

5. Project Name: Veteran Housing

Submitted by: CAN-DO, Josephine McNeil

Category: Community Housing

Location: 2148-50 Commonwealth Ave. Auburndale MA 02466, Ward 4

Accessible to MBTA express bus, and commuter rail to Boston, allowing easy access for the veteran/residents to meet with case managers at the VA; walking distance to local elementary school (Williams), post office, supermarket, drug store, bank, convenience store.

Cost: \$360,000 CPA funds, \$950,000 total cost including 5 other funding sources

Description: Create 2 deed-restricted affordable rental units for families headed by homeless veterans. Purchase and renovate an existing 2-family house on 8,310 s.f. lot in multi-residence zoned district. Services, provided by partner organizations, will empower veterans to be economically stable. Prospective residents will be identified by CAN-DO working with the Health Care for the Homeless Office of the Boston VA Medical Center Office.

One unit is currently a 2 BR unit, and the other a 3 BR unit. Minor interior repairs including de-leading, hand rails and insulation are planned. Front concrete steps do not meet code and will be removed and rebuilt. Garage and existing driveway on site will be removed, drive will be repaved.

CAN-DO is partnering with The Second Step (TSS) and Newton Community Service Centers (NCSC) to support the families. Services available include domestic violence services, financial and credit planning, tenancy counseling, legal advocacy, daycare and after school and camp referrals.

Residents will pay up to 30% of their income. The remainder will be a rental subsidy under the HUD/VASH voucher program. Section 8 subsidies will be available to veterans who participate in a homeless supportive service program offering case management at the Boston VA Medical Center.

Comments:

We commend the proponents for this innovative partnering of organizations to leverage funding for a network of services and housing for an underserved population. This would be the first such housing that we are aware of in Newton. We appreciate that this would make two more housing units in our city affordable in perpetuity. We also like the range of support services, which should lend stability to the families lucky enough to land one of these homes.

The renovations outlined in the proposal we deem very necessary. More insulation would be beneficial, as it would pay for itself over the long term, saving CAN-DO, (or whomever assumes ownership of the building), operating funding.

Unfortunately, the site makes wheelchair access impossibly expensive. Otherwise, the location is ideal for a very-low-income family, as most needed services and shopping are within walking or transit distance, making the cost of car ownership unnecessary. But if the target population is demonstrably large and able-bodied, the provision of a few homes, even without full wheelchair access, would be a valuable commodity. We would like to see more information to support this last point.

Questions:

- Can the proposers, Newton Housing Authority and the Boston VA Medical Center provide data to document the demand for veteran family housing?
- We are concerned about the lack of wheelchair access, as we would imagine that the number of veterans with access needs might be larger than those without. Are there any data on how much of the city's affordable housing is currently wheelchair accessible?

Recommendation: LWVN believes there will be increasing needs for assisted housing for veterans. We would like to see the statistics on how much of the city's affordable housing is now accessible, and how great the need among veterans for affordable housing is now.

NEWTON HOUSING PARTNERSHIP

Newton Housing & Community Development Program
Newton City Hall, 1000 Commonwealth Avenue, Newton, MA 02459.
Phone 617-796-1120. TDD/TTY 617-796-7089

November 12, 2009

Newton Community Preservation Committee (CPC)
City Hall, 1000 Commonwealth Avenue
Newton, MA 02459

Re: 2148-2150 Commonwealth Avenue Housing Proposal

Dear Committee members:

At its meeting October 14th the Housing Partnership voted unanimously to endorse the application by CAN-DO for \$360,000 in CPC funds to support its proposal to acquire and rehabilitate a two-family dwelling at 192 Lexington Street in Ward 4 for rental to homeless veterans and their families holding HUD/VASH vouchers. The location is exemplary for this use, being close to public transportation, to the commercial center of Auburndale, to churches, and to open space. The existing structure, while needing upgrading, is in its basic structure and configuration quite appropriate for the form of occupancy anticipated, most likely to be mother and child households. Despite those structural and locational qualities, the acquisition cost of the building was modest by Newton norms.

It was noted that returned veterans have received no direct City housing benefits since Oak Hill Park following World War II, and are badly in need of housing support. These units will be restricted to remain available to serve the same income levels, even if an unforeseen contingency were to terminate the ability of the HUD/VASH program to continue support for this dwelling's residents. Concern was raised that the topography of this site precludes access from the street by persons having mobility disabilities, precluding their becoming residents. While that is true, members expressed that not all properties can serve all needs, and that this site offers such rich locational and structural benefits in other respects that it would be inappropriate to preclude its use for serving veterans whose households do not have that limiting disability.

In concluding, the Board voted unanimously to support the grant application. If you have further questions for the Partnership please let me know.

Very truly yours,



Philip B. Herr, Chairman

Cc: CAN-DO
Trisha Guditz, Housing Development Coordinator

U-CHAN
UNITING CITIZENS FOR HOUSING AFFORDABILITY IN NEWTON

To: Community Preservation Committee
ATTN: Alice Ingerson, Community Preservation Manager

From: Esther Schlorholtz, co-chair, U-CHAN



Date: November 18, 2009

Re: Veteran Housing, Auburndale

U-CHAN is pleased to support community preservation funding for the Veteran Housing proposal from CAN-DO to create two deed restricted apartments for families headed by formerly homeless veterans. This proposal is for \$360,000 in CPA funding. CAN-DO will work with the Health Care for the Homeless Office of the Boston VA Medical Center to identify homeless women veterans with families who would qualify for the homes. CAN-DO is partnering with The Second Step and the Newton Community Service Center to support the families locally and to help them achieve greater stability and independence.

U-CHAN is a strong supporter of the CPA in Newton. Our mission includes ensuring that housing remains accessible to people of *all incomes* so that we can maintain the rich diversity of our city. CPA is a critical resource to enable us to promote community housing as well as open space, recreation space and historic preservation.

The application for funding by CAN-DO for the Veteran Housing rental project offers strong public benefits and promotes key goals of the Community Preservation Plan:

- It will create two, high quality affordable rental apartments. Without the intervention of CAN-DO and the City of Newton, this housing would not be accessible as affordable rental housing for formerly homeless veterans and their children.
- The housing will have long term affordability restrictions, and it will be part of Newton's permanently affordable rental stock.

U-CHAN appreciates the opportunity to support this important initiative which promotes the goals of the Community Preservation Plan. We are pleased to support CAN-DO's proposal for Veteran Housing for CPA funds. Thank you for your consideration.

U-CHAN
c/o 63 Smith Avenue
Newton, MA 02465

NOV 18 AM 2009

PETITION

project title	site address
VETERAN HOUSE	2148-50 Commonwealth Avenue, Auburndale, MA 02466

We, the undersigned residents of the City of Newton do hereby declare that:

We support CAN-DO'S application for community housing funding from the Community Preservation Committee for the Veteran House Project which will create 2 rental units to provide housing for homeless veteran families who are receiving case management and supportive services from the Health Care for the Homeless Office of the Boston VA Medical Center.

Name	Address	Zip Code	Phone #	E-mail
Diane Price	15 Avondale Rd ^{Newton MA}	02459	617-527-8938	dianeprice@charter.net
BARBARA COUTUREL	24 CHANNING RD ^{Newton MA}	02459	617-332-1183	-
Mary A. Schoogover	9 Mt Ida Newton	02458	617-332-8118	
Elyshah Beku	385 Waverley Ave	02458	617-332-4518	
Harry Schaffer	26 Emerson St	02458		
Susan Mason	28 Roosevelt Rd	02459	617-965-1811	
DAVID LIPMAN	230 WALNUT ST #40	02440	617-527-1835	

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Name	Address	Zip Code	Phone #	E-mail
David E. STEIN	29 Sylvan Ave	02465	617 332 5363	davidstein@comcast.net
Zack Longo	65 Tully Ave	02465	617-989-5018	
John Wilson	30 FOSTER ST	02460	969.1327	jwilson@phen.com
Henry Korunan	45 Ridgewood Rd	02465	527-1713	
Daniel J. Vichi	44 Harrison St.	02461	559-9888	dvidi@comcast.net
Deborah Crossley	96 Circuit Av	02461	617 775-1194	dicrosley@sevenson.net
Lara Kritzer	1204 Chestnut St.	02464	617-501-4872	lara.kritzer@yahoo.com

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
June Banks	19 North St	02459	6179647318	differentuser@hotmail
Julie Robinson	35 Brookdale Rd	02460	6172440147	war3asr@hotmail
Gisele Garraway	363 Walnut St.	02460	617.332.2171	garraway@comcast.net
BARBARA PEVAKOW	11 CURVE ST.	02465	617-527-0032	BARL @AOL.COM
May Haywood	18 Smees Ct	02465	617 965-8656	
Joan Damb	19 North St	02459	617-332-7058	

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
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Linda Belmarich	23 Elsworth Rd	02465	617-527-7164	
Phil Herr	20 Marlboro St	02458	617-989-5367	ppherr@usn.com
Marcia Tabenken	11 North St. Nville	02460	617-965-7322	mtabenken@rcn.com
Ken Wolff	93 Page Rd.	02460	617-969-5661	wolffjd@comcast.net
Matthew Belmarich	23 Elsworth Rd	02465	617-527-7164	mbelamarich@hotmail.com
Bethanne Fuller	32 Suffolk Rd	02467	617-738-5311	rvthansafuller@gmail.com
Ann Dorfman	9 Henshaw St	02465	617-244-9321	dorfmanann@comcast.net
Jackie O'Toole	17 Turner Terrace	02460	617-243-0806	

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Name	Address	Zip Code	Phone #	E-mail
Carol Beard	250 Hammond Pond ^{#1204} Pkwy	02467	617-332-2085	
Tom Matchard	96 Berkeley St	02466	617-244-8085	
Nancy McGrath	60 Cambridge Ave	02465	617-795-1875	
Melissa Wyke	24 Sharon Ave.	02466	617-965-4496	
Donna Sweet	281 Lexington St	02466	617-969-3325	dasweet3@gmail.com
Anna Egan	35 Holman Rd	02466	617-969-5614	
Richard Beard	250 Hammond Pond Pkwy	02467	617-332-2085	
Susan O'Connell	231 Upland Rd NU	02460	617-527-0549	
Rory Wong	15 LARKIN RD	02465	617-928-1203	
Beth Whittam	22 Bonad Rd.	02465	617-965-4780	
Beverly Acker	174 Moody St Waldham			

address by letter 81 Cambridge Rd. 02453
 02466 - 617-244-8085
 Laurie Parker 47 Woodland Rd. 02466 617-527-1259
 Karla Armeroff 57 Evergreen 02466 617-332-1435
 Karla Armeroff Avenue Auburndale

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Name	Address	Zip Code	Phone #	E-mail
Sally McIntyre	3 Kilburn Rd	02465	—	
Jean McGeeth	1617 Washington St	02465	617-965-0555	jean1617@comcast.net
Lisa Green	89 Lexington St #3	02466		
Paula Chesbroak	11 Regina Rd	02466	617-558-2708	
Maureen Callan	57 Freeman	02466	617 2445284	
Norma Mitrano	2001 Comm Ave	02466	617 969 5315	—
Joe J. [unclear]	12 [unclear] Rd	02466	617 965 7158	
[unclear]	403 Crescent St	02465	617 965-0519	
Thomas Rodgers	215 Auburn St.	02466	617-964-2647	
Ann [unclear]	19 Water St.	01950	—	
Kay Rodgers	215 Auburn St	02466	617-964-2647	rodgerskay@aol.com
Luis Brown	382 Wolcott St.	02466	617-332-7231	cjmarkie@verizon.net

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
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Richard C. Hutchinson	160 Lincoln St	02461		
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Thomas J. Crossley	26 Circuit Avenue	02461	617 775-1294	dicrossley26@verizon.net
David Ennis	121 Allerton Rd.	02461	617 244 6104	

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
FRANK J. SILVA	1529 WASHINGTON ST.	02465	617-244-0608	
Diane + Brian McGlone	102 Rens Terrace	02466	617-527-4519	
Tom Martin	a Washburn Ave	02466	617-335-2338	
Alicia Dillon	248 Auburn Dale Ave	02466		
BRUCE McINTYRE	3 KILBURN RD	02465	—	
Concetta Boyce	57 Oakland Ave	02466	—	
MIKKI LIKELY	77 NEWELL RD	02466	617-244-7389	
JUDY DORE	277 AUBURNDALE	02466	617-244-8296	
Carol Walden	38 Islington Rd	02466		
Juan Schofield	215 Islington Rd	02466		
Robert Kelly	170 Pine St. Albany	02466	617-332-8213	

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Name	Address	Zip Code	Phone #	E-mail
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Jim Ross	256 AUBURNDALE AVE	02466	617 965-0609	
Paul W. Jackson	150 Aspen Ave Chuburndale	02466	617-969-9414	
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DENISO CHICOINO	275 Islington Rd	02466	617. 965. 4514	deniso.chicoino@gmail.com
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Patricia Botwin	238 Central St	02466	617-527-7470	



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Esther Schlockholtz	63 Smith	02465		
Brooke Klipsitt	34 Kirkstall Road	02460		
Mr RQ ^{MATT CUDDY}	27 LAUDHOLM RD	02458	617 795 2052	matthew.cuddy@ gmail .com
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Daniel Vidi	44 Harrison St.	02461	617 559-9888	dvidi@comcast.net
Kepler R	416 Grove Street	02462	617-332-8768	
Anthony Kill	182 Trumbull St. Newton	02458	617-529-8211	askill@comcast.net
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Mary A Schoonover	9 Mt Ide St Newton	02458	617 332 8118	samsaidso@hotmail.com
Paul R Hill	1611 Carter St	02461		
Ellen Abele	15 Page Rd. Newton	02460	617-344-4284	

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Name	Address	Zip Code	Phone #	E-mail
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Joanna Robinson	53 Crescent Ave	02459	617 244 8507	ajrweb@comcast.net
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Quinn McLaughlin	117 Hammond St.	02467	630-0704	mc6pack@rcn.com

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Daniel Dune	17 Lodge Rd	02465	617-964-4216	
Helen Jefferson	1229 Walnut St	02461	617-244-0423	
Grace Dunham-Law	156 Mt. Vernon St	02465	617 244-8648	
Bruce Jackson	133 Cherry St	02465	617-527-0664	pljackson85@hotmail.com
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Nathaniel Heywood	19 Simms Ct	02465	617.319.4914	
Karen Houghton	69 Walden St	02460	617-332-2886	

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<u>Name</u>	<u>Address</u>	<u>Zip Code</u>	<u>Phone #</u>	<u>E-mail</u>
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Leahora T Hill	52 Robinhood	02466	617-332-3711	
Brad Hayward	19 Simms St	02465	617-965-3656	
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Elaine Thomas	12 Curve St	02465	617-969-2891	elaine.thomas@verizon.net
Angele Pitter	39 Joseph Rd	02460	617-930-2244	

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Comm. [unclear]	76 BOSTON ST	02458	617-916-1210	Cheryl@MIT.EDU
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Juraj Byrne	9 Fair Oaks Ave	02460	617-201-2284	
Conn. Brown	107 Fordham Rd	02465	617-332-1461	
HEIDI NEPF	62 COURT STREET	02458	617-243-9804	hmnepf@mit.edu
Nadia Yang	128 Cabot St	02458	617-965-5180	nadiayang2001@yahoo.com
John Clark	36 Garden Rd	02458	617-969-2808	
Miguel Stue	27 Frederick St.	02460	617-688-2152	
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Anya BASSETT	@ 30 Phillips Lane A	02460	617-969-3234	anyabassett@concast.net