

The image shows a modern, multi-story residential building with light blue horizontal siding and white window frames. A covered walkway with silver support columns runs along the ground floor. A blue metal bench is positioned on the left. The address number '241' is visible above the main entrance. The sky is clear and blue, and bare trees are visible in the background.

Nonantum Village Senior Housing Preservation

Nonantum Village Place
241 Watertown Street
Newton, MA 02458

History of Nonantum Village Place (NVP)

- Cascap -a local non-profit that has over 220 units in greater Boston area.
 - 100% are affordable, permanent housing, and the majority are service enriched.
- Local leaders and the Newton Housing Authority (NHA) invited Cascap to develop Nonantum Village Place (NVP)
 - Based on our expertise with the HUD 202 Supportive Housing for the Elderly.
 - State, city, and private foundation funding played a significant role.
- 2003 recipient of Newton Community Preservation Act (CPA) funds. Additional Newton funding through CDBG and NHA IZ funds.
- 2005 construction completed: 35 one -bedroom units for elders of limited means. 7 units are fully handicapped accessible, and all have handicapped accessible features. Communal dining room, kitchen, living room, laundry room. Offices for service coordinator. Resident Manager on site.

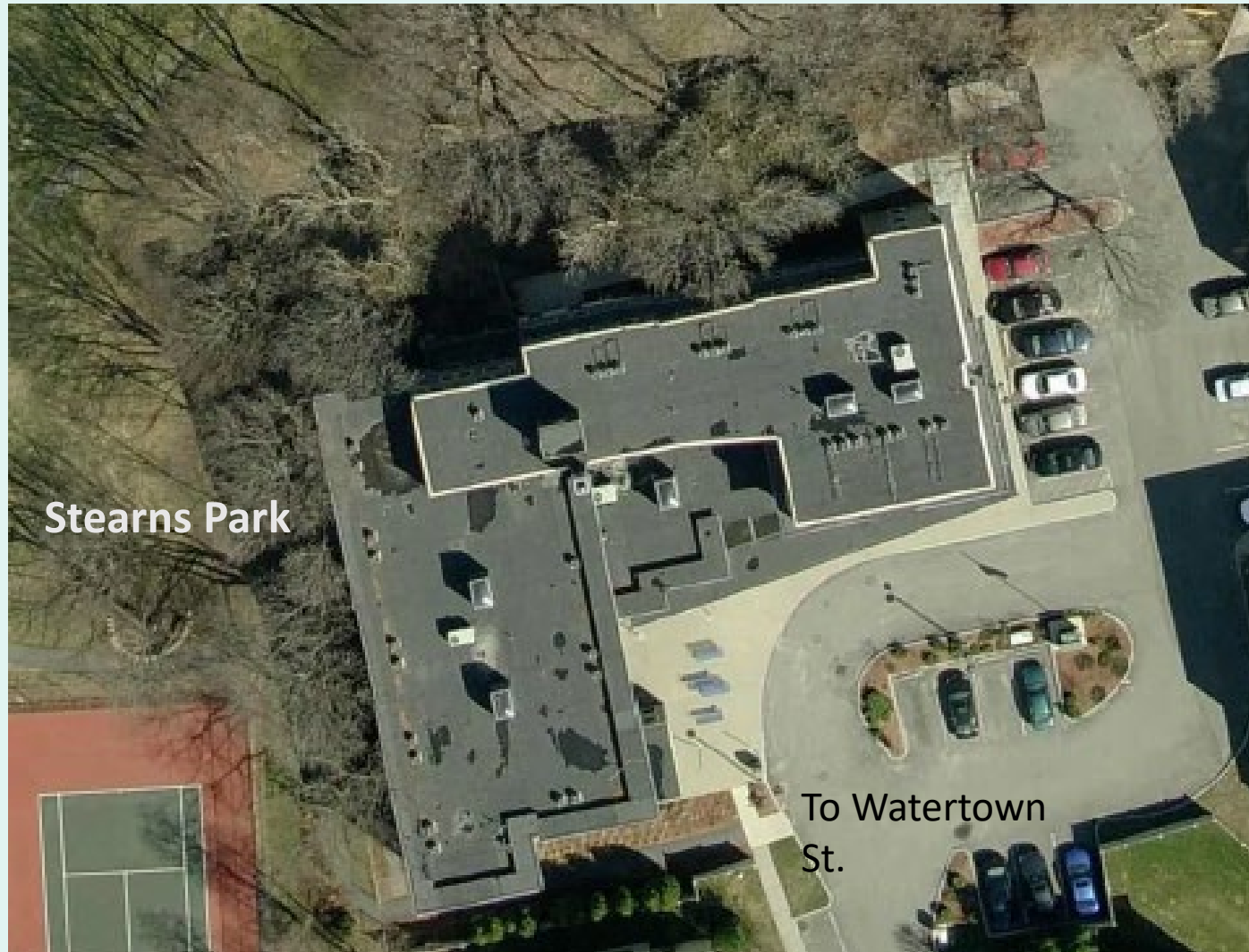
Who makes up the NVP community?

- NVP is **100%** affordable.
 - Residents must have incomes below 50% of Area Median Income (AMI), and 40% of the units at NVP are set aside for residents with incomes less than 30% of (AMI).
- Residents must be 62 years or older, and resident's ages range from 60's to late 80's.
- In general, residents incomes range from \$9,000 to \$21,000.
- Several residents have a disability or are frail.
- The residents have created a community, decorating the common areas for different events or holidays, and welcoming those who are newer residents. Prior to the pandemic, residents had pot- luck dinners, and were teaching informal art classes.
- Some of the residents have previously been homeless for many years, and the NVP community has welcomed them.

Nonantum Village Place facades



Project scope: Building envelop rehabilitation and energy conservation measures.



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Existing roofs must be replaced. The existing air conditioning system must be removed and all 35 units replaced. The new roof insulation will be increased to R-50, and the new roof will be a white TPO. The existing air conditioning system will be replaced with more efficient condensers. This includes 35 condensers, one for each apartment, and 3 roof top units that cool the common areas.

Pictures above show the temporary coatings that have been made to stop active leaks. Ponding and soft spots on the roof exist leading to deteriorated roofing.

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Existing siding and trim has extensive damage and must be replaced.

Pictures above show water damaged trim on window and front

Picture to the right is above main entrance and shows extremely weathered façade. The deteriorated wood siding and trim would be replaced with hardiplank and composite trim



Request for CPA funds: \$400,000

Uses

- Construction
 - Roof (3 roofs) \$220,000
 - Siding \$115,000
 - HVAC \$210,499
- Construction total \$545,499
- Contingency \$ 62,239
- Soft costs \$ 52,262
- Total: \$660,000

Sources

- CPA \$400,000
- CDBG \$100,000
- NVP \$110,000
- Foundation \$50,000
- Total: \$660,000