



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

320-21
Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney S. Heath
Director

Community Preservation Committee
Funding Recommendation for
Nonantum Village Place Senior Housing Preservation Project

Date: July 30, 2021
From: Community Preservation Committee
To: The Honorable City Council

PROJECT GOALS & ELIGIBILITY This proposal requests \$500,000 in CPA funds, under the category of community housing, for the preservation of Nonantum Village Place, an entirely affordable senior housing facility built in 2004 in part with City CPA and CDBG funding. The facility was one of the first affordable housing projects completed with Newton CPA funding and is affordable to very low income households, with incomes at or below 50% AMI, and extremely low-income households with incomes below 30% AMI. The proposal requests funding to replace the roof, replace and repair damaged siding as needed, and replace the HVAC systems (35 individual unit systems and three building wide systems) with new electric heat pump systems that are more energy efficient and allow the building to be less reliant on fossil fuels.

This project is eligible for CPA funding under community housing as it is an entirely affordable senior housing development which was created in part with CPA funding. The requested CPA funding may be used to preserve as well as restore and rehabilitate the existing units and overall building.

RECOMMENDED FUNDING At its monthly meeting on Tuesday, July 13, the Community Preservation Committee unanimously recommended, with a vote of 8 to 0, that \$500,000 in Community Preservation Act funding be appropriated, with \$478,877 to come from the FY22 Community Housing Reserve Fund and the remaining \$21,123 to come from Prior Year Undesignated Funds, to the control of the Planning & Development Department for a grant to CASCAP, Inc. for the preservation of the existing affordable senior housing facility at Nonantum Village Place.

Proposed CPA Funding Accounts for the Nonantum Village Place Senior Housing Preservation Project			
Account Name	Account Number	Amount Currently Available (minus pending recommendations)	Proposed Amount for Nonantum Village Place Preservation Project
FY22 Community Housing Reserve Fund	#58C10498-57900C	\$478,877	\$478,877
Prior Year Undesignated Funds	#5800-3599	\$4,498,980.75	\$21,123
Total Project Funds			\$500,000

www.newtonma.gov/cpa

Lara Kritzer, Community Preservation Program Manager
lkritzer@newtonma.gov 617.796.1144

SPECIAL ISSUES CONSIDERED BY THE CPC

Community Need: Nonantum Village Place has provided affordable housing to Newton seniors since 2004, providing deeply affordable senior housing to households at or below 50% AMI, with the majority of those living at Nonantum Village having incomes closer to 30% AMI. The CPC recognized the strong need in Newton for the very low and extremely low income senior housing units which Nonantum Village Place provides and praised CASCAP for its work to serve this population. It was also noted that the federal programs used to create the building don't permit rents that are high enough to fund a capital reserve adequate to make these improvements. CPA funding will play a vital role in maintaining the integrity of the building envelope and improving living conditions within the facility by replacing the roof, siding, and HVAC systems. The CPC considers the preservation of Newton's existing affordable housing stock to be a valuable use of CPA funding, particularly when it protects housing resources that serve a vulnerable population such as Newton's very and extremely low income senior households.

Increased Environmental Efficiency of New Systems: The CPC encouraged CASCAP during their pre-proposal review to take advantage of this opportunity to improve the energy efficiency of the building and was impressed by the applicant's willingness to revise their proposal. The new electric heat pump HVAC systems are a significant step towards moving the building closer to full electrification and zero net carbon status. CASCAP has also been working with a consultant, New Ecology, to develop plans to improve the energy efficiency of the building and consider how additional environmental improvements can be made in the future.

Durability of New Materials: During its review of the project, CPC members noted that the quotes called for quality, durable materials which are anticipated to have a lasting and positive impact on the preservation of the structure. Both the existing roof and siding were noted to need replacement far earlier than is typical for those materials, and it was important to the CPC that quality materials with longstanding warranties be used and installed correctly to both preserve the affordable housing use and protect the City's CPA funding investment in the property.

Prior CPA Funded Housing Development: Nonantum Village Place is one of the City's first CPA funded affordable housing projects. It was noted that the use of CPA funding to create the units in 2004 allows for CPA funds to now be used to complete rehabilitation and restoration work on the building. The CPC also acknowledged the high cost of creating new affordable senior housing at this income level and the importance of preserving it for future use.

ADDITIONAL RECOMMENDATIONS *(funding conditions)*

1. CPA Funding will be used to replace the existing roofs, repair and replace damaged siding, and install new electric heat pump HVAC systems throughout the building.
2. The project shall be fully reviewed by the applicant's project manager and/or a qualified inspector designated by the CPC to ensure that the work is of lasting quality and meets all warranty requirements of the products used.
3. All recommended CPA funds should be appropriated by the City Council within 6 months and project construction should begin within 1 year of the date of any CPC recommendation. If either deadline cannot be met, CASCAP may submit a written request for an extension from the CPC, which the CPC may grant at its discretion.
4. The release of CPA funds should be governed by a grant agreement that includes but is not limited to the usual conditions for the phased release of CPA funds for housing projects, including a final report to the CPC at the close of the project.
5. Any CPA funds appropriated but not used for the purposes stated herein should be returned to the Newton Community Preservation Fund.

KEY OUTCOMES

The Community Preservation Committee will evaluate this project based on its success in using CPA funds to preserve and rehabilitate the existing 35-unit affordable senior housing complex by installing new electric heat pump systems in each unit and the common areas, replacing and repairing damaged siding on the exterior, and replacing the roofs on the building.

ATTACHMENTS

- Proposal and selected attachments submitted to the CPC for their July 13, 2021 review
- CASCAP's presentation to the July 13 joint public hearing of the CPC and Planning and Development Board

Additional information not attached to this recommendation, including petitions and letters of support, are available on the CPC's website at:

<https://www.newtonma.gov/government/planning/community-preservation-program/proposals-projects/nonantum>