



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director



newton
community
development
block
grant
program

David B. Cohen
Mayor

September 25, 2003

CASCAP, Inc.
Attn: Michael Haran, Executive Director
678 Massachusetts Avenue, 10th Floor
Cambridge, MA 02139

RE: CDBG Permanent Financing, Nonantum Village Place

Dear Mr. Haran:

Per discussions between CASCAP, Inc., and the Newton Community Development Authority (NCDA), the intention of this letter is to confirm that the \$15,000 in Community Development Block Grant (CDBG) funds received by CASCAP from the NCDA, for the testing of soil on the Nonantum Village Place site, serves as a permanent source of financing for predevelopment costs.

As you are aware, the City is pleased with both the progress of predevelopment and commitment to neighborhood communication that CASCAP repeatedly demonstrates. The Housing Development Division looks forward to the initiation of construction and the completion of these 35 units, which will ultimately serve as an invaluable resource to the City's affordable housing stock.

If you require any additional assistance, please contact me.

Sincerely,

Daniel J. Rogers
Housing Development Planner
City of Newton
Department of Planning and Development

Housing & Community Development Division
492 Waltham Street, West Newton, Massachusetts 02465
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465 Medford St., Suite 2200
Boston, MA 02129-1400
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Fax: 617.886.7600
www.HaleyAldrich.com



MEMORANDUM

19 September 2003
File No. 28218-002

TO: CASCAP Realty, Inc.
Marcia Hannon

C: Ellen Guelfi; HUD

FROM: Haley & Aldrich, Inc.
Keith E. Johnson

SUBJECT: Regulatory Outcome
241 Watertown Street
Nonantum Village Place
Boston, Massachusetts

Haley & Aldrich, Inc. has completed a Response Action Outcome (RAO) for the Site in accordance with the requirements contained in Massachusetts Contingency Plan (MCP) 310 CMR 40.0000. The RAO concluded the following:

- A condition of "No Significant Risk" exists at the Site under 310 CMR 40.0900, and, therefore no remedial actions are necessary at the Site;
- a Permanent Solution has been achieved and;
- Activity and Use Limitations are *not* necessary to ensure the existence or maintenance of a level of "No Significant Risk". Furthermore, no operation, maintenance, and/or monitoring is required to either confirm or maintain those conditions at the Site upon which this RAO Statement is based. No engineering barriers such as paving or building slabs are required to remain in-place to achieve a level of "No Significant Risk".

It is planned to manage excavated soil as a Post Closure Construction Activity in accordance with the MCP. Construction activities on sites that have achieved regulatory closure without the need for an AUL can proceed without further regulatory requirements other than the obligation to manage soil in accordance with the MCP.

As demonstrated by the outcome of the RAO, conditions at the Site will not adversely affect the health and safety of occupants or conflict with the intended utilization of the property and therefore meet HUD program requirements. HUD regulations 24 CFR Section 50.3(i)(1)

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requires that all property proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases and radioactive substances, where hazard could affect the health and safety of occupants or conflict with the intended utilizations of the property.

Upon filing of the RAO, regulatory obligations under the MCP are fulfilled and no further action is required for site closure, nor will any documentation stating approval from MADEP be forthcoming. Furthermore, the outcome of the RAO is effective upon receipt of the document at MADEP.

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