

Exhibit 14

How Project can be Leveraged or Replicated to Achieve
Additional Community Benefits

Nonantum Village Place will benefit both the low-income elderly persons it will serve, as well as the village of Nonantum and the City of Newton. The project will develop a vacant parcel of land and expand affordable housing opportunities for elders. Nonantum Village Place will be high-quality housing and will complement the surrounding community as it enhances the aesthetics of the neighborhood by replacing a paved parking lot with a tastefully designed building.

Nonantum Village Place will be designed to facilitate occupancy for frail and disabled elders. Enhanced accessibility features will be integrated into the design to allow residents to age-in-place and avoid being forced to move into more costly and intensive skilled nursing facilities. With these features, residents will be able to live independently in their homes longer.

Nonantum Village Place is being developed to increase access to the adjacent park. Where there had been a chain link fence, CASCAP will create a walkway to the park so that elderly residents from Nonantum Village Place or the Newton Housing Authority's adjacent Elderly development can enjoy easy access to the park.

The proximity to the Newton Housing Authority's existing elderly housing will benefit both parties: It will expand the network of peers and help prevent residents from becoming isolated in their homes. Since Springwell will be providing support services to both buildings, this will also provide synergy between the residents of the two buildings.

Nonantum Village Place is well situated with several community services in close by. Residents will be able to patronize the businesses located a short distance away at a major retail development.