

# 236 AUBURN STREET



CITIZENS FOR AFFORDABLE HOUSING IN NEWTON  
DEVELOPMENT ORGANIZATION, INC

# WHO WE ARE

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## CAN-DO

- A private non-profit community development corporation. Started to create and preserve affordable family housing in Newton.

## Metro West Collaborative Development

- A private non-profit community development corporation. Builds, advocates for and connects people to affordable housing. Provides staffing services to CAN-DO.

## The Barry Price Center

- An organization for individuals with intellectual and developmental disabilities. Residential, day habilitation and employment programs that foster clients' self-confidence and maximize their physical, emotional and intellectual capabilities.

# WHAT WAS PROPOSED

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- One house for five developmentally disabled adults
- Three units of affordable family housing:
  - One existing historic house restored and made into a 3 bedroom affordable rental unit
  - Two new attached units including a 3 bedroom and a 2 bedroom affordable unit



# THE PLAN



# ANATOMY OF A PROJECT

<b>Acquisition of site</b>	<b>December 2016</b>
<b>Conceptual designs, tours of Price houses</b>	January & February 2017
<b>All Boards Design Review</b>	February 1, 2017
<b>Newton Historical Commission</b>	Feb 9, 23 and Mar 23
<b>Newton Community Preservation Commission</b>	Feb 16, Apr 6, May 31
<b>Community Meeting</b>	May 17, 2017
<b>DHCD FCF pre-application submitted</b>	May 2017
<b>MASS Historical Commission Review</b>	July, 2017
<b>DHCD FCF project eligibility awarded</b>	August 2017
<b>DHCD Project Eligibility Submitted (for 40B)</b>	August 2017
<b>Newton Finance Committee</b>	September 11, 2017
<b>Newton Land Use Committee</b>	September 25, 2017
<b>Open House</b>	October 26, 2017
<b>Newton City Council Vote</b>	September 16 and Oct. 2
<b>DHCD Site eligibility granted</b>	November 21, 2017
<b>Comp Permit submitted to ZBA</b>	December 2017

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# ANATOMY OF A PROJECT

<b>Comp Permit hearing</b>	<b>January 2018</b>
<b>Authorize construction set of drawings</b>	February 2018
<b>MOU with MassHistoric signed</b>	March 15, 2018
<b>CDBG and HOME closing</b>	March 26, 2018
<b>Ground Breaking ceremony</b>	April 4, 2018
<b>Construction Set of Drawings for Bidding</b>	June 1, 2018
<b>Public procurement process begins (and then procurement repeats)</b>	June 21 Aug 17
<b>GC contract awarded</b>	October 2018
<b>Building permit applied for – submission to Engineering, told 2-3 weeks to review</b>	NOV 14
<b>Engineering wants plan changes</b>	Told us on Dec 13
<b>Resubmit plans to Engineering</b>	Around 12/23

# ANATOMY OF A PROJECT

<b>Civil drawing changes asked for and provided to Planning. On to ISD</b>	<b>Jan 24, 2019</b>
<b>Building Permit issued - Construction begins</b>	Jan 31, 2019
<b>Modular units delivered</b>	June 2019
<b>Utility co. delays. No heat, no painting or flooring</b>	Fall 2019
<b>Temp C of O</b>	Feb 28, 2020
<b>CAN-DO tenants move in</b>	Mar 1, 2020
<b>Sale to Price Center / FCF \$ comes into deal</b>	April 27, 2020
<b>Roadway re-paved</b>	May 13, 2020
<b>Final C of O</b>	June 11, 2020
<b>Historic Deed Restriction</b>	Paper mailed 4/21/20 ?

# THE HISTORIC HOUSE

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- Restoration of the existing house to become a three bedroom affordable family unit





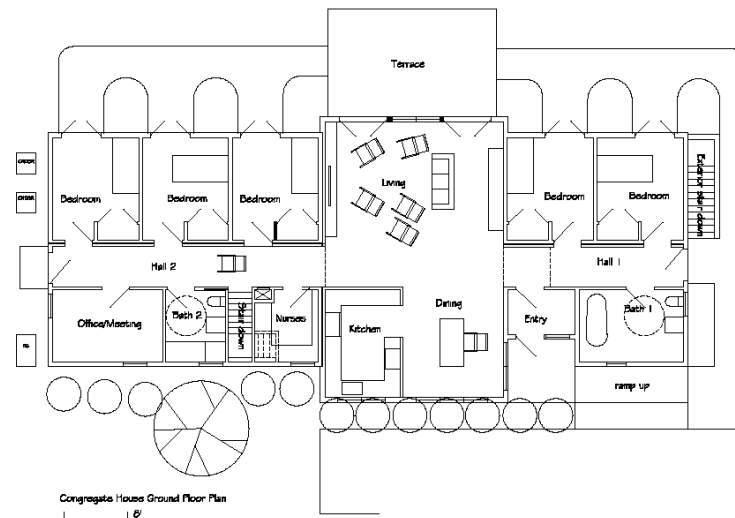




# THE CONGREGATE HOUSE

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- Construction of a five bedroom congregate home for the developmentally disabled







# THE TWO FAMILY HOUSE

- Construction of one new house with two affordable family rental units: a three bedroom and a two bedroom





# LOTTERY RESULTS

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- 151 applicants (40 Local Preference)
- 40% Black, 22% Latino, 18% white, 9% Asian, 12% other
- 19 (30%) voucher holders
- \$35,165 average income
- Final three households:
  - Local preference, Latino
  - Latino
  - White, voucher holder



# FINAL BUDGET

