

Coleman Renovation CPA, CDBG and HOME Request

CPC and City of Newton
December 8, 2020



Aging in Community: 2Life's mission

- ▶ **EVERY**older adult deserves the opportunity to live a full life of connection and purpose in a dynamic, supportive environment
- ▶ 1,320 affordable apartments, 5 campuses
- ▶ 1,600 older adults from 30 countries
- ▶ Programs to engage everyone **in community**, support long tenures
- ▶ Strong **advocate** for *aging in community*
- ▶ Long-term **owner**, property manager, service provider and developer



2Life Development Capacity

- ▶ Mission -driven senior housing developer, owner, manager and service provider
- ▶ Six campuses with 1,320 apartments
- ▶ Three major preservation/modernization projects in past 5 years, including Golda Meir House
- ▶ Full-time, dedicated in -house real estate staff, facilities staff and resident services staff



Goals of Coleman Senior Housing Preservation Project

- ▶ Preserve 146 units for very low income seniors in perpetuity with existing project -based contracts
- ▶ 100% of apartments adaptable
 - ▶ Supports 2Life's aging in community model
 - ▶ Complies with Newton COA design standards
 - ▶ FHA compliance
- ▶ Life cycle investment preserves building infrastructure
- ▶ Enterprise Green Communities
- ▶ Village center program spaces redesign
- ▶ Meet High priority needs in FY16 -20 Consol. Plan





Coleman Resident Demographics, Year End 2019

- ▶ Median income: \$12,000/year
- ▶ Median age: 82 years old
- ▶ 10 countries represented
- ▶ 53% need some level of assistance
- ▶ 40% use a cane or walker to get around safely

- ▶ Waiting List has 550 people combined:
 - ▶ 8 years - Coleman I
 - ▶ 5 years - Coleman II



Preservation & renovation scope

CPA Funds:

- ▶ Life-cycle investment in major building systems: masonry, insulation, roof, windows, electrical and plumbing
- ▶ HVAC change to all-electric VRF system with ERV, removal of thru-wall A/C unit

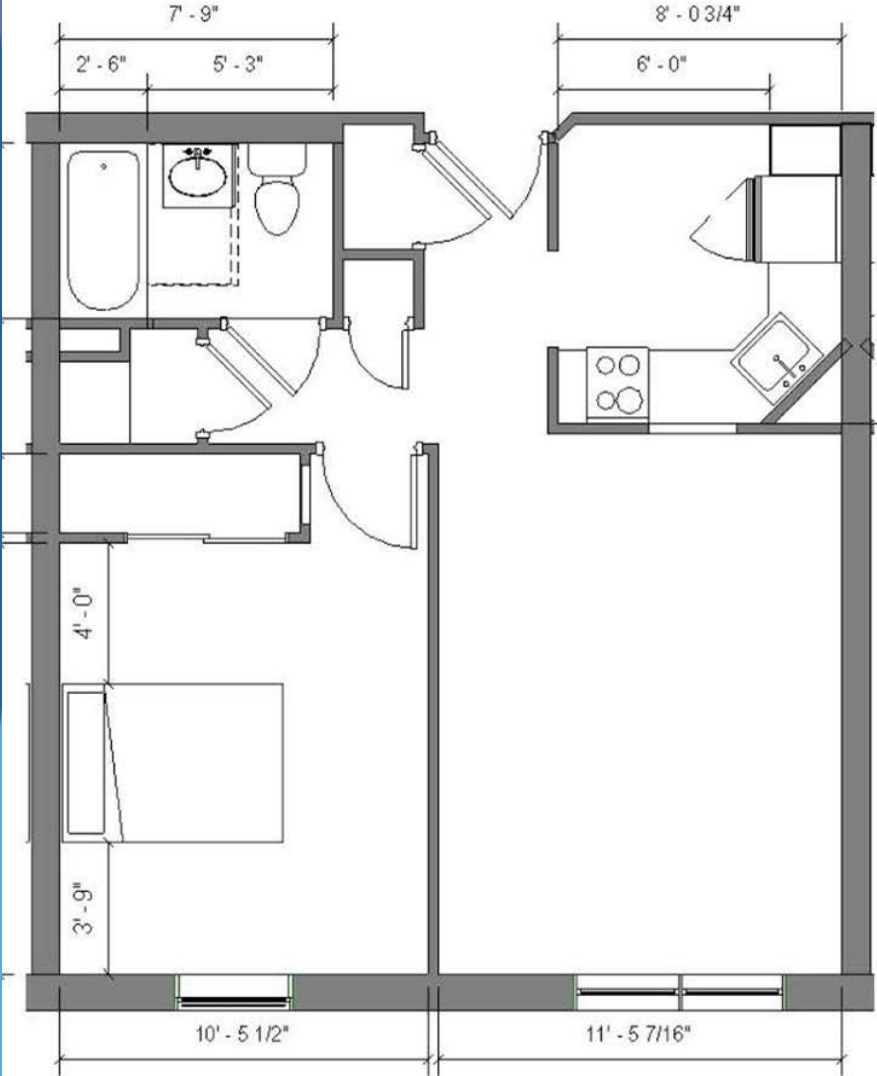
HOME/Energy/Sponsor Funds:

- ▶ Reconfiguration of 100% of apartments - adaptable design standards and accessibility requirements
 - ▶ New appliances with full size stove/range
 - ▶ Change from tub to shower-only
 - ▶ Low-flow fixtures
 - ▶ New unit flooring and lighting
- ▶ Corridor lighting and flooring
- ▶ Redesign of program spaces to serve as a village center



APARTMENT FLOOR PLAN

План квартиры
公寓地板設計



Existing Plan



BATHROOM FIXTURES

Ванная
浴室設施



Towel Bar
Сушитель для полотенца
浴巾架



Toilet Paper Holder
Держатель для туалетной бумаги
衛生紙架



Robe Hook
Крючок для халата
衣服掛鉤



Faucet
Кран
水龍頭



Shower Surround
Окружение душа
淋浴房



Shower System
Система душа
淋浴系統



Handheld Shower
Душ с гибким шлангом
手持淋浴噴頭



Mirrored Medicine Cabinet
Шкафчик для лекарств с зеркалом
鏡面藥櫃



Schedule and Readiness to Proceed

- ▶ **February 2021** : Complete Construction Documents and Competitive Subcontractor Bidding
- ▶ **March 2021** : Start relocation prior to Construction
- ▶ **April 2021** : Anticipated Construction Start
- ▶ **October 2022** : Anticipated Construction Completion



Budget Uses

25,330,182	CONSTRUCTION TOTAL
1,897,741	A/E, Clerk, Permits, Legal, Low Voltage
818,000	Relocation
183,962	Contingency (5%)
3,862,960	SOFT COST TOTAL
1,300,000	Developer OH
30,493,141	TOTAL DEVELOPMENT COST

CPA Funds- Construction preservation work (envelope, building systems)

HOME Funds - Construction costs for apartment renovation

CDBG Funds- Relocation soft costs



Proposed Budget Sources

24,830,000	Coleman I Sponsor Loan - Confirmed
418,519	WestMetro HOME Consortium FY20 - Confirmed
4,214,622	Newton CPA Funds - Requested
400,000	Newton CDBG - Requested
130,000	Newton HOME - Requested
400,000	WestMetro HOME Consortium FY21 - Forthcoming
100,000	MassSave Utility Rebates - Forthcoming
30,493,141	SOURCES TOTAL
208,857	TDC Per Unit
38,104	Local Funds per Unit
18%	Local Funds as % of TDC



Feedback & Questions

