



2Life
COMMUNITIES

Age affordably. Live well.

Formerly Jewish Community Housing for the Elderly (JCHE)

November 20, 2020

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Community Preservation Program Manager

1000 Commonwealth Avenue

Newton, MA 02459

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Director of Planning and Development

1000 Commonwealth Avenue

Newton, MA 02459

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RE: Coleman House Senior Housing Preservation Project

Dear Ms. Kritzer and Mr. Heath,

Thank you for the opportunity to submit this Pre-Proposal for CPA, CDBG and HOME funds for the Coleman House Senior Housing Preservation Project. This is an important project that preserves the existing 146 units of affordable senior housing for very low income seniors, demonstrates financial and environmental stewardship for the City and advances our vision that every older adult should have the opportunity to *age in community* and live a life full of purpose and connection in a dynamic and supportive environment.

2Life Communities is a mission-driven non-profit organization with a laser sharp focus on affordability. We have laid the groundwork for this preservation and renovation project in recent years through the completion of three other comprehensive renovation and preservations in our portfolio (Golda Meir House, Kurlat House and Ulin House) and in our financial capacity to undertake the project. In 2018, 2Life Coleman Limited Partnership refinanced Coleman House and set-aside the \$24.8 million in proceeds generate by the new debt to fund the preservation project. We have also invested pre-development funds to conduct multiple Capital Needs Assessments to identify the project scope and to hire Perkins Eastman, a premier architect with a dedicated area of practice in senior living.

SUPPORTED BY



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Highlights of the Coleman House Senior Housing Preservation Project

- Preservation of all apartments affordable to households earning up to 50% of the Area Median Income in perpetuity
- All households supported by existing project-based Section 8 and Section 8 PRAC contracts
- Reconfiguration of apartments to meet 2Life's adaptable design standards and accessibility requirements
- All new in-unit lighting, flooring, millwork, fixtures and appliances
- Life-cycle investment in major building systems including masonry, insulated wall assembly, roof, windows, electrical and plumbing to preserve the building and its core infrastructure
- The proposed HVAC system will be an all-electric VRF system with heat recovery. There are many benefits:
 - Simultaneous heating and cooling capabilities that are critical for a senior population
 - Cooling in the residential corridors
 - Highly sustainable
- Due to envelope preservation and improvements and HVAC system, heating and cooling costs reduced by almost 50% and 66% reduction in CO2 equivalent pounds (lbs)
- Enterprise Green Communities certification anticipated
- Redesign of the program spaces to serve as a village center for residents

We are pleased to have strong local support for this preservation project. We have engaged our Ward 8 District Councilors, the Council on Aging and our campus neighbors at the JCC. We have engaged Coleman House staff and residents through the planning and design process, ensuring communication channels for feedback despite COVID precautions through newsletters, handouts and material boards and renderings we are placing in elevator lobbies. We also have local financial support in place with \$418,757 in HOME funding from the WestMetro Consortium awarded on November 5, 2020. We plan to apply for an additional \$400,000 in FY21 HOME funds from the WestMetro Consortium next fall. We are also applying for approximately \$100,000 in utility rebates from MassSave.

2Life appreciates the helpful technical assistance we have received from CPA and City Planning and Development staff. With this application, 2Life requests:

- \$130,000 in FY22 HOME funds
- \$400,000 in FY21 CDBG funds
- \$4,214,622 in CPA funds



We are flexible and will accept any combination of the funding sources listed above. If we are so fortunate to have all funds described above awarded in full, the local funds will represent 18% of the total development cost.

The Coleman House preservation project has a high readiness to proceed in all aspects of the project and we are on track to start construction in April 2021. Perkins Eastman is completing the design development drawings and our GC Dellbrook JKS will price the drawings. We are in the process of working with our relocation consultant to prepare the relocation plan and get HUD's approval. All resident relocation will be on-site and will be temporary.

The City of Newton's funding will help 2Life preserve Coleman House, one of the very best buildings for seniors in the City. We hope you agree that 2Life's proposal furthers the City and Community Preservation Commission funding goals and will have a transformative impact on the existing and future Coleman House residents.

Please contact either me or Elise Selinger (617-912-8438, eselinger@2lifecommunities.org) with any questions regarding our proposal. Thank you for your ongoing partnership and support of 2Life and for your consideration of this funding request.

Sincerely,



Lizbeth Heyer
Chief of Real Estate and Innovation

