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By Email

June 8, 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 full proposal on behalf of Nonantum Village Place, thirty-five units of affordable housing for elders located in the Nonantum neighborhood.

We have incorporated several changes in response to questions raised by the Community Preservation Committee, in particular the suggestions about further evaluating the green building elements, the long-term capital building needs, and our current scope of construction. Towards this end, we have engaged New Ecology Inc. to assess the buildings energy conservation measures with an additional eye to carbon gas emission reductions. We have also been working with ABCD and New Ecology Inc. to review the proposed HVAC equipment.

This full proposal reflects the changes in equipment and scope that will provide more efficiency and carbon footprint reduction. We are now replacing the existing air conditioning system for the apartments with heat pumps that will provide both heating and cooling. We have also significantly improved the efficiency of the equipment specified to be installed. This will greatly reduce our carbon

footprint. To maximize the energy efficiency in the near term, we will include controls that switch to the existing condensing boilers during the coldest time periods. These changes have increased construction costs. While we are asking CPA for an increased amount of funding, we are also contributing more from other funding sources.

With the anticipated roof replacement and additional insulation, we will be solar ready and able to install solar photovoltaic at a later date. We are working with NEI and LISC on a design charrette and more long-term planning for the building. We are also working with LISC and Resonant Energy on installing photovoltaic arrays on Cascap's properties, including Nonantum Village Place.

We are excited to be working to improve the building for the current and future residents. As you know, NVP is income and age restricted, to those who are 62 years or older and have earning less than 50% of the Area Median Income. Most residents earn less than 30% of Area Median Income. NVP provides stable housing and on-site supportive services, as well as plenty of common spaces to foster community and well-being.

Built in 2004-2005 with the HUD 202 program capital advance funds and significant funding from the City of Newton, NVP has previously been able to address both capital needs and operating needs with ongoing operating subsidies from the HUD 202 program. However, at this junction, we find that we have significant capital needs that cannot be met by our resources, and we have an opportunity to improve the building's energy performance. We are grateful to the City of Newton for your review and consideration of our proposal.

All the Best,

*Marcia Hannon*

Marcia Hannon  
Project Management Consultant

Cc: Jane Carbone, President Cascap Board and Nonantum Village Place Board