ratio</b>	<b>1.16</b>		Other	\$25,500	\$464
			<b>TOTAL</b>	<b>\$581,489</b>	<b>\$10,572.52</b>

PF33



Proposal v.3 to Newton CPC,  
submitted 7 June 2018

*HAYWOOD HOUSE-55 UNITS w On-Grade parking*

**FINANCING ASSUMPTIONS**

April 20, 2018

**PERMANENT LOAN**

Annual Rate	5.00%	
Monthly Rate	0.0042	
Amort. Period	480	Months
Term	40	Years
Cov. Ratio	1.16	
Loan/Value	23.75%	
Loan Amount	\$6,200,000	
Debt Service	(\$29,896)	(\$358,754)
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 CDBG	\$625,000	
AHTF	\$1,000,000	
HSF	\$750,000	
CBH	\$750,000	
FCF	\$750,000	
City Inclusionary	\$625,000	

**OTHER**

CPA	\$3,000,000	
-----	-------------	--

Proposal v.3 to Newton CPC,  
submitted 7 June 2018

**HAYWOOD HOUSE-55 UNITS w On-Grade parking**

**TAX CREDIT CALCULATIONS**

April 20, 2018

**FEDERAL LIHTC**

Basis	\$24,079,211		
Basis Deductions	\$2,000,000		
% Affordable	58%		
Basis Boost	100%	DDA	
Final Basis	\$12,846,087		
Applicable Rate	9.00%		
Annual Allocation	\$1,156,148		
Annual Limit	\$1,000,000		
Price	\$0.95		
Allowed Amount	\$9,500,000		

**STATE LIHTC**

Basis	\$12,846,087		
Price	\$0.75		
Annual Limit (Total)	\$1,156,148		
Annual Limit (Units)	\$384,000		
Calculated Amount	\$4,335,554		
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		

Proposal v.3 to Newton CPC,  
submitted 7 June 2018

**HAYWOOD HOUSE-55 UNITS w On-Grade parking**

**DEVELOPMENT COST PROJECTIONS**

April 20, 2018

**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						
City Inclusionary	\$625,000						
AHTF	\$1,000,000						
CDBG	\$625,000						
HSF	\$750,000						
CPA	\$3,000,000						
Deferred Developer Fee	\$656,417	29.30%					
CBH	\$750,000						
Permanent Loan	\$6,200,000	5.00%					
<b>TOTAL SOURCES</b>	<b>\$26,106,417</b>						
<b>GAP</b>	<b>\$0</b>						
Construction Loan	\$15,000,000						

**USES**

Acquisition Cost	TOTAL	Residential	Commercial	IN LIHTC BASIS	IN HTC BASIS	4 % Credit	
Land	\$1	\$1	\$0	\$0	\$0		
Parking	\$0	\$0	\$0	\$0	\$0		
Building	\$0	\$0	\$0	\$0	\$0		0.41290323
<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%
Second Elevator	\$440,938	\$423,389	\$0	\$0	\$0		
Buildings	\$18,759,200	\$18,012,578	\$746,622	\$16,751,698	\$0		
Bond		\$0	\$0	\$0	\$0		
General Conditions		\$0	\$0	\$0	\$0		
Overhead and Profit		\$0	\$0	\$0	\$0		
Cost of Construction/Rehabilitation	<b>\$18,759,200</b>	<b>\$18,012,578</b>	<b>\$746,622</b>	<b>\$18,012,578</b>	<b>\$0</b>	<b>\$334.51</b>	
Contingency	\$937,960	\$900,629	\$37,331	\$900,629	\$0	5%	
<b>Subtotal Construction</b>	<b>\$19,697,160</b>	<b>\$18,913,207</b>	<b>\$783,953</b>	<b>\$18,913,207</b>	<b>\$0</b>		96%
	<b>\$358,130</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	\$187,592	\$180,126	\$7,466	\$180,126	\$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	\$62,000	\$59,532	\$2,468	\$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	\$109,793	\$105,423	\$4,370	\$0	\$0		
MIP	\$31,000	\$29,766	\$1,234	\$29,766	\$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	3.38%	
<b>Subtotal Soft Costs</b>	<b>\$3,699,135</b>	<b>\$3,559,868</b>	<b>\$139,267</b>	<b>\$3,015,156</b>	<b>\$0</b>		
Reserves	\$470,121	\$451,410	\$18,711	\$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>\$2,710,121</b>	<b>\$2,602,258</b>	<b>\$107,864</b>	<b>\$2,150,847</b>	<b>\$0</b>		
<b>TOTAL USES</b>	<b>\$26,106,417</b>	<b>\$25,075,334</b>	<b>\$1,031,083</b>	<b>\$24,079,211</b>	<b>\$0</b>		
Per Unit		\$474,662					
w/o Shared Community Space		\$455,915					

Proposal v.3 to Newton CPC,  
submitted 7 June 2018

**HAYWOOD HOUSE-55 UNITS w On-Grade parking**

( 2 pages)

**OPERATING STATEMENT**

April 20, 2018

	<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	\$489,624						
Two BR	\$0						
Three BR							
Market							
Studio	\$0						
One BR	\$0						
Two BR	\$0						
Three BR	\$0						
Jackson Gardens Reimbursement	\$86,434						
Other	\$5,500		Laundry				
<b>Gross Revenue</b>	<b>\$1,040,870</b>			2232	1473.12	1598.12	0.037194126
Vacancy	(\$42,014)						
<b>TOTAL REVENUE</b>	<b>\$998,857</b>						

**HAYWOOD HOUSE-55 UNITS w On-Grade parking** ( 2 pages)

**OPERATING STATEMENT**

April 20, 2018

	<u>PER YEAR</u>	<u>PER UNIT</u>	<u>COMMENTS</u>
<b>EXPENSES</b>			
	<b>TOTAL</b>	<b>Per Unit</b>	
<b>MANAGEMENT FEE</b>	<b>\$44,949</b>	<b>\$817</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	
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	\$15,500	\$282	
Replacement Reserve	\$19,250	\$350	
<b>OPERATING EXPENSES</b>	<b>\$581,489</b>	<b>\$10,573</b>	
<b>NET OPERATING INCOME</b>	<b>\$417,368</b>	<b>\$7,589</b>	
<b>DEBT SERVICE</b>	<b>(\$358,754)</b>	<b>(\$6,523)</b>	
<b>CASHFLOW</b>	<b>\$58,614</b>	<b>\$1,066</b>	
<b>COVERAGE RATIO</b>	<b>1.16</b>		



Proposal v.3 to Newton CPC, submitted 7 June 2018										
<b>HAYWOOD HOUSE-55 UNITS w On-Grade parking</b>										
<b>CASHFLOW PROJECTIONS</b>										
April 20, 2018										
(2 pages)										
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2026</u>
	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	\$489,624	\$499,416	\$509,405	\$519,593	\$529,985	\$540,584	\$551,396	\$562,424	\$573,673	\$585,146
Market	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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	\$1,040,870	\$1,061,578	\$1,082,699	\$1,104,243	\$1,126,218	\$1,148,632	\$1,171,495	\$1,194,815	\$1,218,601	\$1,242,863
Vacancy	(\$42,014)	(\$42,854)	(\$43,711)	(\$44,585)	(\$45,477)	(\$46,386)	(\$47,314)	(\$48,261)	(\$49,226)	(\$50,210)
<b>Total Revenue</b>	<b>\$998,857</b>	<b>\$1,018,724</b>	<b>\$1,038,988</b>	<b>\$1,059,658</b>	<b>\$1,080,741</b>	<b>\$1,102,246</b>	<b>\$1,124,181</b>	<b>\$1,146,554</b>	<b>\$1,169,376</b>	<b>\$1,192,653</b>
<b>Expenses</b>										
Management Fee	\$44,949	\$45,843	\$46,754	\$47,685	\$48,633	\$49,601	\$50,588	\$51,595	\$52,622	\$53,669
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	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500
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>\$581,489</b>	<b>\$598,014</b>	<b>\$615,026</b>	<b>\$632,539</b>	<b>\$650,568</b>	<b>\$669,129</b>	<b>\$688,237</b>	<b>\$707,908</b>	<b>\$728,160</b>	<b>\$749,008</b>
<b>Net Operating Income</b>	<b>\$417,368</b>	<b>\$420,710</b>	<b>\$423,962</b>	<b>\$427,119</b>	<b>\$430,173</b>	<b>\$433,117</b>	<b>\$435,944</b>	<b>\$438,646</b>	<b>\$441,216</b>	<b>\$443,645</b>
<b>Debt Service</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>
	1.16	1.17	1.18	1.19	1.20	1.21	1.22	1.22	1.23	1.24
<b>Pre-Tax Cashflow</b>	<b>\$58,614</b>	<b>\$61,956</b>	<b>\$65,208</b>	<b>\$68,365</b>	<b>\$71,418</b>	<b>\$74,362</b>	<b>\$77,189</b>	<b>\$79,892</b>	<b>\$82,461</b>	<b>\$84,890</b>

Proposal v.3 to Newton CPC, submitted 7 June 2018												
<b>HAYWOOD HOUSE-55 UNI CASHFLOW PROJECTION</b>												
April 20, 2018												
(2 pages)												
		<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
	0	11	12	13	14	15	16	17	18	19	20	21
<b>Revenue</b>												
Rental Assisted		\$220,765	\$225,180	\$229,684	\$234,277	\$238,963	\$243,742	\$248,617	\$253,589	\$258,661	\$263,834	\$269,111
50% AMI		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
60% AMI		\$339,134	\$345,917	\$352,835	\$359,892	\$367,090	\$374,431	\$381,920	\$389,558	\$397,350	\$405,297	\$413,402
99% AMI		\$596,849	\$608,786	\$620,962	\$633,381	\$646,048	\$658,969	\$672,149	\$685,592	\$699,304	\$713,290	\$727,556
Market		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Commercial		\$105,363	\$107,470	\$109,620	\$111,812	\$114,048	\$116,329	\$118,656	\$121,029	\$123,449	\$125,918	\$128,437
Other		\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Gross Revenue		\$1,267,611	\$1,292,853	\$1,318,600	\$1,344,862	\$1,371,649	\$1,398,972	\$1,426,841	\$1,455,268	\$1,484,264	\$1,513,839	\$1,544,006
Vacancy		(\$51,214)	(\$52,239)	(\$53,284)	(\$54,349)	(\$55,436)	(\$56,545)	(\$57,676)	(\$58,829)	(\$60,006)	(\$61,206)	(\$62,430)
<b>Total Revenue</b>		<b>\$1,216,396</b>	<b>\$1,240,614</b>	<b>\$1,265,316</b>	<b>\$1,290,513</b>	<b>\$1,316,213</b>	<b>\$1,342,427</b>	<b>\$1,369,166</b>	<b>\$1,396,439</b>	<b>\$1,424,258</b>	<b>\$1,452,633</b>	<b>\$1,481,576</b>
<b>Expenses</b>												
Management Fee		\$54,738	\$55,828	\$56,939	\$58,073	\$59,230	\$60,409	\$61,612	\$62,840	\$64,092	\$65,368	\$66,671
Administration		\$107,231	\$110,448	\$113,761	\$117,174	\$120,690	\$124,310	\$128,040	\$131,881	\$135,837	\$139,912	\$144,110
Operations		\$110,201	\$113,507	\$116,912	\$120,420	\$124,032	\$127,753	\$131,586	\$135,534	\$139,600	\$143,787	\$148,101
Security		\$13,439	\$13,842	\$14,258	\$14,685	\$15,126	\$15,580	\$16,047	\$16,528	\$17,024	\$17,535	\$18,061
Resident Services		\$161,270	\$166,108	\$171,091	\$176,224	\$181,511	\$186,956	\$192,565	\$198,342	\$204,292	\$210,421	\$216,733
Utilities		\$131,032	\$134,963	\$139,012	\$143,182	\$147,477	\$151,902	\$156,459	\$161,153	\$165,987	\$170,967	\$176,096
MIP		\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500	\$15,500
Other Expenses		\$177,061	\$182,373	\$187,844	\$193,479	\$199,284	\$205,262	\$211,420	\$217,763	\$224,296	\$231,024	\$237,955
<b>Total Expenses</b>		<b>\$770,472</b>	<b>\$792,569</b>	<b>\$815,318</b>	<b>\$838,738</b>	<b>\$862,849</b>	<b>\$887,673</b>	<b>\$913,229</b>	<b>\$939,539</b>	<b>\$966,627</b>	<b>\$994,515</b>	<b>\$1,023,227</b>
<b>Net Operating Income</b>		<b>\$445,924</b>	<b>\$448,045</b>	<b>\$449,999</b>	<b>\$451,775</b>	<b>\$453,364</b>	<b>\$454,755</b>	<b>\$455,937</b>	<b>\$456,900</b>	<b>\$457,630</b>	<b>\$458,118</b>	<b>\$458,349</b>
<b>Debt Service</b>		<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>	<b>(\$358,754)</b>
		1.24	1.25	1.25	1.26	1.26	1.27	1.27	1.27	1.28	1.28	1.28
<b>Pre-Tax Cashflow</b>		<b>\$87,170</b>	<b>\$89,291</b>	<b>\$91,244</b>	<b>\$93,021</b>	<b>\$94,609</b>	<b>\$96,000</b>	<b>\$97,183</b>	<b>\$98,145</b>	<b>\$98,876</b>	<b>\$99,363</b>	<b>\$99,594</b>





Proposal v.3 to Newton CPC,  
submitted 7 June 2018

**HAYWOOD HOUSE-55 UNITS w/ OI**  
**CONSTRUCTION LOAN CASHFLO**

April 20, 2018 (3 pages)

	<b>TOTAL</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>	<b>CURRENT TOTAL</b>	<b>NET BALANCE</b>	
	<b>Units Occupied</b>					<b>0</b>		
<b>SOURCES</b>								<b>SOURCES</b>
Construction Loan	\$15,000,000	\$0	\$0	\$0	\$0	\$15,102,373		Construction Loan
Cash	\$0					\$0	\$0	Cash
Federal LIHTC	\$9,500,000	\$5,225,000			\$1,018,157	\$9,560,000	(\$60,000)	Federal LIHTC
State LIHTC	\$1,500,000	\$675,000			\$472,988	\$1,500,000	\$0	State LIHTC
Federal HTC	\$0					\$0	\$0	Federal HTC
FCF	\$750,000				\$75,000	\$750,000	\$0	FCF
State HOME	\$750,000					\$750,000	\$0	State HOME
City Inclusionary	\$625,000					\$0	\$625,000	City Inclusionary
AHTF	\$1,000,000				\$100,000	\$1,000,000	\$0	AHTF
CDBG	\$625,000				\$62,500	\$625,000	\$0	CDBG
HSF	\$750,000				\$75,000	\$750,000	\$0	HSF
CPA	\$3,000,000					\$2,500,000	\$500,000	
CBH	\$750,000				\$75,000	\$750,000	\$0	
Permanent Loan	\$6,200,000				\$6,200,000	\$6,200,000	\$0	Permanent Loan
NOI	\$0					\$0	\$0	NOI
<b>Sub-Total</b>	<b>\$40,450,000</b>	<b>\$5,900,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$8,078,645</b>	<b>\$39,487,373</b>		<b>Sub-Total</b>
Repayment: Construction Loan	\$15,000,000	\$5,250,000			\$8,102,373	\$15,102,373	\$0	Repayment: Construction Loan
Repayment:	\$0					\$0	\$0	Repayment:
Repayment:	\$0					\$0	\$0	Repayment:
Repayment: Cash	\$0					\$0	\$0	Repayment: Cash
<b>TOTAL SOURCES-NET</b>	<b>\$25,450,000</b>	<b>\$650,000</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$23,728)</b>	<b>\$24,385,000</b>	<b>\$1,065,000</b>	<b>TOTAL SOURCES-NET</b>
<b>Cumulative Sources</b>	<b>\$25,450,000</b>	<b>\$24,408,728</b>	<b>\$24,408,728</b>	<b>\$24,408,728</b>	<b>\$24,385,000</b>			<b>Cumulative Sources</b>
<b>Cum. Sources less Uses</b>	<b>\$0</b>	<b>\$914,173</b>	<b>\$841,789</b>	<b>\$796,405</b>	<b>(\$1,062,602)</b>	<b>(\$1,062,602)</b>		<b>Cum. Sources less Uses</b>
<b>USES</b>								<b>USES</b>
Acquisition	\$1					\$1	\$0	Acquisition
Construction	\$18,759,200					\$18,756,802	\$2,398	Construction
Construction Contingency	\$937,960					\$937,960	\$0	Construction Contingency
Construction Interest	\$618,750	\$50,071	\$30,384	\$30,384	\$121,574	\$618,750	\$0	Construction Interest
Architect & Engineering	\$1,100,000					\$1,100,000	(\$0)	Architect & Engineering
Survey & Permit	\$25,000					\$25,000	\$0	Survey & Permit
Environmental/Geotech	\$75,000					\$75,000	\$0	Environmental/Geotech
Legal	\$300,000				\$50,000	\$300,000	\$0	Legal
Title & Recording	\$25,000					\$25,000	\$0	Title & Recording
Accounting	\$70,000				\$30,000	\$70,000	\$0	Accounting
Construction Insurance	\$187,592					\$187,592	\$0	Construction Insurance
Marketing and Rent Up	\$200,000	\$25,000	\$20,000	\$15,000	\$15,000	\$200,000	\$0	Marketing and Rent Up
Real Estate Taxes	\$20,000		\$20,000			\$20,000	\$0	Real Estate Taxes
Inspection Fees	\$30,000					\$30,000	\$0	Inspection Fees
Bond Premium	\$0					\$0	\$0	Bond Premium
Appraisal & Market Study	\$30,000					\$30,000	\$0	Appraisal & Market Study
Consultants	\$250,000	\$3,000	\$2,000			\$250,000	\$0	Consultants
Security	\$25,000					\$25,000	\$0	Security
Permanent Financing Fee	\$62,000					\$62,000	\$0	Permanent Financing Fee
Construction Financing Fee	\$150,000					\$150,000	\$0	Construction Financing Fee
Syndication	\$50,000					\$50,000	\$0	Syndication
Relocation	\$0					\$0	\$0	Relocation
Tax Credit Fee	\$109,793					\$109,793	\$0	Tax Credit Fee
MIP	\$31,000					\$31,000	\$0	MIP
OPM	\$140,000					\$140,000	\$0	OPM
FFE	\$75,000					\$75,000	\$0	FFE
Contingency	\$125,000				\$125,000	\$125,000	\$0	Contingency
Reserves	\$470,121				\$470,121	\$470,121	\$0	Reserves
Developer Overhead	\$1,120,000		\$0		\$560,000	\$1,120,000	\$0	Developer Overhead
Developer Fee-Net	\$463,583				\$463,583	\$463,583	\$0	Developer Fee-Net
<b>TOTAL USES</b>	<b>\$25,450,000</b>	<b>\$78,071</b>	<b>\$72,384</b>	<b>\$45,384</b>	<b>\$1,835,278</b>	<b>\$25,447,602</b>	<b>\$2,398</b>	<b>TOTAL USES</b>
<b>Cumulative Uses</b>	<b>\$25,450,000</b>	<b>\$23,494,555</b>	<b>\$23,566,939</b>	<b>\$23,612,323</b>	<b>\$25,447,602</b>			<b>Cumulative Uses</b>
Construction Loan Balance		\$8,102,373	\$8,102,373	\$8,102,373	\$0			Construction Loan Balance
Loan Balance		\$0	\$0	\$0	\$0			Loan balance
Loan Balance		\$0	\$0	\$0	\$0			Loan Balance

Proposal v.3 to Newton CPC,  
submitted 7 June 2018

<b>HAYWOOD HOUSE-55 UNITS w On-Grade parking</b>			
April 20, 2018			
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		470,121	
	<b>Repl. Cost</b>	<b>\$22,989,878</b>	
\$1-3 mil @ 15%		450,000	\$3,000,000
\$3-5 mil @ 12.50%		250,000	\$2,000,000
\$5 mil + up @ 10%		1,798,988	\$17,989,878
	<b>Max. Allowable Fee-Rehab.</b>	<b>2,498,988</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>2,498,988</b>	
Requested Fee Per One-Stop		<b>2,490,000</b>	
		<b>\$ (8,988)</b>	

Updated from July & December 2017 submissions

<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 elevators are not required to be an accessible means of egress. The two elevators are 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>Twenty-two (22) Parking spaces provided for 47 total spaces, three (3) of which will be accessible (2 new and 1 existing).</p> <p>One (1) of the accessible spaces will be van accessible.</p>
15-25	1				
26-50	2				



**3. Building entrances & accessible routes within buildings**

**521 CMR 25.00: ENTRANCES**

All approaches/entrances/exits are fully accessible. Vestibules will provide required clearances.

**521 CMR 26.00: DOORS AND DOORWAYS**

Minimum 36" doors are provided along the accessible route and within units for access to building entrances and interior rooms.  
Required accessible thresholds and maneuvering clearances are provided at all doorways to building entrances and interior rooms.

**4. Common areas & facilities (offices, laundry rooms, community rooms, etc.)**

**521 CMR 10.00: PUBLIC USE AND COMMON USE SPACES IN MULTIPLE DWELLINGS**

All public use and common spaces shall comply with requirements for accessibility.

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.

10.6 ALARMS WHERE A FIRE ALARM IS PROVIDED, IT SHALL COMPLY WITH 521 CMR 40.00: ALARMS.

Compliant fire alarms will be provided.

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.

Accessible controls, dispensers, and other operable equipment will be provided with required dimensions and clearances.

10.8 LAUNDRY FACILITIES IF LAUNDRY FACILITIES ARE PROVIDED IN MULTIPLE DWELLINGS, THEN EQUIVALENT, ACCESSIBLE LAUNDRY FACILITIES SHALL BE PROVIDED.  
10.8.1 LOCATION: LAUNDRY FACILITIES SHALL BE ON AN ACCESSIBLE LEVEL AND ON AN ACCESSIBLE ROUTE.

Accessible laundry facilities will be provided so that 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 °.

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.

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.

A laundry folding table will be provided that will comply with accessibility requirements.

<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>The kitchen sinks, counters, and cooking facilities provided in the community center will comply with requirements for accessible kitchens.</p>
<p><b>5. Group 1 Units (MAAB) (include units covered by the FHA)</b></p>	
<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>



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

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

**Amy Zarechian  
Executive Director**

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

#### **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 when there is a finding of probable cause. In the past five years, there have been three findings of probable cause in cases brought to the Massachusetts Commission Against Discrimination, which represents .2% of NHA residents. There are no current or pending fair housing complaints against the NHA.

Newton Housing Authority																
Consolidated Operating Budget																
Budget Revision Fiscal Year 2018																
	101 units	42 units	10 units	7 units	24 units	32 units	226 units	36 units	36 units	441 units	25 units	55 units	1035	Total Budget	Prior Budget	Change
	Echo Ridge, Hampton Place, Century Village, Scattered Sites	Hamilton Grove	Walnut Street	Central Street	New Hyde School	State Leased Housing	ParkerHouse, Jackson Garden, Horace Mann,	Nonantum Village	Echo Ridge	Housing Choice Vouchers Section 8	Newton Corner Place Section 8	MGMT		FYE 2018	2017	
	400-1	667-2 (A)	689-1,2	689-C (689-4)	400-9 (689-3)	MRVP	MA036-1	MA036-2	MA036-3	HCV	SRO					
<b>REVENUES</b>																
Rental Income	522,000	121,488	27,684	24,912	77,100		809,280	127,740	173,520			270,611		2,154,335	2,138,808	15,527
Rental Income - Federal Section 8		363,420												363,420	363,420	-
Section 8 Rent Subsidy													513,643	513,643	469,100	44,543
Interest Income	1,500	15,000	25	300	320	100	21,000	188	688	1,300	100	17,000		57,520	47,065	10,455
Misc. Income	3,000	2,000			1,080		29,464	4,736	5,359	4,180		24,125		73,944	85,519	(11,575)
MRVP Admin Fee						12,480								12,480	12,480	-
Operating Subsidy-DHCD	341,087				141,814									482,900	389,649	93,251
HAP Subsidy HUD/DHCD						173,088				6,245,465	111,000			6,529,553	6,529,553	-
HUD Operating Subsidy							942,151	127,190	121,763					1,191,105	1,192,303	(1,198)
HUD Section 8 Subsidy-Admin Fee										505,237	28,903			534,140	518,584	15,556
Capital Fund Administrative fee							40,000							40,000	40,000	-
														0	-	-
<b>TOTAL REVENUES</b>	<b>867,587</b>	<b>501,908</b>	<b>27,709</b>	<b>25,212</b>	<b>220,314</b>	<b>185,668</b>	<b>1,841,895</b>	<b>259,854</b>	<b>301,330</b>	<b>6,756,182</b>	<b>140,003</b>	<b>825,378</b>		<b>11,953,040</b>	<b>11,786,481</b>	<b>166,559</b>
<b>EXPENDITURES</b>																
<b>Administration:</b>																
Salaries	81,078	54,261	7,641	5,664	20,764	8,363	339,997	38,171	37,276	266,446	13,349	112,239		985,250	860,057	125,193
Legal	17,750	2,500	250	250	2,500	0	6,500	3,000	500	3,000	750	3,000		40,000	51,100	(11,100)
Travel	1,359	565	135	94	323	0	3,042	485	485	5,936	336	2,740		15,500	14,000	1,500
Accounting	3,250	1,351	322	225	772	0	7,272	1,158	1,158	14,189	804	1,770		32,272	31,340	932
Audit Services	4,850	0	0	0	0	0	2,500	600	600	2,550	750	1,250		13,100	13,100	-
Sundry Office	22,391	5,153	1,227	859	2,944	0	27,726	4,417	4,417	89,103	3,067	6,748		168,050	161,050	7,000
														0	-	-
<b>Total Administration</b>	<b>130,678</b>	<b>63,831</b>	<b>9,574</b>	<b>7,092</b>	<b>27,304</b>	<b>8,363</b>	<b>387,037</b>	<b>47,831</b>	<b>44,435</b>	<b>381,224</b>	<b>19,057</b>	<b>127,746</b>		<b>1,254,172</b>	<b>1,130,647</b>	<b>123,525</b>
<b>Tenant Services:</b>																
Salaries							74,641	7,029	8,786					90,456	59,371	31,085
Other	606	250					1,000	500	500					2,856	2,750	106
<b>Total Tenant Services</b>	<b>606</b>	<b>250</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>75,641</b>	<b>7,529</b>	<b>9,286</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>93,312</b>	<b>62,121</b>	<b>31,191</b>
<b>Utilities</b>																
Water and Sewer	99,000	33,250	3,500	3,500	14,630		206,300	59,910	28,130				53,475	501,695	435,668	66,027
Electric	20,160	32,970	0	0	28,275		171,290	29,050	73,086				25,800	380,630	378,058	2,572
Gas	11,700	26,250	0	0	7,650		259,930	22,180	0				11,150	338,860	313,323	25,537
<b>Total Utilities</b>	<b>130,860</b>	<b>92,470</b>	<b>3,500</b>	<b>3,500</b>	<b>50,555</b>	<b>0</b>	<b>637,520</b>	<b>111,140</b>	<b>101,216</b>	<b>0</b>	<b>0</b>	<b>90,425</b>		<b>1,221,185</b>	<b>1,127,049</b>	<b>94,136</b>
<b>Maintenance</b>																
Labor	76,720	133,737	6,691	5,900	45,911		302,875	48,151	48,151			50,358		718,493	656,642	61,852
Materials & Supplies	18,595	7,940	1,730	1,196	4,856		28,646	4,442	4,484			3,350		75,239	72,610	2,629
Contract Costs	81,750	32,900	900	1,000	21,800		82,550	24,450	20,950			45,290		311,590	292,479	19,111
Condominium fees	257,261											38,111		295,372	294,719	653
<b>Total Maintenance</b>	<b>434,326</b>	<b>174,576</b>	<b>9,321</b>	<b>8,096</b>	<b>72,567</b>	<b>0</b>	<b>414,071</b>	<b>77,043</b>	<b>73,585</b>	<b>0</b>	<b>0</b>	<b>137,109</b>		<b>1,400,695</b>	<b>1,316,450</b>	<b>84,245</b>

This page was omitted unintentionally in Housing Authority - provided printed copies mailed to CPC.

Newton Housing Authority Consolidated Operating Budget Budget Revision Fiscal Year 2018															Total Budget FYE 2018	Prior Budget 2017	Change
Page 2 of 2																	
	Echo Ridge, Hampton Place, Century Village, Scattered Sites	Hamilton Grove	Walnut Street	Central Street	New Hyde School	State Leased Housing	ParkerHouse , Jackson Garden,Horace Mann,	Nonantum Village	Echo Ridge	Housing Choice Vouchers	Newton Corner Place						
	400-1	667-2 (A)	689-1,2	689-C (689-4)	400-9 (689-3)	MRVP	MA036-1	MA036-2	MA036-3	HCV	SRO	MGMT					
											Section 8						
General Expense																	
Insurance	16,685	14,119	1,610	1,176	4,819	272	79,624	11,577	11,621	24,431	647	43,778	210,360	182,684	27,676		
Payment in Lieu of Taxes							0		0				0	-	-		
Employee Benefits	52,386	62,146	4,761	3,832	21,962	2,790	229,074	30,861	31,141	87,164	4,402	54,137	584,655	604,536	(19,881)		
Housing Assistance Payments										6,245,465	111,000		6,529,553	6,529,553	-		
Interest expense		23,550										86,026	109,576	112,435	(2,859)		
Other General Expense										5,880			5,880	5,880	-		
Total General Expense	69,071	99,815	6,371	5,008	26,781	176,149	308,699	42,438	42,762	6,362,940	116,049	183,940	7,440,024	7,435,088	4,936		
Total Routine Expenses	765,541	430,943	28,766	23,697	177,207	184,512	1,822,968	285,980	271,284	6,744,164	135,106	539,221	11,409,387	11,071,355	338,032		
Net Income (Loss) before Non-Routine Expenses	102,046	70,965	(1,057)	1,515	43,107	1,156	18,927	(26,126)	30,047	12,019	4,897	286,157	543,653	715,126	(171,473)		
Nonroutine Expenditures																	
Extraordinary Maintenance	64,500	43,000		1,000	8,000		31,000	26,500	7,500			62,000	243,500	159,750	83,750		
Equipment Replacements	10,000	5,200			2,650		7,220	3,110	3,110			6,500	37,790	39,185	(1,395)		
Equipment Additions	0	40,000					18,640	4,180	4,180			159,000	226,000	144,000	82,000		
Collection Losses	5,000	1,000					4,046	639	868				11,553	11,512	41		
Total Nonroutine Expenditures	79,500	89,200	0	1,000	10,650	0	60,906	34,429	15,658	0	0	227,500	518,843	354,447	164,396		
NET INCOME	22,546	(18,235)	(1,057)	515	32,457	1,156	(41,980)	(60,555)	14,389	12,019	4,897	58,657	24,810	360,679	(335,869)		
Payment Towards Mortgage Principle	0	64,150										66,348	130,498	130,498	-		
Surplus (Deficit)	22,546	(82,385)	(1,057)	515	32,457	1,156	(41,980)	(60,555)	14,389	12,019	4,897	(7,690)	(105,687)	230,182			
<b>UNRESTRICTED NET ASSETS ANALYSIS</b>																	
Unrestricted Operating Reserve 12/31/2016	364,275	1,191,005	20,601	88,381	81,348	47,550	2,261,785	164,823	268,487	374,062	212,163	827,889	5,902,369				
FY 2017 Actual increase (decrease)	16,871	11,840	(1,344)	3,240	(455)	2,175	(66,114)	5,495	(13,951)	31,720	16,960	57,385	63,822				
Projected Balance 12/31/2017	381,146	1,202,845	19,257	91,621	80,893	49,725	2,195,671	170,318	254,536	405,782	229,123	885,274	5,966,191				
Estimated transfer to Capital Reserves												(120,000)	(120,000)				
Projected Balance 12/31/2017	381,146	1,202,845	19,257	91,621	80,893	49,725	2,195,671	170,318	254,536	405,782	229,123	885,274	5,966,191				
Projected increase (decrease) FY 2018	22,546	(82,385)	(1,057)	515	32,457	1,156	(41,980)	(60,555)	14,389	12,019	4,897	(7,690)	(105,687)				
Estimated transfer to Capital Reserves												(120,000)	(120,000)				
Projected Balance 12/31/2018	403,692	1,120,460	18,200	92,136	113,350	50,881	2,153,691	109,763	268,925	417,801	234,020	757,584	5,740,504				
Maximum Reserve	422,520	260,071	14,383	12,348	93,928	N/A	627,958	106,803	95,647	N/A	N/A	N/A					
Percent of Maximum	95.54%	430.83%	133.89%	741.97%	86.12%		342.97%	102.77%	281.16%								



# Livable Newton

Coalition for inclusive, sustainable development

---

BY ELECTRONIC MAIL

February 25, 2018

To: Councilor Greg Schwartz, Land Use Committee Chair  
Members of the Land Use Committee

RE: In support of Haywood House at Jackson Gardens

We believe the proposal to create 55 new mixed income residential units for seniors at Jackson Gardens will be a positive addition to Newton's housing stock. As indicated in many recent studies and the City's 2016 Housing Strategy, the City needs more housing for low- and moderate-income households, including for seniors. This project will provide a quality living environment for its residents and offer benefits to the community at large including:

- Optimal use of existing land for affordable housing;
- Ample accommodations for the disabled;
- A new community center for use by residents and community at large;
- A gym and exercise programs for residents of the facility and community;
- Improved site lighting;
- Use of existing infrastructure and improved drainage; and
- Landscaping with native trees and shrubs.

In the spirit of informing future review of this "friendly 40B" we recommend some refinements we believe will further integrate the structure into the fabric of the neighborhood:

- Utilize architectural articulation, detailing, colors and materials of the building creatively to minimize its apparent height and interface it with existing topography while maintaining the proposed number of new units;
- Further develop usable outdoor space to create enjoyable connections with the outdoors that also complement the site design and building;
- Create a pedestrian-friendly streetscape with mature vegetation;
- Affirm how parking meets the needs of the facility, such as convenient parking for caregivers, family members and other visitors.

We are pleased to support housing that will make a positive difference in the lives of many who live in our community now and in the future. Securing these features through a "friendly 40B" will enable development that is appropriate in this location that would not otherwise be possible within the existing special permit, yet will leave provisions of the original special permit intact. We ask that the Council support creation of a separate parcel for this purpose and will also forward our recommendations to the ZBA for consideration. Thank you for the opportunity to comment on this important project.

Sincerely,

**Engine 6  
Progressive Newton  
U-CHAN  
Bike Newton**

Katherine Ballou  
Bryan Barash  
Bill Baum  
Liz Baum  
Claudette Belt-Aharon  
Kol Chu Birke  
Tom Bledsoe  
John S. Bliss  
Tamara J. Bliss  
Kelley Brown  
Adam Chaikof  
Melissa Birke Chu  
Abby Cohen  
Isabel Cohen  
Nadine Cohen  
Ed Dailey  
Bill Dain  
Ruth Dain  
Susan Davidoff  
Patrick Dober, *Executive  
Director, Brookline  
Housing Authority*  
Beverly Droz  
Sarah Ecker  
Mary-Ellen Efferen  
Bob Engler  
Louise Freedman

Gretchen Friend  
Rob Gifford  
Nanci Ginty Butler  
Fran Godine  
Daphne Collins  
Hattie Gawande  
Neysha Gonzalez  
Laurie Hackett  
Mary Ann Hill  
Kathleen Hobson  
Ann Hochberg  
Judy Jacobson  
Marcia Johnson  
Rihanna Kidwell  
Marian Knapp  
Jason Korb  
David Koven  
David Knuttunen  
Kathy Laufer  
Lois A. Levin  
Marion Lipson  
Patricia Loewy  
Arlene Lowney  
Sarah Luria  
Kevin McCormick  
Tatjana Meschede  
Susan Mirsky

Nahma Nadich  
Kyra Zola Norsigian  
Judy Norsigian  
James O'Connell  
Vince O'Donnell  
Ellen Parker  
Steve Parker  
Susan Paley  
Sue Parsons  
John Pelletier  
James Reichenbach  
Kathy Rosen  
James Rutenbeck  
Susan Sered  
Dorothea Sherwood  
Geoffrey Sherwood  
John Sisson  
Celia Snyder  
Stuart Snyder  
Norma Swenson  
Lexi Turner  
Judy Weber  
Lynne Weissberg  
Marianne Ulcickas Yood  
Steven Yood  
Nancy Zollers

cc: Mayor Ruthanne Fuller, [rfuller@newtonma.gov](mailto:rfuller@newtonma.gov)  
Barney Heath, Planning Director, [bheath@newtonma.gov](mailto:bheath@newtonma.gov)

Dear Chair Lipsett and Members of the Zoning Board of Appeals,

We are writing you in support of the 40B Comprehensive Permit for Haywood House. As you know, Newton is committed to the goal of providing accessible, diverse, and affordable housing as stated in the comprehensive housing strategy in Newton Leads 2040. In particular, the City needs more housing for low and moderate income households, including for seniors. The Newton Council on Aging has also stressed the need for more age-friendly housing, particularly elevator buildings and one-floor living. We believe that the Haywood House proposal brings us closer to these goals. The 55 units are slated to be 100% affordable with 4 of those units set aside for homeless individuals. We strongly feel that this proposal will make a positive difference in the lives of many residents living in our community now and in the future.

The Newton Housing Authority has stated that much needed social services will be provided to residents of the Haywood House and the Jackson Garden's community. We believe it is critically important that both housing complexes share improved social services, as well as share the new community/recreational room with Wi-Fi internet access and laundry facilities and enjoy newly landscaped green spaces.

We continue to work with the Newton Housing Authority and its partners on the following goals:

- Maximize usable outdoor space to ensure opportunities for gardening, green spaces and planting more trees.
- Ensure a safe, pedestrian-friendly streetscape.
- Ensure convenient van and shuttle bus services for residents to help reduce reliance on cars.
- Comply with all safety and sustainability goals that the City has committed to including, energy efficient units, infiltration and inflow mitigation, best practices related to storm-water, and all other engineering requirements that ensure safety, security and a reduction of GHG emissions.

Kind regards,

Alison M. Leary  
Newton City Council, Ward 1

Maria Scibelli Greenberg  
Newton City Council, Ward 1 City