



231 Somerville Avenue
Somerville, Massachusetts 02143

Phone: 617.492.5559 Fax: 617.492.6928
TTY: 617.764.3025 www.cascap.org

By Email

April 22, 2021

Lara Kritzer
Community Preservation Program Manager
City of Newton Planning & Development Department
1000 Commonwealth Avenue
Newton, MA 02459

RE: CPA funding request for
Nonantum Village Place
241 Watertown St.
Newton, MA 02458

Dear Ms. Kritzer,

I am pleased to submit this pre-proposal on behalf of Nonantum Village Place, thirty-five units of affordable housing for elders located in the Nonantum neighborhood. In 2003, Cascap worked with the Nonantum and greater Newton community to create new, permanent affordable housing for elders, Nonantum Village Place (NVP). NVP was built with funding through HUD's 202 Supportive Housing for the Elderly program, the City of Newton and the Newton Housing Authority, and with additional state and private funds. It is an architecturally detailed wood-frame building, with one-bedroom units and an on-site Resident Manager. Some building amenities include seven fully accessible units, a twelve-car parking lot, a community kitchen, dining room, and large sitting room, laundry room, and staff offices. All units were built with universal design features allowing for aging in place. NVP is home to older adult households earning less than 50% of Area Median Income (AMI), with the majority of residents earning less than 30% AMI. NVP provides stable housing and on-site supportive services, as well as plenty of common spaces to foster community and well-being.

In 2003, local advocates for the elderly had reached out to Cascap because our experience with the HUD 202 Supportive Housing for the Elderly and HUD 811 Supportive Housing for Persons with Disabilities Programs. We are a nonprofit based in Somerville, MA with approximately 250 units of housing in Somerville, Cambridge, Newton, Watertown and Lowell.

Since 1973, we have been dedicated to providing stable, healthy affordable housing for individuals and families disadvantaged through poverty, disability, and other vulnerable circumstances. Cascap has begun the process of collaborating with another non-profit, Homeowner's Rehab Inc. (HRI), for the purposed of providing organizational and real estate portfolio oversight. Attached to this letter are several photos of other properties in our portfolio. All are affordable, permanent housing, and the majority are housing for the elderly or disabled.

NVP has significant capital needs that cannot be met by our resources and we are requesting preservation funding through the Community Preservation Act funds (CPA) and Community Development Block Grant funds (CDBG). These needs include roofs replacement, siding and trim repairs, and replacement of existing HVAC system (35 air conditioning condensers) and common areas (3 roof top units) with energy efficient equipment. Prior leaks have been repaired, but all three roofing levels need to be replaced. To replace the deteriorated roofs, the 35 mechanical systems must be removed. We are also committed to sustainable building practices and to improving our energy efficiency. We will continue to improve the building's energy use with conservation measures such as increasing the building roof insulation to exceed code requirements, and using as stated earlier energy, efficient equipment. We are contributing significant funds, \$160,000 through our replacement reserve and the Charlesbank Foundation, and are requesting \$400,000 in CPA funds and \$100,000 in CDBG funds.

The current NVP residents will benefit greatly from proposed improvements, and our ability to invest in roof and siding scope in the near-term will preserve the building for many future residents. I look forward to working with you to preserve this important resource for seniors.

All the Best,

Marcia Hannon

Marcia Hannon
Project Management Consultant

Cc: Jane Carbone, President Cascap Board

A selection of Cascap properties



803 Cambridge St, Cambridge



Pearl St. Somerville

Auburn St.
Cambridge



Three
Gems
Lowell



Marshall Place, Watertown

Living

Learning

Growing

Building

Cascap & Affiliates do not discriminate on the basis of handicapped status in the admission or access to, treatment or employment in, its federally assisted programs and activities.





Harvard Place, Cambridge



Green St, Cambridge

Living

Learning

Growing

Building

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