

July 6, 2005

Ms. Jennifer Goldson  
Community Preservation Planner  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: CPA Funding for Millhouse Commons-Amended

Dear Jennifer:

I am writing to indicate how CAN-DO wants its total requested CPA funds of \$735,000 to be allocated. We want \$41, 653 for historic preservation of 1093 Chestnut Street and the remaining \$693,347 for costs associated with the construction of four community housing. units.

Sincerely,

Josephine McNeil  
Executive Director

MILLHOUSE CONDOS - 5 MODULAR UNITS		<del>6/17/05</del> 7/7/05	
<b>DEVELOPMENT BUDGET</b>			
ACQUISITION COSTS:		\$	1,055,000
LAND			
BUILDING			
SUBTOTAL - ACQUISITION COST		\$	1,055,000
<b>CONSTRUCTION COSTS:</b>			
Direct Construction Costs		\$	1,288,428
Construction Contingency		5%	\$ 64,421
Subtotal: Construction		\$	<b>1,352,849</b>
<b>GENERAL DEVELOPMENT COSTS</b>			
Architecture & Engineering		\$	120,000
Permits= 18.60 PER \$1000		\$	23,957
Surveys		\$	5,000
Owner's Rep		\$	8,500
Environmental - Phase I		\$	2,500
Legal		\$	12,500
Title and Recording		\$	4,000
Accounting & Cost Cert.		\$	2,500
Marketing / Lottery		\$	8,000
Real Estate Taxes		\$	16,200
Liability/Property Insurance		\$	33,000
Builder's Risk Insurance		\$	35,000
Appraisal		\$	1,500
Construction Loan Interest		12 MOS	\$ 72,672
Closing fees -		\$	7,500
Other: pre-con Interest		20 MOS	\$ 90,840
Soil Testing		\$	5,000
<b>Subtotal soft costs</b>		\$	<b>448,669</b>
Soft Cost Contingency		10%	\$ 44,867
<b>Subtotal: Gen. Dev.</b>		\$	<b>493,536</b>
<b>Subtotal:Acquis.,Const., and Gen. Development</b>		\$	<b>2,901,385</b>
>Developer Overhead		5%	\$ 145,069
>Developer Fee		5%	\$ 145,069
<b>Total Development Cost</b>		\$	<b>3,191,524</b>
<b>FUNDING SOURCES:</b>			
City of Newton CDBG		\$	375,000
Cambridge Savings Bank		\$	2,082,066
CPA Housing		\$	693,347
CPA Historic		\$	41,653
<b>TOTAL SOURCES</b>		\$	<b>3,192,066</b>

Citizens for Affordable Housing

In Newton

**CAN-DO**



Development Organization, Inc.

1075 Washington Street

West Newton, MA 02465

Phone: 617-964-3527

Fax: 617-964-3593

E-mail: jam\_cando@msn.com

Website: www.newtoncando.org

Josephine McNeil, Executive Director

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**TO: Community Preservation Committee**

**DATE: June 29, 2005**

**RE: Millhouse Commons**

**RESPONSE TO QUESTIONS/ISSUES RAISED BY JUDY JACOBSON**

**Condominium Budget and Percentage Interest**

Attached is the proposed condominium operating budget and the percentage interest for each unit owner. The percentages are based upon the relationship of the purchase price to the total value. Those percentages were applied to the total operating budget. I was previously informed by DHCD that the association fee for units must reflect the unit value. Today, I had a discussion with Erin Bettez from DHCD who advised me that there is some rethinking of that rule and that developers can now choose the old method or establish equal condo fees across units. For now I have chosen the old method. Attached is an e-mail from Erin.

All of these numbers are tentative and must be reviewed and approved by DHCD in the Regulatory Agreement between the City, CAN-DO and DHCD.

**Purchase price of the parcels and purchase price of units**

I had a conversation with Jim Shaughnessey of the Assessor's office several months ago and was advised that the amount we paid was in the middle of like parcels purchased in that area of the city during the time period of our purchase, which was December 2003.

The purchase price of the affordable units is established by DHCD. They take into consideration the mortgage payment, the real estate taxes, and mortgage insurance and condo fees to establish a price affordable at 70% of the Area Median Income.

The proposed sales price of the market rate units was obtained after consultation with Sandra Fromm, a realtor who works with CAN-DO. The As-Built Appraisal received for the Elliot Street Project where the townhouses were appraised at \$600,000 has supported those prices. It is my understanding that the Assessor's office confirmed the conclusions in the Eliot appraisal. Those units are comparable in size to Millhouse market rate units. We believe that it is reasonable to add \$35,000, since those units are detached. In preparation for this meeting Sandi searched recent sales and current listing and confirmed her opinion. See attached letter to me.

**Modular Units**

The architect, Terrence Heinlein, will discuss the quality of the modular units, which he and I visited in Boston.

**MILLHOUSE COMMONS CONDOMINIUM BUDGET**

UNIT	MONTHLY FEE	PRICE	PERCENTAGE INTEREST	
1093	\$ 277.92	\$ 630,000	29%	\$ 3,335.00
1093A	\$ 115.00	\$ 250,000	12%	\$ 1,380.00
1093B	\$ 124.58	\$ 275,000	13%	\$ 1,495.00
1101	\$ 277.92	\$ 630,000	29%	\$ 3,335.00
1101A	\$ 86.25	\$ 185,000	9%	\$ 1,035.00
1101B	\$ 76.67	\$ 175,000	8%	\$ 920.00
	TOTAL	\$ 2,145,000	100%	\$11,500.00

**OPERATING BUDGET**

Insurance	\$ 7,000
Landscaping/Snow Removal	\$ 3,500
Reserve	\$ 1,000
TOTAL EXPENSES	\$ 11,500

INFORMATION RECEIVED FROM DHCD REGARDING CONDO FEES

Historically, the LIP program required affordable units to pay lower monthly condo fees than their market rate neighbors, to reflect the lesser value of their units. This sometimes led to problems within condominium associations over time.

Since the critical issue for LIP is that the units are affordable, whether that means paying an equal condo fee and lower mortgage payments or a reduced condo fee and higher mortgage payments is somewhat irrelevant. The bottom line is that the LIP units should be affordable to a household earning 70% of the area median income.

So, we are willing to allow a developer to propose equal condo fees across units, provided the sale price and resulting monthly overall housing cost still meet our requirements.

This is an appealing option to a condominium association, but may not be as attractive to a developer who is hoping to realize a certain amount from the initial sale of the units.

Erin Bettez, DHCD

Josephine McNeil  
CANDO  
1075 Washington Street  
Newton, Ma 02465

Dear Josephine;

I have provided you with comparable sold properties in order to help substantiate my pricing on 1101 and 1093 Chestnut Street.

I have also provided you with listings of properties that are under agreement at this time. This information provides an idea of what current values are, and by noting how long these properties were on the market, some good indication that the selling price was not far from the list price. Under 45 days on the market is a good indication that selling price was close to the list price. Please let me know if there is any other information you require.

Sincerely

Sandra Fromm  
Karp&Liberman Real Estate Group  
Realtor/Principal



# CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development  
Michael J. Kruse, Director

Telephone  
(617)-796-1120  
Telefax  
(617) 796-1142

David B. Cohen  
Mayor

Revised June 29, 2005

Community Preservation Committee  
c/o Planning and Development Department  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Millhouse Commons, 1093-1101 Chestnut Street

Dear Community Preservation Committee Members:

As Chairman of the Newton Historical Commission, I would like to express my strong support for CAN-DO's proposal at 1093 and 1101 Chestnut Street, also known as Millhouse Commons. The proposed project is an excellent opportunity for the Community Preservation Committee to fund a project that meets the City's goals for both historic preservation and affordable housing.

Because of the importance of both structures to the history and architectural character of Upper Falls, the Newton Historical Commission worked closely with the applicant to insure that their new development would meet the Commission's goals for preserving the City's early architecture and streetscapes. Although the Commission was pleased that the resulting revised proposal meets these goals and is one that the neighborhood also found to be a better fit for their street, it is my understanding that there were questions raised regarding the reasonableness of the proposed development costs.

The revised plans include restoration and rehabilitation of the existing, ca. 1870s Italianate style house at 1093 Chestnut Street, but will no longer replicate the unique design of the ca. 1860s Vernacular mill worker's housing now located at 1101 Chestnut Street. I would ask that this additional cost of \$41,653 for restoration of 1093 Chestnut Street be recommended as an expenditure of Community Preservation funds for restoration of this important historic resource and apart from the customary per unit costs for community housing. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "John S. Rodman".

John S. Rodman, Chairman  
Newton Historical Commission

**Newton Historical Commission**  
1000 Commonwealth Avenue, Newton, Massachusetts 02459  
Email: lkritzer@ci.newton.ma.us  
www.ci.newton.ma.us

# Memorandum

**DATE:** June 23, 2005  
**TO:** Newton Historical Commission  
**FROM:** Michael Kruse, Planning Director  
**RE:** Millhouse Commons, 1093 and 1099-1101 Chestnut Street  
**CC:** Mayor David B. Cohen  
Board of Aldermen  
Gayle Smalley, Associate City Solicitor  
Josephine McNeil, CAN-DO Executive Director

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A recent proposal to alter the design of CAN-DO's affordable housing project, Millhouse Commons, located at 1093 and 1099-1101 Chestnut Street in Newton Upper Falls has raised several questions concerning further review of the project by the Newton Historical Commission. Based upon further discussion with my staff and Associate City Solicitor Gayle Smalley, I have concluded that no further review by the Newton Historical Commission is required.

There are two reasons that support my conclusion:

1. Since no demolition or building permit was applied for or issued prior to the end of the original demolition delay period on October 23, 2004, no further review is required by the Commission at this time; and
2. Since 1099-1101 Chestnut Street (*only one of the two parcels included as part of the project site*) is eligible for listing on the National Register *only if* the existing Newton Upper Falls National Register Historic District was extended to include this area, and since the District was not extended to include this parcel, the Newton Historical Commission was not required to review these plans in the first place and should not be expected to review the proposed changes.

### ***Additional Background: Demolition Review Ordinance***

The proposed work at 1093 and 1099-1101 Chestnut Street was reviewed by the Newton Historical Commission under the City's Demolition Review Ordinance. The demolition review process for 1093 and 1099-1101 Chestnut Street began in October 2003 when applications were submitted for each property by their previous owners. The initial requests for complete demolition at both properties were reviewed by the Commission on October 23, 2003. At that time, the Commission determined that the existing buildings were to be "preferably preserved," which put in place the demolition delay for one year.

This delay was waived by the Newton Historical Commission in September 2004, one month prior to the expiration of the delay, based on a set of plans for the new development which the



Commission agreed mitigated the loss of the existing structure at 1099-1101 Chestnut Street with the construction of a new structure which preserved the streetscape. The approved plans also provided for the restoration of the structure at 1093 Chestnut Street and the construction of new units in separate buildings behind these structures which would be partially screened from the street.

I recently learned that CAN-DO is unable to build the new structures as originally designed, because there were questions regarding the reasonableness of the proposed development costs. CAN-DO has requested, but is unlikely to receive, \$800,000 of Community Preservation funds. As a cost savings measure, CAN-DO is proposing modular construction for five of the six units in the proposed project. These five units should not be too dissimilar from the Commission approved plans for wood-framed structures. Each of the units will be finished on site, with windows, doors, eaves and exterior siding trimmed on site with wood as shown on the original plans. Although the design for the new structure at 1099-1101 Chestnut Street will change, it is my understanding that the unit, as proposed, will be turned so that the gable end faces Chestnut Street and an across the front porch will be added to copy the original structure. The restoration of 1093 Chestnut Street will be completed as approved.

***Additional Background: Section 106 Review***

Also, the Commission could have reviewed this project under Section 106 of the National Historic Preservation Act of 1966, as Community Development Block Grant (CDBG) funds were used to assist with the acquisition of 1099-1101 Chestnut Street. The current Programmatic Agreement between the City of Newton, Massachusetts Historical Commission and the Advisory Council of Historic Preservation, states that the Newton Historical Commission will review proposed exterior work plans for all properties to be affected by the City's CDBG and HOME Programs which are listed as being of "Major/Contributing Significance" on the Newton Survey of Historic Properties pursuant to Section 106 of the National Historic Preservation Act of 1966. If it is questionable whether the Criteria are met, the Newton Historical Commission will immediately request on behalf of the City of Newton a determination of eligibility from the Massachusetts Historical Commission.

In the case of 1099-1101 Chestnut Street (*not 1093 Chestnut Street*), whether the Criteria were met was questionable, so the City's Preservation Planner, Lara Kritzer, requested a determination of eligibility from the Massachusetts Historical Commission. The Massachusetts Historical Commission stated in their letter dated February 4, 2004, that 1099-1101 Chestnut Street is eligible for listing on the National Register *only if* the existing Newton Upper Falls National Register Historic District was extended to include this area.

If you have any further questions regarding this subject, please let me know. Thank you.

Citizens for Affordable Housing

In Newton

CAN-DO



Development Organization, Inc.

1075 Washington Street

West Newton, MA 02465

Phone: 617-964-3527

Fax: 617-964-3593

E-mail: jam\_cando@msn.com

Website: www.newtoncando.org

Josephine McNeil, Executive Director

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June 23, 2005

Ms. Jennifer Goldson  
Community Preservation Planner  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Revised Application for Millhouse Commons

Dear Ms. Goldson:

I am writing to submit CAN-DO's revised application for CPA funding to develop six units of housing at 1093-1101 Chestnut Street, Newton Upper Falls ("Millhouse Commons"). While the project is primarily a mixed-income housing project, it is also an historic preservation project. Therefore we request that the committee consider the project as both a housing project and an historic preservation project.

At a meeting of the Community Preservation Committee (CPC) on May 25<sup>th</sup>, the CPC indicated a great deal of discomfort with the high cost of the project and the amount of public subsidy required. While the committee recognized that the high costs were do in large measure to circumstances beyond CAN-DO's control, the members expressed a reluctance to provide funding for a project in which the market rate units did not support themselves. In response to those concerns CAN-DO reassessed the project and determined that the only way to build the project to reduce the cost per unit was to alter the method of construction from stick-built to modular.

After further investigation of modular companies, including a visit by the architect and myself, to see some existing units built by the selected modular company MSI ---), we made the decision to build the project with modular units with the exception of 1093. We will renovate 1093 as an historic structure. That decision has transformed the finances of the project – there is an approximately \$650,000 savings in total development cost. We have also added an additional CPA unit.


Following are the critical components of the revised project with five modular units and the renovated historic building at 1093 Chestnut Street.

- Project Size – Six homeownership units (2 detached single family dwellings and 2 duplexes)
- Community Housing – Four units (2 affordable below 80% and 2 affordable below 100%)
- Total CPA Housing Cost: \$675,000 (see CPA Housing line on development proforma

- Cost per unit for four units of community housing: \$168,750
- CPA Historic Costs for 1093 Chestnut Street: \$60,000 (see CPA Historic line of \$60,000 on development pro forma)
- Total CPA funds requested: **\$735,000**

We acknowledge that 1093 still does not generate sufficient proceeds to cover the per unit development costs, but as we suggested in the earlier proposal the cost for the historic renovation should be factored into the considerations. Despite that, CAN-DO is hopeful that this revised project and reduced funding request addresses most of the concerns raised by the CPC.

Sincerely,

  
Josephine McNeil  
Executive Director



PER UNIT DEVELOPMENT COST - MILLHOUSE - 5 MODULARS

19-Jun-05

	Total	1093	1101	Duplex Units	
				Total	Per unit
Acquisition	\$ 1,055,000	\$ 175,833	\$ 175,833	\$ 703,333	\$ 175,833
Soft costs	\$ 493,536	\$ 82,256	\$ 82,256	\$ 329,024	\$ 82,256
Developer overhead/fees	\$ 290,138	\$ 48,356	\$ 48,356	\$ 193,425	\$ 48,356
Site work	\$ 174,000	\$ 29,000	\$ 29,000	\$ 116,000	\$ 29,000
LEEDS	\$ 42,800	\$ 7,133	\$ 7,133	\$ 28,533	\$ 7,133
Building construction	\$ 978,311	\$ 230,311	\$ 176,000	\$ 572,000	\$ 143,000
Gen'l conditions, GC Ov Pr	\$ 93,317	\$ 15,553	\$ 15,553	\$ 62,211	\$ 15,553
Hard cost contingency	\$ 64,421	\$ 22,560	\$ 18,215	\$ 62,300	\$ 15,575
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Total development costs	\$ 3,191,523	\$ 611,003	\$ 552,347	\$ 2,066,827	\$ 516,707

**MILLHOUSE COMMONS SALES SCHEDULE**  
**ONE HISTORIC, FIVE MODULAR**

19-Jun-05

UNIT NO.	BLDG.	BDRMS	BTHRMS	SQ. FT.	SALE PRICE		INCOME	TDC/UNIT
	1093	3	2.5	1592	\$ 630,000	MR	\$ 598,500	\$ 611,003
	1101	3	2.5	1600	\$ 630,000	MR	\$ 598,500	\$ 552,347
A	1093	2	1.5	1200	\$ 250,000	<u>CPA</u>	\$ 250,000	\$ 516,707
B	1093	3	2.5	1400	\$ 275,000	<u>CPA</u>	\$ 275,000	\$ 516,707
A	1101	3	2.5	1400	\$ 185,000	<u>A</u>	\$ 185,000	\$ 516,707
B	1101	2	1.5	1200	\$ 175,000	<u>A</u>	\$ 175,000	\$ 516,707
TOTAL				8392	\$ 2,145,000		\$ 2,082,000	
PAYOFF							\$ 2,082,066	
DIFFERENCE							\$ (66)	



David B. Cohen  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

Telephone  
(617) 796-1100

Telefax  
(617) 796-1113

E-mail  
Dcohen@ci.newton.ma.us

May 25, 2005

Mr. Doug Dickson, Chair  
Community Preservation Committee

Dear Mr. Dickson:

In furthering my goal as Mayor to keep the City of Newton a vibrant and thriving community, we must do whatever we can to attract a diverse population. I firmly believe making affordable housing available in the City of Newton is perhaps our Community's greatest opportunity to achieving diversity. I urge you to support the request for \$800,000 in CPA funds.

If we truly want to provide homeownership opportunities for moderate income families then we must provide CAN-DO, and other programs with a similar mission, with sufficient resources to build housing that looks like all other housing in the City but is affordable to families with moderate incomes. I believe this so strongly that I am requesting that the Planning and Development support an additional \$200,000 in CDBG funds into the project.

In, Newton the rents have softened somewhat, the same has not happened to the prices for either single family homes or condominiums. Very few families with moderate income can find a home in Newton which they can afford. The increase in equity for existing properties means that each sale of what was once a modestly priced home means the loss of a moderate income family.

While the City has few options in altering the housing market, I believe that we should intervene when it makes sense to do so. It is important that the City's development plans fit into the context of a particular neighborhood. As you know, we have established review processes and boards to ensure those standards are adhered to. We have consciously not excepted "affordable housing" projects, 40B notwithstanding, from these standards.

I am aware of the history of the Millhouse Project and have been kept informed by Josephine McNeil, CAN-DO's Executive Director, of its progress through City agencies and the neighborhood negotiations. While some might think that CAN-DO should not have acceded to the neighbors' request to reduce the size of the project, I supported that decision, especially in light of their experience with the Elliot Street Project. In that instance the neighbors did not reduce the size of the project. The grant of the comprehensive permit was appealed, and the project was delayed for nearly seven months. I suspect that some elected officials who wouldn't support CPA funds for that project because of the neighbors' opposition, may withhold support of this project because of the high costs, not recognizing the contradiction.

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.ci.newton.ma.us](http://www.ci.newton.ma.us)

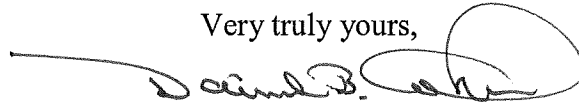


DEDICATED TO COMMUNITY EXCELLENCE

This project will enable three moderate income families to become homeowners in our City. I understand the Committee's hesitancy because of the high per unit costs, but this is a project whose costs have escalated due to city requirements. To penalize CAN-DO and deprive three families of an opportunity to become homeowners in Newton due to escalating costs due in large measure to City requirements and acquiescence to the neighborhood would not be fair. Of course, another factor that has made the project more costly is the year and a half of carrying costs.

In conclusion, I urge you to support the request for \$800,000 in funding for the project and take three steps to support diversity in the City.

Very truly yours,

A handwritten signature in black ink, appearing to read "David B. Cohen", with a large, stylized flourish at the end.

David B. Cohen  
Mayor



8 Maple Street #1  
Auburndale, MA 02466  
May 23, 2005

Mr. Doug Dickson, Chairman  
Community Preservation Committee  
City of Newton Planning Department

c/o Jennifer Golden

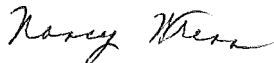
Dear Mr. Dickson:

I write to urge the CPC to support the \$800,000 request for funding from CAN-DO for a six unit condominium project in Upper Falls. It will, I understand, allow two families of four with incomes below \$66,000 and a family with income below \$80,000 to have affordable housing.

Given the usual assumptions with regard to down payment, mortgage payment, taxes etc, one would need a family income of approximately \$160,000 to afford the average single family home in Newton today. The consequence of this escalation in price is that Newton is no longer affordable to moderate income families. I think of young teachers, firemen, and others who serve our community. I believe that the purpose of the CPC, for which I voted, is to preserve some level of diversity for homeownership in Newton.

This project may be a small step but the outcome of this application will have long-term consequences for the direction of housing affordability for moderate income families in Newton.

Sincerely,



Nancy Wrenn

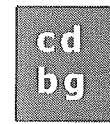


David B. Cohen  
Mayor

## CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development  
Michael J. Kruse, Director

MAY 25 2005



newton  
community  
development  
block  
grant  
program

### NEWTON HOUSING PARTNERSHIP Robert Engler, Chairman

May 23, 2005

Community Preservation Committee  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Millhouse Commons, 1093-1101 Chestnut Street

Dear Community Preservation Committee Members:

I am writing to convey the Newton Housing Partnership's support for the Millhouse Commons project located at 1093-1101 Chestnut Street in Newton Upper Falls. The Newton Housing Partnership has met with the applicant, Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO), twice since March to discuss the current six-unit project and evaluate its financial feasibility. At its last meeting on May 17, 2005, the Housing Partnership members expressed concern over the high cost per unit, the total amount of public subsidy required, and the lack of private funds available to develop the market rate units. However, the Housing Partnership recognizes that the project, which was originally proposed as an eight-unit development, is the result of many discussions with both the neighborhood and the City and its current configuration is melding of many conversations and requirements.

The applicant has explained to the Housing Partnership that the reduction in the size of the project from eight to six units as well as city requirements related to retaining the historic character of the site, among other requirements, have contributed to the overall project cost. The original proposal was an eight-unit condominium development consisting of four market rate units and four affordable units. However, neighborhood opposition necessitated reducing the project to six units including three market rate units, two affordable units and one community housing unit. Downsizing the project to six units has made it more difficult to amortize the site costs and, therefore, has increased the overall cost per unit.

The Housing Partnership and CAN-DO discussed two alternatives to the currently proposed six-unit development: developing 1101 Chestnut only (three affordable units) and selling 1093 Chestnut and returning to the original eight-unit concept. However, CAN-DO explained that the three-unit option was financially infeasible and consideration of an eight-unit project would likely mean at least a 12-month delay with the loss of neighborhood support for the project.

The Housing Partnership recognizes that the Millhouse Commons project poses reasonable questions about the nature and level of public subsidy in an affordable housing project. However, the majority of Housing Partnership members agreed that permanently restricting the affordability of three homeownership units was a positive end result for the City.

## **Jennifer Goldson**

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Forwarded by: jgoldson@ci.newton.ma.us  
Forwarded to: jgoldson@newtonma.gov  
Date forwarded: Tue, 24 May 2005 11:49:17 EST  
Date sent: Tue, 24 May 2005 11:31:27 -0400  
From: Peter Smith <psmith@igc.org>  
Send reply to: psmith@igc.org  
To: Doug Dickson <dgdickson@rcn.com>,  
Subject: Support Letter: Application for Millhouse Commons

May 25, 2005

Doug Dixon, Chair  
c/o  
Ms. Jennifer Goldson  
Community Preservation Planner  
Newton "City Hall"  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Support Letter: Application for Millhouse Commons

Dear Doug:

I am writing to support CAN-DO's revised application for CPA funding to develop six units of housing at 1093-1101 Chestnut Street, Newton Upper Falls ("Millhouse Commons"). While the project is primarily a mixed-income housing project, it is also an historic preservation project. Therefore we request that the committee consider the project as both a housing project and an historic preservation project.

I have read CAN DO's complete application letter.

I am in support of this project for three reasons.

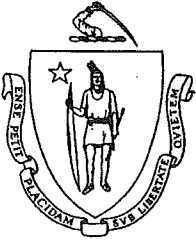
1. We need more affordable housing in Newton. As a member of the First Unitarian Society in Newton's Social Action Committee, I encourage as much affordable housing as possible in our City.
2. This project will preserve the existing structures in a way that is approved by the Newton Historic Commission. As an Urban Designer, I appreciate saving the existing historic fabric in our City. Also, by not demolishing the building we will use less energy and that is better for the environment.
3. This project will introduce environmental so-called "Green Building" techniques to reduce the impact on the natural environment. As a founding board member of the Green Decade Coalition/Newton, I appreciate that effort.

I hope you will vote in favor of this applicant for CPA funding.

Thank you.

Sincerely,

Peter H. Smith  
130 Washington Street  
Newton, MA 02458  
617 969-5243



Mitt Romney  
Governor

Kerry Healey  
Lieutenant Governor

Edward A. Flynn  
Secretary

# The Commonwealth of Massachusetts

## Department of Public Safety

### Board of Building Regulations and Standards

One Ashburton Place, Room 1301

Boston, Massachusetts 02108-1618

Phone (617) 727-7532

Fax (617) 227-1754

Thomas G. Gatzunis, P.E.  
Commissioner

Stanley Shuman  
Chairman

Gary Moccia  
Vice Chairman

Thomas L. Rogers  
Administrator

April 28, 2005

Modular Structures of PA, Inc.  
Scott L. Witmer  
1910 North Old Trail Road  
Selinsgrove, PA 17870

**RE: RECERTIFICATION FOR 2005 – 2006**  
**Commonwealth of Massachusetts Manufactured Buildings Program**  
**MC #: 160 TPIA #: 02**

To Whom It May Concern:

This letter is to confirm your recertification in the Commonwealth of Massachusetts Manufactured Buildings Program as a producer of Manufactured Buildings for the period of May 1, 2005 through April 30, 2006.

This approval is contingent upon compliance with all previously listed conditions of your approval, and compliance with the provisions of the current Massachusetts State Building Code, Massachusetts State Electrical Code and Massachusetts State Fuel / Gas Code.

Yours truly,

**BOARD OF BUILDING REGULATIONS AND STANDARDS**

Robert A. Anderson  
Deputy Administrator

cc: Massachusetts Board of Examiners of Plumbers and Gas Fitters  
Massachusetts Board of Examiners of Electricians

This correspondence has been issued from the Board of Building Regulations and Standards  
167 Lyman Street, Hadley Building, P.O. Box 1063, Westborough, MA 01581

SITE MAP

*June 28, 2005*

MSI HOME

ABOUT MSI

TOUR MSI

STANDARD  
GALLERY

DREAM  
GALLERY

MULTI-FAMILY  
UNITS

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## *Walton I*

### Specifications

Standard   Additional by Type   Log Homes   Color Selection Guide

