



2Life
COMMUNITIES

Age affordably. Live well.

Formerly Jewish Community Housing for the Elderly (JCHE)

Golda Meir House Expansion

**Community Preservation Committee
Planning & Development Committee
August 11, 2020**

Why We're Here Tonight

- ▶ Secured federal 202 funding award → 50% increase in housing for extremely low- and very low-income seniors
- ▶ Operating subsidy for 45 households to pay 30% of their income in rent, instead of 30 in original proposal
- ▶ Requirements of 202 program create a financing gap



Project Highlights

- ▶ 68 new apartments in 2 additions to existing Golda Meir House
 - ▶ **45 units for households under 50% AMI, with project-based assistance**
 - ▶ 5 units for LI households (under 60% AMI)
 - ▶ 10 units for moderate income (under 100% AMI)
 - ▶ 1 unit for graduate student “scholar-in-residence” program
 - ▶ 7 unrestricted units, priced at below market rents
- ▶ 9 apartments for chronically homeless individuals with disabilities
- ▶ State and Federal funds committed
- ▶ Construction Documents completed, construction cost finalized



Golda Meir House Today

- ▶ 199 apartments, 174 serving low income seniors with project-based subsidies, 23 unrestricted, 2 resident managers
- ▶ Built in two phases, completed 1979 and 1995
- ▶ Comprehensive \$30 million renovation in 2017-2018
- ▶ Weekday lunch program prepared on-site





LOWER
ADDITION

EXISTING GOLDA
MEIR HOUSE

UPPER
ADDITION

OFFICE
RECEPTION



Upper Addition





Lower Addition



Evolution in Project Structure

- ▶ **2017 - 2018:** Local planning, funding, permitting approved
 - ▶ CPC & City Council approved \$3.25 million CPA funding award
- ▶ **2019:** HUD announces first 202 funds in 8 years
- ▶ **2020:** HUD and DHCD funding awards announced
 - ▶ 25 PRAC vouchers (HUD 202)
 - ▶ 20 Project-Based Section 8 vouchers (DHCD)
 - ▶ Deeper affordability requires additional subsidy



Next Steps/Anticipated Timeline

- ▶ **September 2020:** Present proposal to City Council
- ▶ **Fall 2020:** Closing process with City, DHCD, and HUD
- ▶ **Winter 2021 - Summer 2022:** Construction
- ▶ **Fall 2022:** Lease-up



Current Unit and Income Mix – Serving More VLI and ELI Households

UNIT TYPE	≤ 30% AMI (ELI)*	≤ 50% AMI (VLI)*	≤ 60% AMI (LI)	<100% AMI	Unrestricted	TOTAL
1 BR	18	25	2	8	4	57
2 BR	2	-	3	2	4**	11
TOTAL	20	25	5	10	8	68
<i>original</i>	8	22	20	10	8	68

*includes project-based subsidy, residents pay 30% of income in rent

**includes 1 resident manager unit with no rent and 1 unit with reduced rent set aside for graduate students.

Note: 9 units set aside for chronically homeless individuals with disabilities will utilize Section 8 project-based vouchers.



Development Budget - Sources

SOURCE	July 2020 Proposal	Nov. 2018 proposal	Difference
Permanent Loan	7,972,000	7,770,000	202,000
Fed Tax Credit Equity*	10,162,081	10,298,970	(136,889)
State Tax Credit Equity*	3,999,600	3,999,600	-
City of Newton CPA*	3,250,000	3,250,000	-
City of Newton Additional Funding Request	1,500,000	-	1,500,000
DHCD Sub Debt*	5,000,000	3,750,000	1,250,000
Utility Rebates	74,800	74,800	-
Golda Rehab Savings*	835,400	-	835,400
Farnsworth + Weinberg Foundations*	1,730,000	-	1,730,000
2Life Philanthropy*	1,512,098	2,546,475	(1,034,377)
HUD 202 Capital Advance*	4,000,000	-	4,000,000
Deferred Dev Fee*	400,000	625,000	(225,000)
Total Sources	40,435,979	32,314,845	8,121,134

*awarded/committed funds



Development Budget - Uses

USE	July 2020 Proposal	Nov. 2018 proposal	Difference
Acquisition	\$100	\$100	-
Construction (\$394/sf and 5% contingency)	\$31,115,000	\$24,366,192	\$6,748,876
Soft Costs (including water tower decommissioning)	\$6,129,000	\$4,892,419	\$1,236,456
Developer Fee & Overhead	\$2,600,000	\$2,500,000	\$100,000
Capitalized Reserves	\$591,900	\$556,133	\$35,803
Total Uses	\$40,436,000	\$32,314,745	\$8,121,135



