

# Hancock Estates and The Chestnut Hill

## Creating Affordable Housing in Newton



**This proposal creates 24 new, rent restricted  
apartments in Newton.**

***All in a newly renovated building on public transportation.  
Your support will allow 24 affordable households  
to have new homes in 2019.***

# The Choice

**Option 1 – Make no change to the Hancock Estates Special Permit**

OR

**Option 2 – Amend Special Permit to allow the creation of 24 new rent restricted apartments**

# The Choice

## Option 2 – Amend Special Permit - Resulting in:

- 9 affordable apartments staying at Hancock Estates
- Units at 50, 65 and 80% AMI
- Move 4 units at or below 80% AMI to The Chestnut Hill
- Produce another 5 units between 30% and 80% AMI at The Chestnut Hill
- Create 19 Workforce Housing units at or below 120% AMI at The Chestnut Hill
- 24 additional units eligible for the Subsidized Housing Inventory

# Need for Affordable Housing in Newton

- The Hancock Estates lottery attracted over 600 households
  - Over 80 households applied for the Local Preference units
  - The residents applied for the 50%, 65% and 80% AMI units
- The Hancock Estates lottery for 9 new affordable units is completed
- If approved, The Chestnut Hill lottery will generate 28 new affordable homes

# The Chestnut Hill

***Chestnut Hill Realty and B'nai B'rith are trying to expand both the number of affordable housing units and the diversity of choices in Newton.***

- Hancock Estates remains home to 10% affordable units
- The Chestnut Hill is providing a range of affordability from 30% AMI to 120% AMI
- Creating affordable housing at The Chestnut Hill raises the combined inclusionary percentage to 20%
- Including Workforce Housing units raises the total combined affordability to 32%
- In response to Planning Department, CHR lowered AMI level for the accessible unit at The Chestnut Hill to 30% AMI



# The Chestnut Hill



B'NAI B'RITH HOUSING

Creating Places to Call Home



Chestnut Hill Realty

# The Chestnut Hill Proposal

- The Chestnut Hill, an historic building, is renovated to include 28 rent restricted units
- 9 affordable units from the Special Permit will remain at Hancock Estates
- The affordability for 4 units will move from Hancock Estates to The Chestnut Hill
- The remaining 24 units at The Chestnut Hill will be income and rent restricted in perpetuity
- The level of affordability of the original four units at Hancock Estates is matched at The Chestnut Hill
- Adds one additional Type 2 accessible unit to the City's inventory of fully accessible units
- Overall 37 rent restricted units will be created



# Meets all of the City of Newton's Affordable Housing Goals

- Maintaining a critical mass of both 1 BR and 2 BR units at Hancock Estates
- Providing additional affordable housing opportunities at a transit oriented site
- Serving a wide range of income levels from 30% of AMI to 80% of AMI, and adding units for Workforce Housing.

# The Chestnut Hill Location

- On the Green line
- Near employment
- Near a public school and a college
- Near amenities such as church, restaurant, shops, etc.
- Near playground and open space
- It's a very different choice of location compared to the more remote Hancock Estates

# The Chestnut Hill Renovation

## *To make housing that Newton can be proud of....*

- All 28 units are being upgraded with new appliances and finishes
- The common areas are being refurbished
- The exterior is being repaired
- A new washer/dryer is being added to the third floor
- A new accessible unit will be added at 30% AMI
- Adding a fire protection sprinkler system for the entire building
- New weather protected bike storage
- The quality of the unit renovations at The Chestnut Hill meets all market-rate standards

# Parking

- Working with the City on a Transportation Demand Management Plan
- 8-9 parking spaces can be stripped
- The Inclusionary Zoning units will get priority for the parking spaces
- Handicapped parking space will be provided if needed
- Zip car on-site can be accommodated
- Transportation Demand Management coordinator at CHR to assist residents
- Weather protected bike storage
- CHR will contribute \$136,800 to subsidize the T passes for residents

# Benefits of the Proposal

- 9 of the 13 affordable units from the Special Permit will remain at Hancock Estates
- All 28 units at The Chestnut Hill will be income and rent restricted in perpetuity
- Matches the level of affordability of the original 4 units at Hancock Estates
- Increases direct public benefits to the City
- Meets all of the City of Newton's Affordable Housing Goals
- Adds one additional Type 2 accessible unit to the City's inventory of fully accessible units
- Adds one additional hearing and vision accessible unit
- Historic building (1899) will be renovated

# Responses to Planning Department Input

- Changed the 50% AMI accessible unit to 30% AMI
- Agreed to providing weather protected bike storage
- Agreed to a three year \$136,800 T- Pass subsidy for residents
- Agreed to stripe the parking lot
- Agreed to giving parking space priority to residents at 80% AMI and lower



# Response to issues raised

1. The primary objective of the proposed swap is to create more affordable housing in Newton.
2. An additional objective is to create additional diversity to the City's affordable housing inventory.
3. The Unit Mix was approved by the City in 2015 and by the City and DHCD in 2018.
4. The Unit Distribution was approved by the City, Newton Housing Partnership and DHCD.
5. The timing of Unit Marketing was allowed by Special Permit which has intentionally carried forward from 2006.
6. The advertising of the affordable units was approved by the City and DHCD.

# Response to issues raised

7. Financial Analysis of the Swap was done in 2017.
8. Inclusionary Zoning allows off site units.
9. Comparability – the units at the Chestnut Hill and Hancock Estates are different but the net increase of 24 affordable units is of enormous benefit to the City.
10. Public Funding – the proposal to swap the 4 units does not rely on any public funding.

# Special Permit Criteria

- The site is appropriate for the use
- The use will not adversely affect the neighborhood
- There will be no nuisance or hazard to vehicles or pedestrians
- Access is appropriate

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apartments in Newton.**

***All in a newly renovated building on public transportation.***

***And it preserves affordable units at Hancock Estates.***

***Your support will allow 24 affordable households  
to have new homes in 2019.***

# Illustrative Example of Unit Rehab



B'NAI B'RITH HOUSING

Creating Places to Call Home

700-800 sq. ft. 2-bedroom unit



Chestnut Hill Realty



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