

# Haywood House Newton Housing Authority

Joint Planning and Development Board and Community  
Preservation Committee

October 5, 2020

Amy Zarechian, Executive Director

Vince O'Donnell, NHA Commissioner

Hannah Cross, Development Project Coordinator



# Haywood House

- Located on John F. Kennedy Circle adjacent to NHA Jackson Gardens federal public housing development



# Haywood House

Main Entry facing John F. Kennedy Circle - Sidewalk Level



# Haywood House Project Summary

- 55 one-bedroom units for elders over the age of 62.
  - 32 units <60% AMI
    - 11 units <30% AMI.
  - 23 units up to 99% AMI
- 3 units fully accessible for individuals with mobility impairments under Community Based Housing (CBH)
- 3 units designated for individuals currently or at risk of being homeless under state Facilities Consolidation Fund (FCF)
- All units adaptable and visitable

# Haywood House Development Team

- Newton Housing Authority
  - Board of Commissioners
    - Rick Kronish, Chairman
    - Tom Turner, Vice-Chairman
    - Vincent O'Donnell, Treasurer
    - Judith Weber, Commissioner
    - Mary Corrigan, Commissioner
  - Amy Zarechian, Executive Director
- Development Consultant: Housing Partners, Inc.
- Owner's Project Manager: Pinck & Co.
- Designer: BWA Architecture
- Construction Manager at Risk: Colantonio Corp.
- Zoning & Permitting Counsel: Schlesinger and Buchbinder, LLP
- Tax Credit Counsel: Klein Hornig LLP
- Property Manager: Maloney Properties, Inc.



# Haywood House

## Sources of Funds

• 9% Federal and MA Low Income Housing Tax Credits Equity	\$11,855,000
• Permanent Loan	\$8,600,000
• Newton CPA Funds	\$3,000,000
• Newton Inclusionary Zoning	\$625,000
• Newton CDBG	\$625,000
• DHCD Affordable Housing Trust Fund	\$750,000
• State Housing Stabilization Fund	\$500,000
• State Facilities Consolidation Fund (FCF)	\$750,000
• State Community Based Housing (CBH)	\$750,000
• State HOME	\$450,000
• Deferred Developer Fee	\$657,064
<b>Total Sources</b>	<b>\$28,562,064</b>



# Haywood House Uses of Funds

	<b>Total</b>	<b>Per Unit</b>
Acquisition	\$1	\$0
Construction	\$23,640,768	\$429,832
Soft Costs	\$3,652,822	\$66,415
Dev. Fees/overhead/req. reserves (all fees available to NHA will support resident services programming)	\$2,526,345	\$45,934
<b>Total Development Cost</b>	<b>\$29,819,936</b>	<b>\$542,181</b>
Per Unit Residential Cost		\$505,833

# Haywood House Construction Costs

	One-Stop (10/15/2019)	Current Budget
Site & parking	\$1,250,000	\$1,250,000
Buildings	\$19,507,721	\$20,456,442
<b>Cost of Construction/Rehabilitation</b>	<b>\$21,216,296</b>	<b>\$22,515,018</b>
Contingency	\$1,060,815	\$1,125,751
<b>Subtotal Construction</b>	<b>\$22,277,111</b>	<b>\$23,640,768</b>

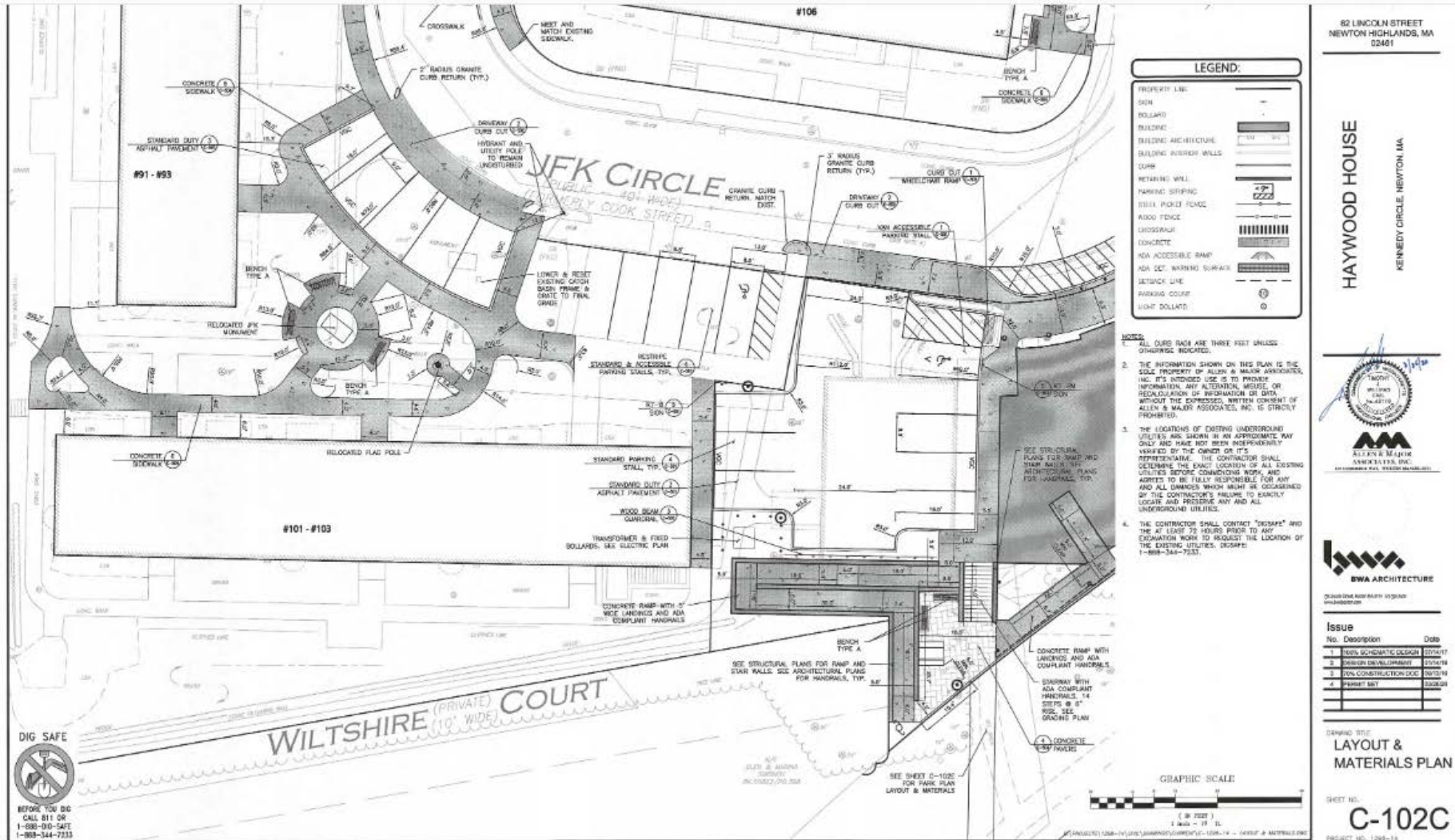


# Existing Ramp at Jackson Gardens



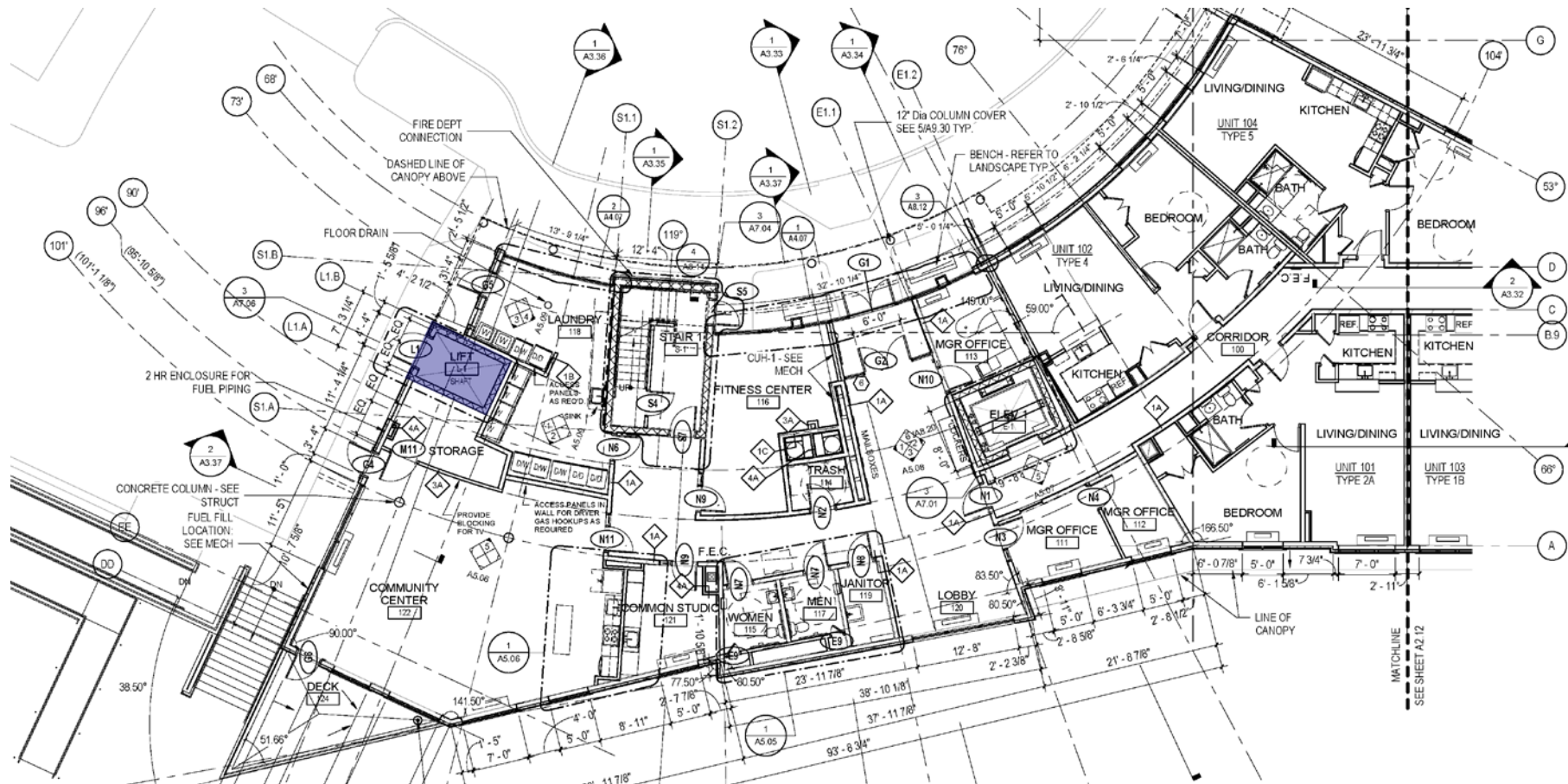
VIEW OF EXISTING COMMUNITY ROOM FROM JACKSON ROAD

# Proposed Ramp at Jackson Gardens



**DIG SAFE**  
BEFORE YOU DIG  
CALL 811 OR  
1-888-80-SAFE  
1-888-344-7537

# Material Lift Design



# Current CPC and CDBG Requests

- CDBG Request
  - Replacement of accessible ramp: Concrete, metal handrails, excavation, support of excavation, trucking, disposal, preparation, and backfill
  - Total additional cost to project: \$250,000
- CPA Request
  - Material lift for trash removal: Installation, lighting, wiring, inspection and certificate
  - Total additional cost to project: \$77,900
- Total current request to City: \$327,900
  - Request is 1.10% of total development costs

# Haywood House Timeline

February 2020	Received state funding commitment
December 2020	Initial closing
Winter 2020/2021	Construction start
Fall 2022	Full occupancy