



The Newton Senior Center

March 11, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden,

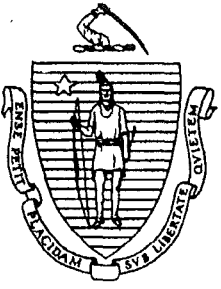
The Newton Council on Aging supports the proposal to create eleven new units of housing for low/moderate elders in the Pelham House at 45 Pelham Street, Newton Centre. We applaud the efforts of CLN to help meet this urgent need.

We have confidence in CLN and its mission to address the needs of low/moderate income elders and know that this new facility will be a valuable asset to our community.

Please let us know if we can be of additional help in assuring the success of this project.

Sincerely,

Adele Hoffman, Chairperson
Newton Council on Aging



The Commonwealth of Massachusetts
Executive Office of Elder Affairs
One Ashburton Place, Boston, MA 02108

MITT ROMNEY
GOVERNOR

KERRY HEALEY
LIEUTENANT GOVERNOR

JENNIFER DAVIS CAREY
SECRETARY

Phone (617) 727-7750
Fax (617) 727-9368
TTY/TTD 1-800-872-0166

February 20, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden:

The Executive Office of Elder Affairs is pleased to support Cooperative Living of Newton's proposal to develop 11 units of low and moderate income elderly housing in Newton. Your proposal is consistent with Elder Affairs' objective to encourage the development of supportive housing environments that allow elders to remain independent in the community.

Cooperative Living of Newton's plan to build elderly housing reflects its long standing commitment to and experience in meeting the housing needs of elders. This project is extremely significant for the neighborhood as it will provide safe, affordable, independent housing to low and moderate income elders that is conveniently located in the community. Elder Affairs is pleased to offer its strong support for this project.

Sincerely,


Jennifer Davis Carey



Jewish Community Housing for the Elderly

30 Wallingford Road, Brighton, Massachusetts 02135-4753
phone (617) 912-8400 fax (617) 912-8499 TDD (617) 789-4868

Daniel D. Levenson
Chairperson

Ellen Feingold
President

February 28, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden:

I am pleased to send you our enthusiastic support of your proposal to create 11 new units of housing for low-moderate income elders in the Pelham House at 45 Pelham Street in Newton Centre, MA.

We are well aware of the urgent need for safe, convenient, affordable housing for low-moderate income elders. JCHE has a waiting list of over 1,800 low and very low income seniors, who may wait up to 6 years to secure affordable housing. We applaud the effort of CLN to help meet this urgent need.

The Pelham House which you plan to convert into 1-bedroom and studio apartments and some attractive common space is an ideal facility in a convenient location for your proposed project. We are aware of the history of CLN and its mission to address the needs of low-moderate income elders and have utmost confidence in your organizations to create and manage this facility which will be an asset to our community.

If there is any way we can be of additional help in assuring the success of this project, please let us know.

Sincerely,

Ellen Feingold, President



As a citizen of Newton, I am aware of Cooperative Living of Newton, Inc. , a non profit charitable organization, and support their plan to purchase and convert the former nursing home (Pelham House) at 45 Pelham Street, Newton Centre into apartments for low and moderate income elders

Name	Address	Tel #
J. Gray	87 Gray Cliff	617-542-3019
Al Kurland	60 Brentwood Ave	617-527-3687
Carl Kurland	60 Brentwood Ave, Newton	617-527-3687
Alve Kurland	60 Brentwood Avenue, Newton	617-527-3687
John Kurland	60 Brentwood	617-527-3687
Rhoda Bunsman	545 Parker Street, Newton	
Bary Melnick	545 Parker St., Newton	

Please return to: CLN, Inc. 1171 Washington St. Newton, MA 02465

CLN
copy

1000 Commonwealth Avenue
Newton, MA 02459



February 19, 2003

Marcie Laden
Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden:

I am pleased to send you my enthusiastic support of your proposal to create 11 new units of housing for low-moderate income elders in the Pelham House at 45 Pelham Street in Newton Centre, MA.

I am aware of the urgent need for safe, convenient, affordable housing for low-moderate income elders and applaud the effort of Cooperative Living of Newton to help meet an urgent need.

The Pelham House, which you plan to convert into one bedroom and studio apartments and some attractive common space, is an ideal facility in a convenient location for your proposed project. I am aware of the history of Cooperative Living of Newton and its mission to address the needs of low-moderate income elders and have utmost confidence in your organizations to create and manage this facility which will be an asset to our community.

If there is any way I can be of additional help in assuring the success of this project, please let me know.

Sincerely,

Sydra Schnipper
Alderman at-Large



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

RUTH B. BALSER
STATE REPRESENTATIVE
11TH MIDDLESEX DISTRICT
(PARTS OF NEWTON AND BROOKLINE)

ROOM 134, STATE HOUSE
TEL. (617) 722-2400
FAX (617) 722-2850
Rep.RuthBalsler@hou.state.ma.us

February 11, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden:

I am pleased to send you my enthusiastic support of your proposal to create eleven new units of housing for low-moderate income elders in the Pelham House at 45 Pelham Street in Newton Centre, MA.

I am aware of the urgent need for safe, convenient, affordable housing for low-moderate income elders and applaud the effort of CLN to help meet an urgent need.

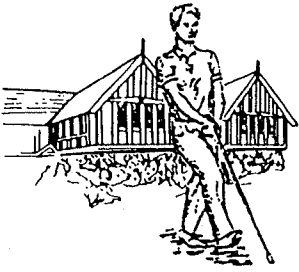
The Pelham House, which you plan to convert into 1-bedroom and studio apartments and some attractive common space, is an ideal facility in a convenient location for your proposed project. I am aware of the history of CLN and its mission to address the needs of low-moderate income elders and have utmost confidence in your organizations to create and manage this facility which will be an asset to our community.

If there is any way I can be of additional help in assuring the success of this project, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Ruth B. Balsler".

Ruth B. Balsler,
State Representative



THE CARROLL CENTER

770 CENTRE STREET, NEWTON, MA 02458 (617) 969-6200 Fax (617) 969-6204
1-800-852-3131 www.carroll.org

Finding Solutions for Limited Vision

February 11, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden:

This is a letter in support of the proposal to create 11 housing units in Newton for Elders. The rents in the greater Boston areas are beyond the ability of most elderly persons to afford. With so much prosperity in the past several years, rents have been driven up even higher.

The Pelham House, which you plan to convert into one-bedroom and studio apartments is an ideal facility and convenient location for your proposed project. Eleven units are a small number but it will help to alleviate the shortage. We are aware of the history of CLN and its mission to address the needs of low-moderate income elders and have utmost confidence in your organization to create and manage this facility. We urgently support this proposal.

If there is any way we can be of additional help in assuring the success of this project please let us know.

Sincerely,

Rachel E. Rosenbaum
Rachel E Rosenbaum
President

BARNEY FRANK
4TH DISTRICT, MASSACHUSETTS

2252 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515-2104
(202) 225-5931

29 CRAFTS STREET
SUITE 375
NEWTON, MA 02458
(617) 332-3920

Congress of the United States
House of Representatives
Washington, DC

558 PLEASANT STREET
ROOM 309
NEW BEDFORD, MA 02740
(508) 999-6462

222 MILLIKEN PLACE
THIRD FLOOR
FALL RIVER, MA 02721
(508) 674-3551

89 MAIN STREET
BRIDGEWATER, MA 02324
(508) 697-9403

February 10, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

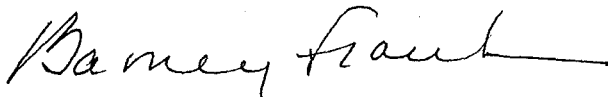
Dear Ms. Laden,

I fully support Cooperative Living of Newton's (CLN) proposal to create 11 units of housing for elders with low and moderate incomes. A non profit organization founded in 1977, CLN holds a proven track record of addressing the needs of low income elders in the area. The success of CLN's Cooperative Living House in Newtonville is proof of the organization's ability to deliver a viable solution to the imposing problem of elder housing.

CLN's plan to redevelop the Pelham House, an attractive Victorian era home, makes sense with its convenient location close to transportation and shops in Newton Center. The Pelham House project would result in a mix of one-bedroom and studio apartments with common space, wheelchair access, an elevator, security system, and updated utilities.

Through the work of my mother, Elsie Frank, I am well aware of the many issues facing elders, especially the crisis of affordable housing. I am also aware of the CLN's reputation for successfully serving low and moderate income elders in need of housing and related services, and therefore it is with the utmost confidence that I lend my support to the Pelham Street proposal.

Sincerely,



Barney Frank
Member of Congress

BF/sd



St. Mary's Episcopal Church
258 Concord Street, Newton Lower Falls, MA 02462-1315
Tel: 617-527-4769 FAX 617-527-4736

Peter Chase, Rector

February 10, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA. 02465

Dear Ms. Laden:

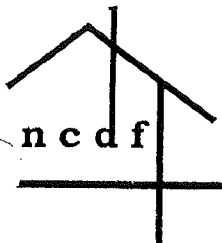
I am pleased to send you my (our) enthusiastic support of your proposal to create 11 new units of housing for low-moderate income elders in the Pelham House at 45 Pelham Street in Newton Centre, MA.

We are aware of the urgent need for safe, convenient, affordable housing for low-moderate income elders and applaud the effort of CLN to help meet an urgent need.

The Pelham House which you plan to convert into 1-bedroom and studio apartments and some attractive common space is an ideal facility in a convenient location for your proposed project. We are aware of the history of CLN and its mission to address the needs of low-moderate income elders and have utmost confidence in your organizations to create and manage this facility which will be an asset to our community.

If there is any way we can be of additional help in assuring the success of this project, please let us know.

Sincerely,



n e w t o n c o m m u n i t y d e v e l o p m e n t f o u n d a t i o n

429 Watertown Street, Suite 203, Newton, Massachusetts 02458

Tel: (617) 244-4035 Fax: (617) 244-2160
ncdfinc@aol.com TDD: 800-439-2370

February 10, 2003

Ms. Marcia Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton, MA 02465

Dear Ms. Laden:


On behalf of the Newton Community Development Foundation, Inc. I am pleased to send you our enthusiastic support of your proposal to create 11 new units of housing for low-moderate income elders in the former Pelham House at 45 Pelham Street in Newton Centre, MA.

As developers and managers of affordable housing in the city of Newton, we are well aware of the urgent need for safe, convenient, affordable housing for low-moderate income elders and applaud the effort of CLN to help meet this urgent need.

The Pelham House, which you plan to convert into 1 bedroom and studio apartments along with attractive common space, is an ideal facility in a convenient location for your proposed project. We are aware of the history of CLN and its mission to address the needs of low-moderate income elders and have the utmost confidence in your organization to create and manage this facility, which will certainly be an asset to our community.

If there is any way we can be of additional help in assuring the success of this project, please do not hesitate to contact me.

Sincerely,



Jeanne Strickland
Executive Director

• *springwell*

February 12, 2003

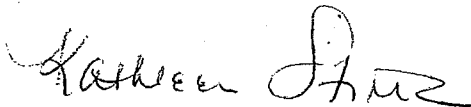
Ms. Marcie Laden
Executive Director
Cooperative Living of Newton
1171 Washington Street
Newton MA 02465

Dear Ms. Laden:

I am pleased to send you Springwell's enthusiastic support of your proposal to create 11 new units of housing for low to moderate income elders at Pelham House, 45 Pelham Street in Newton, Massachusetts. We are aware of the urgent need for safe, convenient, affordable housing for low and moderate-income seniors and applaud CLN's efforts to help meet this need.

The Pelham House is an ideal facility in a convenient location for your proposed project. We have a good relationship with CLN and support its mission to address the needs of low-moderate income elders. We are confident you will be able to successfully create and manage this project, which will be an asset to the community.

Sincerely,



Kathleen Stimson, MSW, LCSW
Director of Community Planning and Development



Newton
Wellesley
Weston

Committee for
Community Living, Inc.

Sherwood Norton, J.D.
President

Nancy C. Slamin, MSW
Executive Director

February 7, 2003

Marcie Laden, Executive Director
Cooperative Living of Newton
1171 Washington Street
West Newton, MA 02465

Dear Ms. Laden:

I am pleased to send you my enthusiastic support of your proposal to create 11 new units of housing for low-moderate income elders in the Pelham House at 45 Pelham Street in Newton Center, MA

We are aware of the urgent need for safe, convenient, affordable housing for low-moderate income elders and applaud the effort of CLN to help meet an urgent need.

The Pelham House which you plan to convert to one-bedroom and studio apartments and some attractive common space is an ideal facility in a convenient location for your proposed project. We are aware of the history of CLN and its mission to address the needs of low-moderate income elders and have utmost confidence in your organizations to create and manage this facility which will be an asset to our community.

As a Newton provider of services to people with mental retardation, I am familiar with the wonderful work of CLN and look forward to their development at Pelham House.

If there is any way we can be of additional help in assuring the success of this project, please let us know.

Best of luck!

Nancy C. Slamin
Executive Director

ACTION ENVIRONMENTAL, INC.

Engineering/Consulting and Implementation

February 13, 2003

Summary Pages

Ms Donna Townsend
Cooperative Living of Newton, Inc.
1171 Washington Street
West Newton, MA 02465

Re: Phase I Environmental Site Assessment
45 Pelham Street, Newton, Massachusetts

NO FURTHER DUE DILIGENCE INVESTIGATIONS RECOMMENDED

Dear Ms Townsend:

Action Environmental, Inc., is pleased to submit the enclosed Phase I Environmental Site Assessment relative to the above-referenced Subject Property. Action Environmental understands that Cooperative Living of Newton, Inc., Commonwealth of Massachusetts Department of Housing and Community Development, City of Newton Community Planning and Development Office, Auburndale Cooperative Bank, and their successors and assigns will rely in part on the contents of this report for financial decisions relative to the Subject Property.

This Phase I Environmental Site Assessment was performed in accordance with ASTM Standard E-1527-00 and is based on observations made during a January 30, 2003, site inspection and government records reviewed during December 2002 and January 2003. The site inspection was conducted by Action Environmental Principal Hydrogeologist Robert Houghton, an Environmental Assessment Association Senior Certified Environmental Specialist. Technical review was performed by Action Environmental Vice President Marcia J. Berger, P.E., L.S.P.

Action Environmental identified no significant environmental conditions associated with the Subject Property that fall within the ASTM Standard. Accordingly, No Further Actions Are Recommended for the Purposes of Due Diligence. The following maintenance recommendations were proposed:

- Upgrade of the basement above-ground storage tank to provide further secondary containment, eliminate sub-slab feedlines between the tanks and boilers, eliminate any existing joints in the fill pipes transecting the crawlspace, and provide pavement beneath the exterior fill ports.
- Evaluation of the north-trending sewer line identified in the basement (since City records indicate sewer connection only from Pelham Street) and the potential presence of an abandoned septic system used prior to 1925.

Phase I Environmental Site Assessment
45 Pelham Street, Newton, MA
February 13, 2002

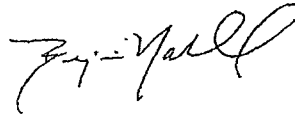
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- Performance of a comprehensive asbestos/lead/hazardous-materials survey of the subject buildings prior to conducting renovation or demolition that might disturb suspect materials and equipment to identify/preclude materials requiring special handling or disposal and to estimate additionally associated costs.

If you have any questions about this report or if we may be of any further service, please feel free to contact Technical Manager Robert Houghton or me anytime at 781-893-9922.

Very truly yours,

ACTION ENVIRONMENTAL, INC.



Benjamin J. Marshall
President