

EXHIBIT A

DESCRIPTION OF LAND
SITUATED IN
NEWTON, MASSACHUSETTS
IN MIDDLESEX COUNTY
(1600 WASHINGTON STREET)

Beginning at the northeasterly corner of a parcel of land, situated on the southerly side of Washington Street, upon which #1600 Washington Street is located. Said point being approximately 389 feet southwesterly of the southwest corner of Washington Street and Myrtle Street, thence;

S 45-00-00 E A distance of 322.15 feet to a point, thence;

S 45-00-00 W A distance of 320.00 feet to a point, thence;

S 45-00-00 E A distance of 82.85 feet to a point, thence;

S 45-00-00 W A distance of 170.00 feet to a point, thence;

N 45-00-00 W A distance of 120.00 feet to a point, thence;

N 45-00-00 E A distance of 30.00 feet to a point, thence;

N 45-00-00 W A distance of 272.75 feet to a point at the southerly sideline of Washington Street, the last (7) courses by land now or formerly of the City of Newton (recreation fields), thence;

Northeasterly Along a curve to the right, having a radius of 870.00 feet, a distance of 146.18 feet to a point of tangency, thence;

N 45-00-00 E A distance of 314.51 feet to the point of beginning, the last (2) courses by said Washington Street.

Containing: 3.737 ± acres.

CF:pet/CF-001D

WARREN HOUSE RESIDENT SELECTION PROCESS

The following procedure outlines the process by which residents will be selected for the affordable apartments at the renovated Warren Junior High School. Newton Community Development Foundation, Inc. and Keen Development Corporation are committed to making apartments available to local residents in full accordance with state and federal fair housing regulations.

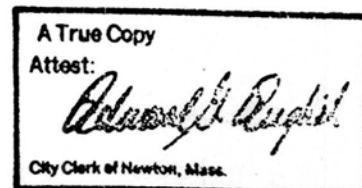
- (1) **Marketing and Outreach:** As construction nears completion, NCDF will begin a marketing campaign to publicize the affordable apartments at Warren House. Advertising and other information about the availability of apartments will be posted in area newspapers and bulletins, at the Newton Housing Authority, and at local churches and social service organizations. This publicity campaign will also include affirmative marketing aimed at underserved groups, as required by law.

Application Process: Individuals who are interested in an apartment at Warren House will be invited to file an application; typically a one to two week application period is designated. All applicants must hold a valid Section 8 or 707 certificate to be eligible for consideration. Completed applications will then be screened and reviewed by NCDF according to the selection process outlined below.

Selection Process: All applicants are rated according to the severity of their housing need. Those with the greatest need are given preference for available apartments in the following order of priority:

Priority Criteria:

- (a) Displacement from housing due to:
- * natural disaster such as fire or flood
 - * public action such as eminent domain
 - * withdrawal of home from the rental market
- (b) Substantially substandard living conditions
- (c) More than 50% of income paid for housing
- (d) Overcrowded conditions
- (e) All other applicants



Warren Junior High School
Resident Selection Process
Page Two

Basic Criteria:

In addition to housing need, applicants are evaluated based on other criteria including income eligibility, landlord and credit references, and family size and composition (related to apartment size). Applicants within any priority category may also be rejected if there is reasonable risk that the applicant may be unable or unwilling to pay rent or if the applicant or family members might interfere with the comfort, health, safety, security of other residents or the community.

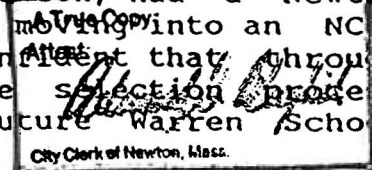
Affordable Selection:

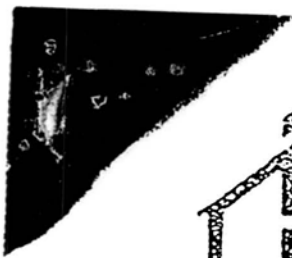
Applicants from higher priority categories who meet the other basic selection criteria will be selected before applicants from a lower level of priority. For example, if ten households applied for affordable apartments and qualified under Priorities (a) - (d) above, they would be selected first for residency at Warren House regardless of Newton affiliation. The remaining 10 - 11 apartments would be available to the remaining applicants in Priority (e) after all qualified applicants from the higher priorities had been selected. Because this level of priority is likely to be oversubscribed by five to ten times over, the fact that an applicant has a Newton affiliation may then be taken into account.

Market-rate Selection:

A similar process of local and affirmative marketing will be used for the market-rate apartments. However, market-rate applications will be processed on a first-come, first-served basis. While the basic criteria will be taken into account in the review of market-rate applications, the priority criteria will not apply.

Experience at other NCDF and Keen Development housing developments has shown that the number of eligible applicants for affordable apartments far exceeds the number of apartments available, allowing local preference to be considered in the selection process. The attached summaries present the resident profile at NCDF's other properties, indicating that between 44% - 70% of the residents had either lived in Newton, had a Newton relative, or was employed in Newton prior to moving into an NCDF apartment. NCDF and Keen Development are confident that through aggressive local marketing combined with the selection process outlined above, a similar percentage of future Warren School residents will have a Newton affiliation.





the
Hamlet

37 HAMLET STREET • NEWTON CENTRE, MASS. 02159 • (617) 244-4035

EXHIBIT
B 1/90

HAMLET

The demographic data for current occupancy at the Hamlet is summarized as follows:

Type of Household	Income Level			Total	Percent of Total
	LOW (NHA)	MOD	MKT		
Family	18	12	15	45	90%
Elderly	0	0	0	0	0%
Disabled	0	0	0	0	0%
Singles	<u>0</u>	<u>0</u>	<u>5</u>	<u>5</u>	<u>10%</u>
Totals	18	12	20	50	100%

Race of Head	Income Level			Total	Percent of Total
	LOW (NHA)	MOD	MKT		
White	8	8	11	27	54%
Black	8	3	5	16	32%
Hispanic	1	1	3	5	10%
Asian	1	0	1	2	4%
Native American	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0%</u>
Totals	18	12	20	50	100%

Prior Residence	Income Level			Total	Percent of Total
	LOW (NHA)	MOD	MKT		
Newton	6	4	8	18	36%
Boston	12	5	2	19	38%
Greater Boston	0	3	9	12	24%
Elsewhere	<u>0</u>	<u>0</u>	<u>1</u>	<u>1</u>	<u>2%</u>
Totals	18	12	20	50	100%

Residents who were not from Newton, but had a Newton tie i.e. Job, Relative

1 2 1 4 8%

A True Copy
Attest:
Edward B. Dupont
City Clerk of Newton, Mass.



Newton Community Development Foundation
37 Hamlet Street Newton Centre, MA 02159 617/244-4035

WEEKS

The demographic data for current occupancy at the Weeks is summarized as follows:

Type of Household	LOW	Income Level		Percent of Total
		MKT	Total	
Family	8	1	9	12%
Elderly	24	30	54	72%
Disabled	10	2	12	16%
Singles	<u>0</u>	<u>0</u>	<u>0</u>	<u>00%</u>
Totals	42	33	75	100%

Race of Head	LOW	Income Level		Percent of Total
		MKT	Total	
White	33	31	64	86%
Black	5	2	7	9%
Hispanic	1	0	1	1%
Asian	3	0	3	4%
Native American	<u>0</u>	<u>0</u>	<u>0</u>	<u>00%</u>
Totals	42	33	75	100%

Prior Residence	LOW	Income Level		Percent of Total
		MKT	Total	
Newton	14	16	30	40%
Boston	12	3	15	20%
Greater Boston	11	4	15	20%
Elsewhere	<u>5</u>	<u>10</u>	<u>15</u>	<u>20%</u>
Totals	42	33	75	100%

Residents who were not from Newton, but had a Newton tie i.e. Job, Relative

A True Copy 25%
Attest:
Adward K. Pugh
City Clerk of Newton, Mass.

CASSELMAN HOUSE

Newton Community Development Foundation
37 Hamlet Street Newton Centre, MA 02159 617/244-4035

CASSELMAN

The demographic data for current occupancy at the Casselman is summarized as follows:

Type of Household	Income Level			Percent of Total
	LOW (NHA)	MKT SUPER-INTENDENT	Total	
Elderly	39	0	39	91%
Disabled	3	0	3	7%
Single	0	1	1	2%
Totals	42	33	75	100%

Race of Head	Income Level			Percent of Total
	LOW (NHA)	MKT	Total	
White	36	1	37	86%
Black	5	0	5	12%
Hispanic	0	0	0	0%
Asian	1	0	1	2%
Native American	0	0	0	0%
Totals	42	1	43	100%

Prior Residence	Income Level			Percent of Total
	LOW (NHA)	MKT	Total	
Newton	14	1	15	35%
Boston	14	0	14	33%
Greater Boston	9	0	9	20%
Elsewhere	5	0	5	12%
Totals	42	1	43	100%

Residents who were not from Newton, but had a Newton tie i.e. Job, Relative

14 1 15 35%

A True Copy
Attest:
Adrian J. Bayfield
City Clerk of Newton, Mass.