

CPA Funded Affordable Housing Projects, 2003-2022

Project	Applicant	New or Rehab?	Number of Affordable Project Units	Total Project Units	CPC Funds Requested	Other City Funds	Tax Credit Funding	State,Federal, Foundation Grants	Developer Contribution	Other Funding	Total Project Budget	CPA Funding as percentage of Total Project Cost	Developer Contribution as Percentage of Total Project Cost	CPC per Affordable Unit	Developer Contribution per Affordable Unit	Type of Developer Contribution
Auburn Street	CANDO	New	8	8	977,700	1,905,210	0	695,995	0	450,000	4,028,905	24%	0%	122,213	0	NA
10-12 Cambria Road	CANDO	Rehab	2	2	471,117	384,293	0	50,000	0	0	905,414	52%	0%	235,559	0	NA
11-13 Cambria Road	CANDO	Rehab	2	2	351,025	280,000	0	40,000	0	140,000	811,025	43%	0%	175,513	0	NA
18-20 Cambria Road	CANDO	Rehab	2	2	200,000	341,417	0	65,000	0	400,000	1,006,417	20%	0%	100,000	0	NA
Chestnut Street/ Millhouse Commons	CANDO	New	4	6	738,383	575,000	0	0	170,000	3,173,000	4,656,383	16%	4%	184,596	42,500	Owner's Developer Fee
Coleman House	2Life Communities	Rehab	146	146	4,214,622	530,000	0	818,519	24,830,000	100,000	30,493,141	14%	81%	28,867	170,068	2Life Communities Sponsor Note
Comm Ave Covenant Residences	B'nai B'rith Housing New England	New and Rehab	15	57	907,825	0	0	500,000	0	16,222,886	17,630,711	5%	0%	60,522	0	NA
Comm Ave Veteran House	CANDO	Rehab	2	2	375,000	300,000	0	100,000	0	175,000	950,000	39%	0%	187,500	0	NA
Eddy Street	CANDO	Rehab	2	2	243,572	690,250	0	50,000	0	120,000	1,103,822	22%	0%	121,786	0	NA
Elliot Street Linden Green	CANDO	New and Rehab	3	5	618,600	276,319	0	0	4,479	1,405,596	2,304,994	27%	0.19%	206,200	1,493	Developer's Equity
Forte Property	Newton Housing Authority	New and Rehab	3	3	377,400	500,000	0	0	400,000	729,349	2,006,749	19%	20%	125,800	133,333	Donated Time and Materials, Sweat Equity for Habitat for Humanity units
Golda Meir	2Life Communities	New	60	68	4,494,857	255,143	14,162,000	12,242,000	1,235,400	8,046,600	40,436,000	11%	3%	74,914	20,590	Deferred Developer Fee, Rehab Savings
Haywood House	Newton Housing Authority	New	55	55	3,077,900	875,000	11,850,000	3,200,000	1,282,064	8,600,000	28,884,964	11%	4%	55,962	23,310	NHA Funds, Deferred Developer Fee
Lexington Street/Parkview Homes	SEB, LLC	New	10	10	2,004,554	1,040,727	0	0	0	2,235,300	5,280,581	38%	0%	200,455	0	NA
Myrtle Village	Myrtle Village LLC	New and Rehab	7	7	910,179	943,679	0	0	632,000	591,746	3,077,604	30%	21%	130,026	90,286	Developer's Equity
Nonantum Village Place Construction	CASCAP	New	35	35	850,000	815,000	0	4,367,000	178,092	200,924	6,411,016	13%	3%	24,286	5,088	Sponsor Funds
Nonantum Village Place Rehabilitation	CASCAP	Rehab	35	35	500,000	100,000	0	50,000	140,000	102,338	892,338	56%	16%	14,286	4,000	Property Reserve Funds
Pearl Street	CANDO	Rehab	3	3	665,500	480,000	0	50,000	0	175,000	1,370,500	49%	0%	221,833	0	NA
Pelham Street	Newton Housing Authority	Rehab	10	10	311,936	1,436,657	0	990,778	0	178,428	2,917,799	11%	0%	31,194	0	NA
Taft Avenue	CANDO	Rehab	2	2	584,029	505,000	0	81,700	0	0	1,170,729	50%	0%	292,015	0	NA
West Newton Armory	MWCD/ Civico	New	43	43	3,000,000	2,160,000	11,485,627	6,357,186	0	4,841,500	27,844,313	12%	0%	69,767	0	NA
West Street	Advocates Inc.	Rehab	5	5	263,000	337,000	0	0	76,400	0	676,400	39%	11%	52,600	15,280	Sponsor Contribution

CPA Funded Affordable Housing Projects, 2003-2022

Project	Year Funded	Type	Level of Affordability	Ownership or Rental?	Other City Funding per Affordable Unit	Total City Ask	Total City Funds per unit	Total Project Cost	OpEx	OpEx per unit
Auburn Street	2017, 2018	Family, Group Home	3 @ 60% AMI; 5 Congregate @ 30% AMI	Rental	238,151	2,882,910	360,364	4,028,905	600,900	75,113
10-12 Cambria Road	2016	Family	80% AMI	Rental	192,147	855,410	427,705	905,410	23,341	11,671
11-13 Cambria Road	2006	Family	80% AMI	Rental	140,000	631,025	315,513	811,025	14,124	7,062
18-20 Cambria Road	2003	Family	80% AMI	Rental	170,709	541,417	270,709	1,006,417	22,830	11,415
Chestnut Street/ Millhouse Commons	2005	Family	80% AMI	Ownership	143,750	1,313,383	328,346	4,656,383	NA	NA
Coleman House	2021	Senior	50% AMI	Rental	3,630	4,744,622	32,497	30,493,141	2,134,248	14,618
Comm Ave Covenant Residences	2006	Family	80% AMI	Ownership	0	907,825	60,522	17,430,711	NA	NA
Comm Ave Veteran House	2010	Family	80% AMI	Rental	150,000	675,000	337,500	950,000	21,068	10,534
Eddy Street	2012	Family	1 @ 50% AMI, 1 @ 80% AMI	Rental	345,125	933,822	466,911	1,103,822	19,721	9,861
Elliot Street Linden Green	2004	Family	2 @ 80% AMI, 1 @ 100% AMI	Ownership	92,106	894,919	298,306	2,261,394	NA	NA
Forte Property	2004	Family	80% AMI	NHA Rental, Habitat for Humanity Ownership	166,667	877,400	292,467	2,006,749	NA	NA
Golda Meir	2018, 2020	Senior	20 @ 30% AMI, 25 @ 50% AMI, 5 @ 60% AMI, 10 @ 100% AMI	Rental	4,252	4,750,000	79,167	40,436,000	787,000	13,117
Haywood House	2018, 2020	Senior	11 @ 30% AMI, 21 @ 60% AMI, 23 @ 99% AMI	Rental	15,909	3,952,900	71,871	28,884,964	583,284	10,605
Lexington Street/Parkview Homes	2009	Family	6 @ 100% AMI; 4 @ 80% AMI	Ownership	104,073	3,045,281	304,528	5,322,027	32,200	3,220
Myrtle Village	2014	Family	2 @ 50% AMI, 2 @ 70% AMI, 3 @ 85% AMI	Rental	134,811	1,853,858	264,837	3,077,604	45,660	6,523
Nonantum Village Place Construction	2003	Senior	50% AMI	Rental	23,286	1,665,000	47,571	6,411,016	435,440	12,441
Nonantum Village Place Rehabilitation	2021	Senior	50% AMI	Rental	2,857	600,000	17,143	892,338	435,440	12,441
Pearl Street	2011	Family	60% AMI	Rental	160,000	1,145,500	381,833	1,370,500	27,615	9,205
Pelham Street	2004	Senior	80% AMI	Rental	143,666	1,748,593	174,859	2,917,799	NA	NA
Taft Avenue	2015	Family	1 @ 80% AMI, 1 @ 50% AMI	Rental	252,500	1,089,029	544,515	1,170,729	26,186	13,093
West Newton Armory	TBD	Family	60% AMI (some 30% AMI)	Rental	50,233	5,160,000	120,000	25,027,172	491,701	11,435
West Street	2004	Group Home	80% AMI	Rental	67,400	600,000	120,000	676,400	NA	NA