

# Proposal 54 Taft Avenue Affordable Housing (CAN-DO)



Sponsor's organizational information:

- ◆ Mission
- ◆ Board members
- ◆ Project portfolio
- ◆ Affirmative marketing policy
- ◆ Reasonable modification & accommodation policy (accessibility needs)



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### About CAN-DO

CAN-DO, Citizens for Affordable Housing in Newton Development Organization, Inc., is a community-based non-profit developer of affordable housing for individuals and families with low and moderate incomes. Founded in 1994, CAN-DO has developed and currently manages a number of affordable housing units, which serve a diverse population.

CAN-DO believes that Newton is enriched by the diversity of its population. Our approach is to educate the community about the need for housing opportunities for Newton's economically diverse population, and to engage residents in creating and supporting viable solutions.

We take a holistic approach to helping residents build skills and develop self-sufficiency. CAN-DO partners with human service organizations in the community to provide residents with support services such as job training, mentoring, childcare, and parenting skills training.

CAN-DO's board of directors is composed of economically and racially diverse Newton residents, including some lifelong members of the community. They are highly committed to CAN-DO's mission and generously contribute their time and professional services.

CAN-DO has created 44 units, 37 of which are deed-restricted permanent affordable housing (see [Table of Housing Created](#), opens in a new window).

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CAN-DO, affordable housing, transitional housing, congregate living, Newton, Massachusetts, Josephine McNeil, YIMBY, Louis H. Garfield House, Christina Street, Kayla's House, Kayla A. Rosenberg, Highlands Glen Condominiums, Webster Street, U-CHAN, Uniting Citizens for Housing Affordability in Newton, Ted Hess-Mahan, federal HOME program, CDBG, Young Parent Program, NWW, NCSC, Newton Community Service Centers, DMH, DMR, SRO, Community Preservation Act, Newton Community Preservation Committee, zoning, non-profit, moderate income, Bob Swett Excellence in Housing Award, Newton Womens' Commission, Newton2000

## CAN-DO BOARD OF DIRECTORS

**Betsy Harper** – Ms. Harper joined the Board in April of 2013 and is a Newton resident. She is a small business owner of Birchwood Capital with a 20 year career in finance. Most recently she served as an energy efficiency consultant. She earned her MBA degree from Harvard Business School in 1984. She is currently serving as the Treasurer.

**Richard Hassinger**-Rich Hassinger has worked professionally as a clinical social worker for over 30 years providing mental health services to all ages as a therapist and as an administrator and clinical supervisor. He currently works part-time as a therapist at Jewish Family and Children's Services in Waltham, MA. Prior to this he had been director of an outpatient mental health clinic in Lowell, MA for 13 years. He holds a BA from Williams College, an MA in Social Psychology from Claremont Graduate School, and an MSW from Boston University School of Social Work. Rich and his wife and have lived in Newton since 1976. Rich joined the Board in July of 2013.

**Michelle Hayes** – Ms. Hayes, the current President, joined the Board in June of 2010. She has lived in Newton since 2000. Ms. Hayes was recently hired by the Commonwealth of Massachusetts as its Boston Regional Director of Property Management for the Massachusetts Department of Capital Asset Management.

**Shemeka Hill** – Ms. Hill joined the Board in 2013. She is a veteran and has lived in Newton for 3 years with her two elementary age sons who attend the Newton Public Schools. She works as a Dormitory Attendant at the Chelsea Soldiers Home and she is currently enrolled at Quincy College pursuing her bachelor's degree.

**Nina LeDoyt** – Ms. LeDoyt is a life-long resident of Newton where she resides there with her husband and daughter. She serves as Senior Associate Registrar at Northeastern University in Boston. She joined the Board in June of 2010.

**Deanna Reid** – Ms. Reid joined the Board in 2005. She has three children in the Newton public schools. She has worked as a childcare advocate and provider for more than twenty-five years. She operates her own day care business.

**James Thompson** – Mr. Thompson joined the Board in June of 2010. He is a financial advisor and is a member of Village Financial Partners, a subsidiary of The Village Bank in Newton. He is a resident of Arlington, MA.

**Don Kondub** - Mr. Kondub joined the Board in February of 2014. He is the Executive Director of the Nutter McClennen and Fish. Don has resided in Newton for twenty years.

**Units Created  
by CAN-DO in Newton  
1994 - 2014**

# Units	Property Name	Type of Housing	# Permanently Affordable-
<b>TRANSITIONAL HOUSING</b>			
3	Louis H. Garfield House – Newton Corner	Transitional rental for homeless survivors of domestic violence	3
5	Kayla Rosenberg House – Newton Highlands	Transitional rental for homeless single parent families	5
<b>SPECIAL POPULATIONS</b>			
6	Webster Street – West Newton	Six bedroom group residence for individuals with developmental disabilities.	6
2	Veteran House - Auburndale	One 2-bedroom unit and one 3-4 bedroom unit.	2
<b>PERMANENT RENTAL HOUSING – VERY LOW INCOME FAMILIES</b>			
2	Cambria Road (#1) – West Newton	One 3-bedroom unit and one 4-bedroom unit	2
2	Falmouth Road – West Newton	Two 2-bedroom units	2
2	Jackson Road – Nonantum	One 2-bedroom unit and one 3-bedroom unit	2
2	Cambria Road (#2) – West Newton	One 3-bedroom unit and one 4-bedroom unit	2
3	Park House – Newton Corner	Three 2-bedroom units; one is accessible	3
2	Eddy Street – West Newton	One 3-bedroom unit and one 2-bedroom unit	2
<b>HOMEOWNERSHIP</b>			
4	Highlands Glen Condominium	Includes one first time homebuyer and three market rate units.	1
5	Linden Green Condominium	Includes three first time homebuyers and two market rate units.	3
6	Millhouse Commons Condominium	Includes four first time homebuyers and two market rate units.	4
<b>44</b>	<b>TOTALS</b>		<b>37</b>



Millhouse Commons



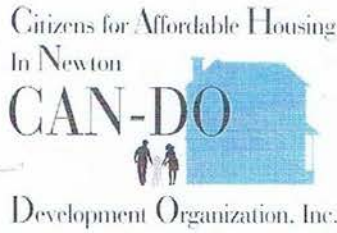
Highlands Glen



Veteran House



Garfield House



Cambria Road #1



Falmouth Road



Kayla Rosenberg House



Linden Green



Park House



Webster Street



Eddy Street



Cambria Road 2



Jackson Road

for 12 February 2014  
Newton CPC public hearing

# Proposal 54 Taft Avenue Affordable Housing (CAN-DO)



Sponsor's fair housing policies:

- ◆ Affirmative marketing
- ◆ Reasonable modification & accommodation (accessibility needs)

## FAIR HOUSING & EQUAL OPPORTUNITY

### Reasonable Accommodation/Reasonable Modification Plan

Citizens for Affordable Housing In Newton d/b/a CAN-DO, received federal financial assistance for this project and is subject to the requirements of Section 504 of the Rehabilitation Act of 1973 and its implementing regulations at 24 CFR Part 8. The Act prohibits housing providers from discriminating against housing applicants or residents because of their disability or the disability of anyone associated with them and from treating persons with disabilities less favorably than others because of their disability. The Act also makes it unlawful to refuse to make reasonable accommodations relative to rules, policies, practices or services when accommodations may be necessary to enable a person with disabilities equal opportunity to use and enjoy residing in a housing unit.

The Act defines a person with a disability to include (1) individuals with a physical or mental impairment that substantially limits one or more major life activities; (2) individuals who are regarded as having such impairment; and (3) individuals with a record of such impairment. The term *substantially limits* suggests that the limitation is "significant" or "to a large degree". The term *major life activities* refers to those activities that are of central importance to daily life such as seeing, hearing, walking, breathing, performing manual tasks, caring for one's self, learning and speaking.

Under the Act, physical or mental impairment includes, but is not limited to, such diseases and conditions as orthopedic, visual, speech and hearing impairments, cerebral palsy, autism, epilepsy, muscular dystrophy, multiple sclerosis, cancer, heart disease, diabetes, HIV infection, mental retardation, emotional illness, drug addiction (other than addiction caused by current illegal use of a controlled substance) and alcoholism.

1. The definition of reasonable accommodation and reasonable modification under The Act are as follows:

- **Reasonable accommodation** is a request for a change or waiver to policies, practices, procedures or services to provide greater use and accessibility of the housing services.

- **Reasonable modification** is a physical alteration to provide greater accessibility and use of the premises for a person with a disability. Reasonable modifications can include structural changes to interiors and exteriors of residential units as well as common areas.

2. Persons in need of a reasonable accommodation and/or reasonable modification should make a request to the Executive Director, Josephine McNeil at 1075 Washington Street, West Newton, MA 02465 or via e-mail at [jam\\_cando@msn.com](mailto:jam_cando@msn.com). Or by phone, at 617-964-3527.

3. Within 5 days of receipt of the request CAN-DO will contact the applicant and arrange to meet with him/her to determine the specific nature of the reasonable accommodation or reasonable modification. In the event the applicant has a mobility impairment CAN-DO will arrange to meet with the applicant at a location that is wheelchair accessible. At that meeting, CAN-DO will prepare a written account of the request and ask the applicant to sign to show his/her agreement with the write-up.

Within 5 days of that meeting, CAN-DO will submit the report to its architect and/or contractor to obtain a description and the cost to satisfy the request. Upon receiving the report CAN-DO will determine if the request will cause an undue administrative and financial burden or changes the basic nature of the housing program. CAN-DO will provide the applicant with a copy of the report.

In order to determine whether the costs are reasonable, CAN-DO will establish a 3 member panel of volunteers which shall include a building professional, other than the one who wrote the report, a disability advocate and a lawyer familiar with disability law, who will review the request and the report from the architect/contractor and provide CAN-DO with a written report. The applicant will be given the opportunity to meet with the panel.

The report from the panel will be presented to CAN-DO's Board of Directors who will make the final determination regarding the expenditure of funds. This process must be completed within 21 business days of the original request.

4. If the Board denies the request because it would cause an "undue hardship", and the Applicant thinks he/she has been discriminated against he/she has the right to file a fair housing complaint with the City of Newton's Human Rights Commission.

Policy Adopted by Board of Directors on March 10, 2010  
Policy Revised by Board of Directors on June 23, 2010  
Policy Revised by Board of Directors on July 14, 2010



**CITIZENS FOR AFFORDABLE HOUSING IN NEWTON DEVELOPMENT  
ORGANIZATION, INC.  
1075 Washington Street  
West Newton, MA 02465**

**FAIR HOUSING AFFIRMATIVE MARKETING PLAN**

CAN-DO's priority is to provide affordable housing for homeless families. We will market the units to those agencies serving families living in transitional housing and receiving supportive services from agencies and organizations in Newton, so that they can identify those families who have satisfied the requirements of the particular program and are in receipt of a Section 8 voucher from the Newton Housing Authority. We will also market the units to agencies within the West Metro Continuum of Care who provide transitional housing, as well as the Healthcare for the Homeless Program of the U. S. Department of Veteran's Affairs in Boston and Brockton. First Priority will be given to those families from the transitional housing programs in Newton.

**Marketing of permanent units:** When CAN-DO receives a 30 day notice that an existing tenant in one of its permanent rental units is planning to move, a notice will be sent to the housing counselor at TSS that a unit will be available. If CAN-DO is informed that there are no families ready to move from transitional or units, then CAN-DO will consult its waiting list for permanent units.

A separate waiting list will be maintained for 2, 3 and 4 bedroom units.

Those persons on the applicable waiting list will be contacted by telephone to determine if they remain interested in the unit. If they wish to receive an application, it will be sent along with a copy of CAN-DO's Reasonable Accommodation/Reasonable Modification policy, as well as a copy of CAN-DO's Occupancy Rules. They will also be asked to sign a CORI Release. They will be directed to return the application and the mentioned documents either by mail or at CAN-DO's office within seven days. When the completed application, the signed Occupancy Rules and CORI release are returned, the selection process will begin.

**Selection Process:** Upon receipt the applications will be given a number based upon date received; earliest return will receive the lowest number. The first 3 applications will be processed. If they have the ability to pay rent, have no criminal record and receive a favorable reference from the former landlord he/she will be offered the unit. If more than one applicant is qualified, the person with the lowest number will be selected. If none of the applicants are qualified, then the next person on the list will be notified and the same process followed until a qualified person is found.

**Marketing of accessible units:** When an accessible unit becomes available, it will be listed on the MassAccess Registry.

Any and all records pertaining to marketing efforts shall be maintained. Demographic data shall be recorded and reported to the City of Newton's Housing staff upon request.