



David B. Cohen
Mayor

Newton, Massachusetts Fy09 COMMUNITY PRESERVATION PROPOSAL

Submit by 4 pm, 5 December 2008 to:
Alice E. Ingerson, Community Preservation Program Manager
Newton Planning and Development Department
1000 Commonwealth Ave., Newton, MA 02459
aingerson@newtonma.gov 617.796.1144

Date received:



Project CONTACTS		<i>Name & title / affiliation, mailing address, email, daytime phone, & any other way we should contact you (fax, mobile phone, ...) Star (*) name of the project manager, who will track budget & submit updates.</i>			
Robert Engler President - SEB, LLC 165 Chestnut Hill Ave, #2 Brighton, MA. 02135 (617) 782-2300 x 201		* Geoffrey Engler Vice President - SEB, LLC 165 Chestnut Hill Ave, #2 Brighton, MA. 02135 (617) 782-2300 x 202 & (617) 276-7261 cell			
Project TITLE	192 Lexington Street				
LOCATION	<i>Full street address (with zip code) or other precise location.</i> 192 Lexington Street, 02466 (adjacent to Burr School Playground)				
FUNDING CATEGORIES	<i>CHECK ALL THAT APPLY.</i>	<input checked="" type="checkbox"/> COMMUNITY HOUSING	HISTORIC RESOURCES	<input checked="" type="checkbox"/> OPEN SPACE	RECREATION
BUDGET	CP FUNDS REQUESTED: 1,542,859 (CPA)		OTHER FUNDS TO BE USED: \$675,000 (HOME funds) & \$2,045,100 construction loan		TOTAL PROJECT COST: \$4,262,959
SUMMARY	<p><i>Summarize goals & benefits in NO MORE THAN 300 WORDS (staff will edit longer summaries to fit that limit). One of the main objectives of the FY06-10 Consolidated Strategy and Plan was to “increase the overall supply of a variety of affordable housing options and reduce the housing cost burden of low- and moderate-income persons....as well as the creation of homeownership opportunities for these residents”.</i></p> <p>Within the same development, we are proposing to provide newly constructed for-sale units which will serve three different income populations, with 7 units priced at an affordable level for a family of four earning up to 100% of Area Median Income, two units priced at an affordable level for a family of four earning up to 80% of AMI and one unit priced at an affordable level for a family of four earning up to 50% of AMI. The sales prices for the units priced at 95% of AMI will be approximately \$228,600 which is in stark contrast to Newton’s median sales price of a single-family home at \$775,780. <i>We believe this will be the first for-sale 100% affordable new construction development with at least 10+ units in Newton.</i> As such, we have highlighted our primary goals:</p> <ol style="list-style-type: none"> 1) <i>To provide an attractive and appealing community that is affordable to families currently priced out of the Newton for-sale market</i> 2) <i>To provide a development with 100% of its units as affordable –1 unit set at 50% of AMI, 2 units set at 70% of AMI and 7 units set at 95% of AMI</i> 3) <i>To provide a thoughtful architectural design that preserves the character of the existing community and neighborhoods and to use various green-building technologies to improve the long-term maintenance of this community</i> 4) <i>To improve/enhance the pathway leading to Burr Park (currently a City of Newton easement)</i> 				

	<i>Check all that apply.</i>	COMMUNITY HOUSING	HISTORIC RESOURCES	OPEN SPACE	RECREATION
	acquire				
	create	X	NOT ALLOWABLE	X	
	preserve			X	
	support		NOT ALLOWABLE	NOT ALLOWABLE	NOT ALLOWABLE
	rehabilitate/restore				

*You may adjust spaces but USE NO MORE THAN ONE PAGE to answer all questions on this page.
Attach supporting information on separate pages if needed (see checklist)*

2. NEEDS & PRIORITIES: *How does this project address needs or priorities identified in the Community Preservation Plan, Comprehensive Plan, Open Space & Recreation Plan, Consolidated Plan for Housing & Community Development, or other citywide plans? (Short quotes with plan title, year & page.) Primary messages include:*

FY06-10 Consolidated Strategy and Plan:

“increase the overall supply of a variety of affordable housing options and reduce the housing cost burden of low- and moderate-income persons....as well as the creation of homeownership opportunities for these residents”. (*Executive Summary- Pg 12.*)

“...use CDBG and HOME funds to create, develop and preserve affordable housing developments”. (*Executive Summary- Pg 13.*)

“Priority #4: Housing needs of small families with incomes at 31 to 50 percent of AMI” (*Executive Summary- Pg 28.*)

“Priority #5: Housing needs of homeowners with incomes at 51 to 80 percent of AMI” (*Executive Summary- Pg 28.*)

Comprehensive Plan:

“Principle IV: ... provide well designed affordable housing without displacing existing residents” (Page 1-2)

“That process of market-driven change is imposing hardships on many and is damaging the kind of City most residents would prefer. It is damaging from both equity and diversity perspectives. Maintaining access to Newton housing for a broad range of households is a long-held basic community value.” (*Page 3-17*)

Open Space and Recreation Plan:

“A need to emphasize linkages between open spaces using linear green-ways and pathways.” (Page #3)

AS PROPOSED: The proposed development addresses all of the goals and objectives highlighted above and many others. For example, within the same development, the applicant has proposed to provide newly constructed for-sale units which will serve different income populations, with 7 units priced at an affordable level for a family of four earning up to 100% of Area Median Income, two units priced at an affordable level for a family of four earning up to 80% of AMI and 1 unit priced at an affordable level for a family of four earning up to 50% of AMI. The sales prices for the units priced at 95% of AMI will be approximately \$228,600 which is in stark contrast to Newton’s median sales price of a single-family home at \$775,780. Moreover, the proposed residences will be kept as affordable in perpetuity with a deed restriction which is consistent with City goals.

3. OTHER FUNDING: *What additional funding have you obtained or are you pursuing? Attach commitment letters or summaries/cover sheets from grant applications.*

We are applying for \$675,000 in HOME funds (\$225K per unit X 3 units). A HOME application has also been submitted.

4. STEWARDSHIP: *How will the project be maintained after CP funds have been spent? (Hint: “through the regular City budget” is seldom a persuasive answer.)*

SEB, LLC has permitted many affordable housing developments and understands the need to implement structures/policies to ensure the long-term viability of the project. We have carefully estimated the shared costs to operate this 10 unit condominium association. The sale price estimates reflect the monthly condo dues obligations for each unit, including funds for capital reserves based on comparable developments. Moreover, the proposed construction features sustainable development principles including LEED certification, Energy Star compliance and other “green” technologies which will help lower long term maintenance costs for affordable owners.

5. COMMUNITY CONTACTS: *List email addresses and/or phone numbers for at least 3 people willing to talk with us about community support for the project and the project managers’ qualifications. At least 2 of these contacts should be from outside the project’s immediate neighborhood; none should be the project manager.*

Draft Project TIMELINE *If this project is funded, what critical milestones should we use to track its progress? If or when your project is funded, CP staff will work with you to add missing steps and participants.*

Project Manager References:

- 1) Jim McAuliffe, Principal - Abbott Development, 84 State Street Suite 720, Boston, MA 02109 - (617) 570-9090
- 2) Peter Freeman, Freeman Davis, LLC - 236 Lewis Wharf, Boston, Massachusetts 02110 – (617) 227-5070

Community Contacts:

- | | |
|---|----------------------------------|
| 1) Jeanne Strickland –Exec. Dr. NCDF (617.244.4035) | 2) Phil Herr (617) 796-1156 |
| 3) Andy Franklin (617) 964-0117 x227 | 4) Ellen Feingold (617) 332-2588 |

Critical Project Milestones if Project is funded

- 1) Close of construction loan
- 2) Construction initiation
- 3) Site work completion
- 4) Affirmative Marketing for Housing Lottery
- 5) Completion of Affordable Housing Lottery
- 6) Construction Completion
- 7) Residents Close on Homes

Project TITLE: 192 Lexington Street				
STEPS <i>BIG steps, SHORT descriptions!</i>	ASSISTANCE REQUIRED <i>What must other organizations or City depts. do (raise funds, issue permits, etc.)?</i>	START <i>season/year</i>	COMPLETE <i>season/year</i>	COST (1) <i>estimate</i>
1) Complete HOME Funds Application	Technical assistance/review	Fall/08	Winter/08/09	-
2) City Departmental Discussions	Technical assistance	Fall/08/Winter 09	Winter/08/09	-
3) Complete CPA Application	Application Review	Fall/08/Winter 09	Winter/08/09	-
4) Aldermanic Contacts	Technical assistance/ Scheduling Neighborhood Meeting	Winter/09	Winter/08/09	-
5) Neighborhood meeting(s) & Presentations		Winter/09	Spring/09	-
6) City interdepartmental Staff Review	Technical assistance/Review	Fall/08/Win. 09	Winter/09	-
7) Housing Partnership Review	Technical assistance/Review	Fall/08/Win. 09	Spring/09	-
8) Planning & Development Review	Technical assistance/Review	Winter/09	Spring/09	-
9) File for Site Approval Application w/MassHousing	Site Approval Letter Issued By MassHousing	Winter/09	Spring/09	-
10) File for Comprehensive Permit Application w/ ZBA	ZBA Review	Spring/09	Spring/09	-
11) ZBA Approval	Comprehensive Permit Issued	Spring/09	Summer/09	-
12) CPA Discussion/ Award	Funds Granted	Winter/09	Summer/09	-
13) MassHousing Final Approval	Final Approval Granted	Fall/09	Fall/09	-
14) Building Permit Request	Building Permit Issued	Spring/10	Spring/10	-

(1) Please note that we do NOT anticipate using CPA money to fund the pre-development work and permitting process requirements. We anticipate using HOME grants to fund that element of the development. CPA money will be used to help fund the project construction, both site work and building construction.