

Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>
 email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter: Covenant Commonwealth Corporation

Submission Date: 10/4/2018

Group or Committee Affiliation (if any):

Submitter's address : c/o B'nai B'rith Housing
 Attn: Executive Director
 34 Washington Street
 Brighton, MA 02135

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email & phone number:

susan@bbhousing.org, 617-731-5291

Project Manager's email & phone number: jesse@bbhousing.org, 617-731-5293

Project Name: The Coolidge at Sudbury Phase 2

Project Description: The Coolidge at Sudbury Phase 2 is a 56-unit service-enriched rental housing development that will be 100% affordable to low- and moderate-income seniors and older adults (aged 55+). This project will be located next the Coolidge at Sudbury Phase 1, a 64-unit affordable development for older adults at 189 Boston Post Road that has been operating with great success since 2014. The developer, Covenant Commonwealth Corporation (CCC) requests \$631,000 in Sudbury CPA funds to help fill the remaining project funding gap in order to move forward with construction in early 2019. Please see the Project Description Addendum for more details.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2021	\$19,035,352	\$631,000	\$18,404,352 (see attached budget for sources)
2022			
2023			
2024			
2025			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

As a proposed new development for low- and moderate-income seniors and older adults, this project meets most of the General CPA Criteria, as well as most of the Category Specific Criteria for community housing projects.

Please see Addendum for details on how the project meets the General and Community Housing criteria

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The Sudbury Zoning Board of Appeals granted a comprehensive permit for this project in 2017, and during that process the project was reviewed by multiple Town boards, committees, and departments. In addition, the Sudbury Housing Trust Fund has committed \$250,000 to this project and has endorsed this CPA application. Please see Project Submission Addendum for more details on Town and community involvement in this project.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

October 4, 2018

Via Hand Delivery

Community Preservation Committee
c/o Planning and Community Development Office
Flynn Building, 278 Old Sudbury Road
Sudbury, MA 01776

Re: CPA Proposal for FY20 Project – Coolidge at Sudbury Phase 2

Dear Community Preservation Committee Members,

B'nai B'rith Housing is a Massachusetts non-profit whose mission is to produce affordable, non-sectarian housing to help ease the housing crisis in communities of Greater Boston. We are applying to receive \$631,000 in Sudbury CPA funding to fill the remaining project funding gap for our development, The Coolidge at Sudbury Phase 2, in order to begin construction in early 2019. This amounts to around \$11,268 per unit of affordable housing for seniors and older adults.

The Coolidge at Sudbury Phase 2 is a 56-unit service-enriched rental housing development that will be 100% affordable to low- and moderate-income adults aged 55+. This development will be located next to Phase 1 of The Coolidge at Sudbury, which is a 64-unit affordable development for older adults at 189 Boston Post Road that has been operating with great success since 2014.

Our development is a direct response to unmistakable community need. With almost 100 people currently on the Coolidge Phase 1 waiting list, we are anxious to move forward with the construction of Phase 2 so we can expand such a valuable resource to more Sudbury residents. Phase 2 also allows us to expand our housing program to serve more seniors and older adults in the community.

Phase 2 of The Coolidge is consistent with multiple Town affordable housing goals as detailed in the 2016 Sudbury Housing Production Plan, which identified senior housing as a great demand. At the time of its permitting, our development helped the Town reach its 10% subsidized housing inventory goal as required by the Massachusetts Chapter 40B law.

Over the past several years, we have worked diligently to secure all necessary and available resources in order to deliver 100% affordable housing for seniors and older adults in Sudbury. The Coolidge Phase 2 will leverage over \$18 million in public, private, and philanthropic sources to finance its construction.

This CPA application has been endorsed by the Sudbury Housing Trust Fund, which has also committed \$250,000 in Trust funds to the development.

An award of CPA funds will allow us to build more affordable housing for seniors and older adults who wish to call Sudbury home, without undermining the level of service that we promised to provide or compromise the quality of construction and level of finishes to which we are committed.

On behalf of our wholly controlled entity, Covenant Commonwealth Corporation, we are pleased to submit this response to the CPC's RFP. We thank you for your consideration.

Sincerely,


Susan Gittelman, Executive Director
B'nai B'rith Housing

Enclosures: 12 Copies of RFP Response



B'NAI B'RITH HOUSING

BOARD OF DIRECTORS

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Mark Olshan *B'nai B'rith International*

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Eleanor White *Housing Partners, Inc.*

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Robert Kargman *The Boston Land Company*

William Kargman *First Realty Management*

Stephen Karp *New England Development*

John Keith *Keith Construction, Inc*

Jerome Rappaport, Jr. *CRP Development, LLC*

Gilbert Winn *WinnCompanies*

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SUBMISSION

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 - Press release from MA Department of Housing & Community Development (DHCD)
 - Table Recent Local Funding Commitments for Massachusetts Affordable Housing by other Developers
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 - Project Budget
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- **Municipal Endorsement Letter**

Attachment:

Sudbury Housing Trust Endorsement Letter dated October 2, 2018

- **Other Support Information**

- Letters from elected officials
 - Senator Elizabeth Warren
 - Senator Ed Markey
 - Congresswoman Katherine Clark
 - Congresswoman Niki Tsongas
 - State Senator Mike Barrett
 - State Senator Jamie Eldridge
 - State Representative Carmine Gentile
- Letters from community organizations and residents
 - Congregation Beth El
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- **Examples of Similar Projects undertaken by BBH**

Attachments

- **Coolidge at Sudbury Phase 1**
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PROJECT SUBMISSION FORM

ADDENDUM LIST

PROJECT DESCRIPTION

CONFORMANCE WITH GENERAL CRITERIA FOR CPA PROJECTS

CONFORMANCE WITH SPECIFIC (COMMUNITY HOUSING) CRITERIA

APPROVALS: JURISDICTION AND INTEREST OF LOCAL BOARDS

PROJECT DESCRIPTION

The Coolidge at Sudbury Phase 2 is a 56-unit service-enriched rental housing development that will be 100% affordable to low- and moderate-income seniors and older adults (aged 55+). This project will be located next to the Coolidge at Sudbury Phase 1, a 64-unit affordable development for older adults at 189 Boston Post Road that has been operating with great success since 2014. The development sponsor is B'nai B'rith Housing, and it is submitting this application on behalf of its non-profit development entity, Covenant Commonwealth Corporation (CCC).

We are requesting \$631,000 in Sudbury CPA funds to help fill the remaining project funding gap in order to move forward with construction in early 2019. This amounts to around \$11,268 per unit of 100% affordable housing for seniors and older adults.

This development will be located on unoccupied land adjacent to Phase 1 of The Coolidge at Sudbury, a remarkably successful 64-unit development completed in 2014 in partnership with the Town of Sudbury. Through resident service coordination and partnerships with area service providers, The Coolidge Phase 1 promotes active lifestyle and ongoing support for its residents. It was the culmination of a highly collaborative process with the Town, residents, faith leaders and local organizations serving the Sudbury community. The development quickly filled with new residents and was immensely well received by the community. Gretna, a 30 year Sudbury resident who retired from working for the town's Department of Public Works, is glad she found a way to remain in her community: "I can't think of a better place to live in my retirement. I feel so comfortable here."

Our development, The Coolidge at Sudbury Phase 2, is a direct response to this community need. With almost 100 people currently on the Coolidge at Sudbury Phase 1 waiting list, we are anxious to move forward with the construction of Phase 2 so we can expand such a valuable resource to more Sudbury residents. Phase 2 also allows us to expand our housing program to serve more seniors and older adults in the community.

CONFORMANCE WITH GENERAL CRITERIA FOR CPA PROJECTS

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

This project is an excellent match for Sudbury CPA funding because it is exceptional in how well it meets the General Criteria for CPC projects in accordance with the following highlights:

- ✓ As a community housing development serving low- and moderate-income seniors and older adults (aged 55+), it is **eligible under the CPA legislation**;
- ✓ The development serves a demonstrated need. The Metropolitan Area Planning Council notes that the number of Sudbury's senior residents is expected to grow by 98% between 2010 and 2030. This development is consistent with multiple Town affordable housing goals as detailed in the **2016 Sudbury Housing Production Plan** including identifying senior housing as in great demand. At the time of its permitting, this development enabled the Town to reach its 10% subsidized housing inventory goal as required by the Massachusetts Chapter 40B law;
- ✓ **This CPA application has been endorsed by the Sudbury Housing Trust Fund**, which has also committed \$250,000 in Trust funds to the development;
- ✓ The development benefitted from extensive planning and local review, and as a result, it **preserves the essential character of the town** with an architectural design that is harmonious in style and scale with the surrounding community;
- ✓ The development **serves a currently underserved population** of seniors and older adults of low- and moderate-incomes for whom there remains a lack of affordable housing in the Town of Sudbury;
- ✓ While the development itself reflects community housing, **it borders on over 100 acres of federally owned conservation land which provides a remarkable setting** for the enjoyment of the residents and the larger community;
- ✓ **This project is practical and feasible**, as demonstrated by the Massachusetts Department of Housing and Community Development's (DHCD) decision to award federal and state Low Income Housing Tax Credits and other state resources for which it is eligible to support the construction. **The urgency** comes from DHCD's requirement that the developer close on construction financing to move the development into construction in 2019 and occupancy in 2020 or risk losing all together these precious allocated resources;
- ✓ The development is well planned, and will be undertaken by a highly experienced team of professionals. The best demonstration that the project can be **implemented expeditiously and within budget** is the comparable experience with The Coolidge at Sudbury Phase 1, which was delivered in 2014 on time and within budget.

- ✓ We have worked diligently to **secure all of resources that are available and for which the development is eligible** to undertake the development as 100% affordable housing for seniors and older adults. We have secured a state allocation of tax credits which allow us to attract well over \$10 million of private investment capital into the development to leverage all public resources that are made available to the development from federal, state and local resources. Further we have secured funds from a private foundation to assist us in closing our development gap. A commitment of CPA funds would allow us not to cut scope which would undermine the level of service that we are able to provide for local residents or to cut construction scope which would compromise the quality of construction to which we are committed.
- ✓ From a **cost/benefit perspective on value, the Coolidge at Sudbury Phase 2 offers significant value** to the town. The development generates real estate taxes to the town in an estimated amount of \$60,000 (a total of well over \$120,000 annually between Phase 2 and the existing Phase 1). It does not generate any school costs.
- ✓ A Sudbury CPA contribution will help **leverage over \$18 million** in public, private, and philanthropic sources to finance the construction of this project.

CONFORMANCE WITH SPECIFIC (COMMUNITY HOUSING) CRITERIA FOR CPA PROJECTS

The development will have permanent long-term affordability, gives priority to local residents and has been designed to be compatible with the surrounding community as well as other relevant desirable criteria. In addition to the General Criteria, this development is exceptional in how well it meets the criteria for Community Housing projects in accordance with the following highlights:

- ✓ The 56 new units of The Coolidge at Sudbury Phase 2 will allow the Town of Sudbury to not only reach but to **exceed the 10% affordable housing goal**. The Sudbury ZBA has issued a comprehensive permit for the development and so all of these units are already included in the town's Subsidized Housing Inventory (SHI) calculation.
- ✓ The development will **conform to the town's Housing Production Plan**, as it responds directly to the town's Housing Production Plan Goals. The Plan acknowledges the need for housing for seniors a group whose rate of growth is projected to be the highest among all age cohorts. The Plan states, "Sudbury... has a growing 65+ demographic that is expected to grow dramatically in the next 15 years. . . . There is a great need for more affordable housing, particularly rental housing and housing targeted at the 65+ demographic" and has already been approved by the town and received a comprehensive permit.
- ✓ One of the pressing issues of the current housing market is the lack of opportunity for low-income seniors to remain in the town they call home. In the region, wages has increased slowly relative to much sharper increases in overall housing costs including things like local real estate taxes over the last forty years, and as a result there are many long time, middle and low-income residents of Sudbury who no longer are able to afford to live there. By offering this previously non-existent affordable option in Sudbury, we are creating space to maintain a **diverse socio-economic environment** that has long been a hallmark of the Town's fabric.

In addition, the Coolidge at Sudbury Phase 2 will have 8 units designated for Section 8 Housing vouchers and another 4 for Massachusetts Housing Vouchers to increase accessibility to the development for our neighbors who are most in need.

- ✓ The building is very well designed with an eye toward being compatible with the larger colonial style homes in the area. We have **invested significant resources into making Phase 2 harmonious in design and scale with the surrounding community, as we did in Phase 1**. The property is in a gateway location, and both the building and site have been well planned to ensure that it reflects that quality and character of the larger community.
- ✓ All residential units of The Coolidge at Sudbury Phase 2 are deed restricted in perpetuity to **ensure long-term affordability**.
- ✓ The Coolidge at Sudbury Phase 2 is being undertaken on a **portion of the land previously developed** as a part of Phase 1, but underutilized.

- ✓ In planning for the occupancy of the apartments, a **housing lottery will be administered by a state certified lottery agent with a 70% local preference** for Sudbury residents, the highest percentage allowable under state regulation.

APPROVALS: JURISDICTION AND INTEREST OF LOCAL BOARDS

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

The Coolidge at Sudbury Phase 2 has been well planned, and the process has involved a number of town boards, committees and departments. In March, 2017, this project was granted a "friendly 40B" Comprehensive Permit by the Sudbury Zoning Board of Appeals, a decision that was made following an extensive public process that included public hearings, review by the Sudbury Design Review board, and involvement by multiple town departments including (but not limited to) the Fire Department, Building Inspector, and Conservation Commission. In granting the Comprehensive Permit, the Sudbury ZBA determined that the proposed project "is consistent with local needs within the meaning of Massachusetts General Law" and is "consistent with the character of the zoning district."

In addition, the Sudbury Housing Trust Fund has reviewed the plans for the development and has allocated \$250,000 in Sudbury Housing Trust funds to support this project. As referenced herein, the Sudbury Housing Trust has also endorsed this application for CPA funds.

Broad Community Support for the Development

The local community has been substantially involved in the design and development of The Coolidge at Sudbury Phase 2. Local residents, including abutters, town selectmen and planning staff have been engaged in the process from the onset. Well before the permitting phase began, we reached out to abutters and neighbors to make them aware of our proposal and solicit their feedback. Our plan has been heavily influenced by the comments we received and reflects a shared vision for affordable senior housing in the community. Likewise, the town of Sudbury's planning staff has been helpful to facilitate dialogue and to ensure that the proposal is vetted by all relevant town departments, officials, and boards. Conversations with all of these parties have continually reinforced the need for a high-quality, affordable residential option for local seniors and older adults.

In addition to engaging local residents and town departments, staff from B'nai B'rith Housing have met with community organizations, including service providers, religious institutions, town boards, advocacy groups, and housing organizations. Many have provided letters of support, which can be found as an attachment to this application. A list of involved community organizations is also enclosed. Each of these organizations plays a vital role in shaping the quality of life in and around Sudbury, whether it be providing supportive services or transportation to seniors, working to ensure the availability of affordable housing options, or ensuring that local residents' opinions and values are being taken into consideration. Many of these organizations have expressed an interest in working directly with us once The Coolidge at Sudbury Phase 2 development is complete in order to provide our resident population with a truly supportive, service-enriched experience.

STATEMENT OF NEED

With this application, B'nai B'rith Housing (BBH) on behalf of its wholly controlled non-profit development entity, Covenant Commonwealth Corporation (CCC) requests \$631,000 in Sudbury Community Preservation Act funds to support the creation of The Coolidge at Sudbury Phase 2. These funds will support expanding the housing opportunities in Sudbury which has a severely limited supply of affordable housing. In particular, the funds will allow us to close a funding gap in order to move forward with the construction of a 56-unit service-enriched senior rental building that will be 100% affordable to low and moderate income seniors and older adults (ages 55+).

Community Need for Affordable Senior Housing

There is an inadequate supply of quality affordable senior housing in the Boston region and much of what is available is not well suited for seniors to age in place. Sudbury is a case in point – a high cost community where affordable senior housing options are sorely needed. The Metropolitan Area Planning Council notes that the number of Sudbury's senior residents is expected to grow by 98% between 2010 and 2030, while Sudbury's total population is expected to decline by as much as 5% during this same time span. This need is identified in the Sudbury Housing Production Plan which states a goal of increasing the supply of affordable housing for seniors.

Funding Requested to Proceed with Construction and Serve Community Needs

As we discussed with the Sudbury Housing Trust Fund, over the course of the spring and summer an overall funding gap in this amount has emerged which we are working to address. In particular, the spike in construction costs since our state funding application was submitted has left us with a funding gap. While we are prepared to break ground in the spring of 2019, we are painstakingly working to fill this gap rather than make deep capital and operational programming cuts which would undermine the integrity of both our service-enriched model and the quality of construction that is our hallmark.

Over the summer we have worked diligently to secure additional philanthropic resources, evaluate modifications to construction materials, and explored operational savings to fill our budget gap. While these efforts are ongoing from the standpoint of securing new funds, it has become clear that these resources are under tremendous stress everywhere as all of us in the housing community are seeing a rapid escalation in costs due to the increases in material costs, new tariffs, and severe shortages of transportation and construction labor.

This project is unusual in its high readiness to proceed. In August, 2018, the Massachusetts Department of Housing and Community Development (DHCD) awarded this project federal and state Low Income Housing Tax Credits and other state soft debt to support construction of the project which come with the requirement to close on all financing and proceed with construction by early 2019. Press releases from DHCD and B'nai B'rith Housing announcing this funding award are included with this application.

We are pleased to also have received additional funding commitments which include a commitment of Town of Sudbury Housing Trust funds (\$250,000) and a commitment of funds from the Charles Farnsworth Trust (\$150,000).

Given the high and increasing cost of construction in the Greater Boston area, each capital source dedicated to The Coolidge at Sudbury Phase 2 is crucial to seeing the development to completion. Without the requested funding, the development would be left with a gap that would be immensely difficult to replace. Having such a gap in place would require the elimination of significant improvements

in the common spaces, which will negatively impact the quality of those environments and the scale and type of activities held there. Given the level of supportive service that is proposed for The Coolidge at Sudbury Phase 2 and has been so well received at our other properties, reducing the investments that benefit the residents would be a substantial loss. Further, the development may not be able to proceed in a timely manner without this support.

Furthermore, this investment would achieve a high level of capital leverage of town funds as we are poised to raise almost \$16 million of private capital and over \$2 million of state resources already committed. In addition, with its program at 56 housing units, the Coolidge at Sudbury Phase 2 is a significantly sized development which achieves (on a per/unit basis) a very high degree of financial leverage of precious public resources.

CCC recognizes that this CPA request, combined with the previously committed Sudbury Housing Trust funds, represents a sizable local contribution of \$881,000 in total or \$15,731 on a per unit basis.

The reason that these precious resources are needed is because market conditions have negatively impacted the cost of our development. And we are not alone. It must be noted that the cost of building new housing both in Sudbury and across the Greater Boston region is at an all time high. This has become an industry-wide challenge due to a number of factors impacting materials and labor costs across the board. Nationally, new tariffs—both actual and proposed -- on imported materials have increased costs for developments coming on line and these overages have created enormous instability in the market. And even prior to that there have been significant increases in the cost of materials, and in particular, lumber, steel and aluminum since our development was permitted. To exacerbate the situation, there is a severe shortage of labor in our region, which is impacting both materials delivery coming from other parts of the country as well as the ability of subcontractors to maintain adequate on site staffing levels.

The result has been that there have been significant cost increases for new housing construction of all types, and for affordable housing developments which do not have access to additional private capital because the income is capped, developers are working closely with municipalities to secure the resources to fill gaps.

And municipalities like Sudbury are filling the gap, where possible to ensure that favorable developments are able to proceed in this environment. To illustrate this point, we have prepared a sampling of other housing developments being proposed by others and which have been funded by the state. In particular we include a number of other housing developments just awarded state commitments such as the Coolidge at Sudbury Phase 2 as well as recent past developments in Metrowest communities of which we are aware.

Regardless of the context, we recognize that our funding request is a significant request for Sudbury in terms of the resources available overall. We include this information only for contextual purposes.



B'NAI B'RITH HOUSING

FOR IMMEDIATE RELEASE
July 26, 2018

Contact: Naomi Levine
naomi@bbhousing.org or 617.238.6087

B'nai B'rith Housing Awarded State Funding for Additional Senior Housing in Sudbury



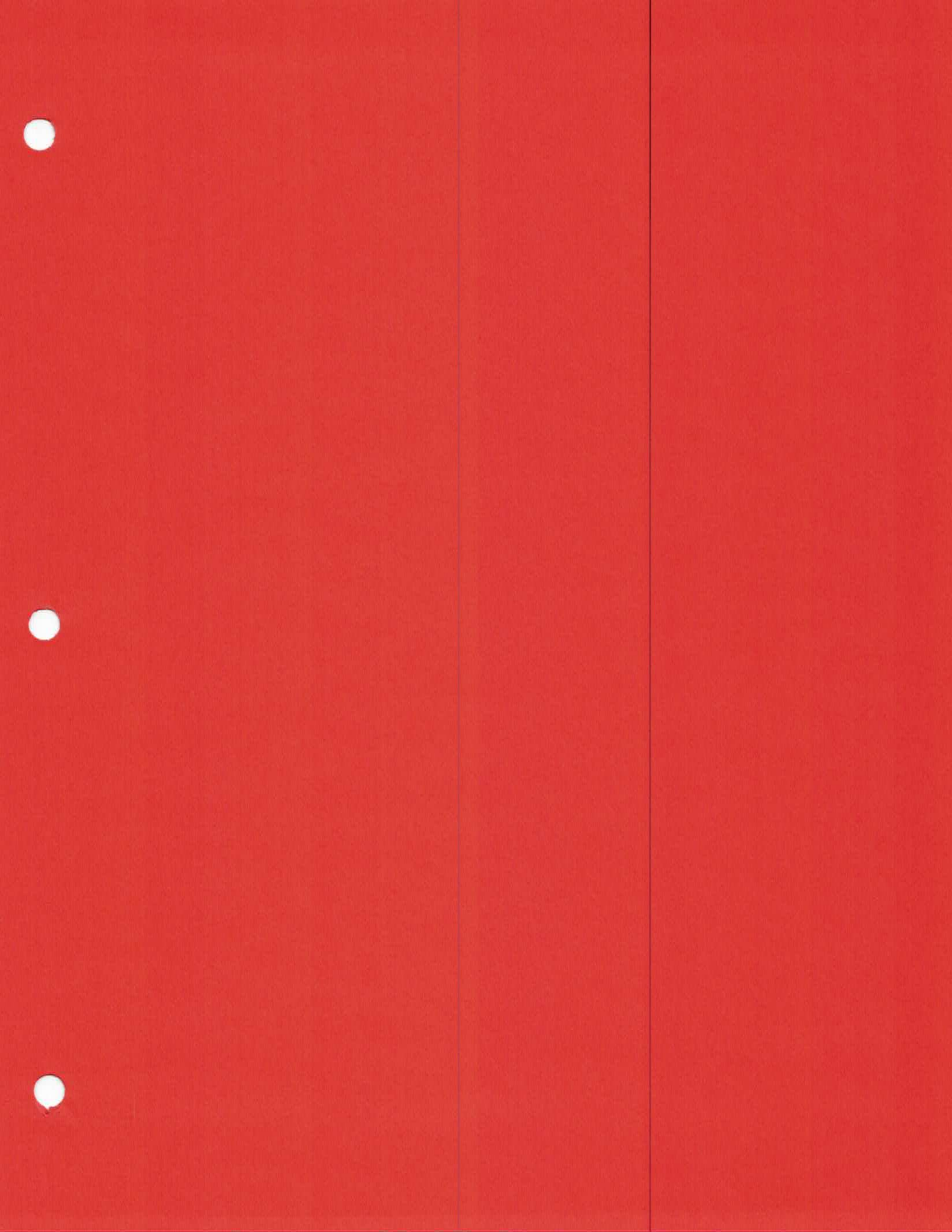
Rendering of B'nai B'rith Housing's Phase 2 of The Coolidge at Sudbury, a 56-unit affordable housing development for seniors.

(BRIGHTON, MA) -- On Wednesday, July 25th, Governor Charlie Baker and Undersecretary Janelle Chan of the Massachusetts Department of Housing and Community Development (DHCD), announced the 2018 annual affordable rental housing funding awards. [B'nai B'rith Housing's](#) Phase 2 of its Coolidge at Sudbury development was one of the 19 funding recipients. The complete [list of funded projects](#) was announced at an event held at the site of fellow recipient Hearth, for The Hearth at Four Corners development, at 16 Ronald Street in Dorchester.

"The lack of affordable housing [in Massachusetts] is hurting our young families, our growing workforce, and our older adults; it is forcing lifelong residents out of their neighborhoods; and it is our biggest roadblock to continued economic success," said Governor Baker.

Baker continued, *"This year's affordable housing awards will support the preservation and creation of housing units in every region of Massachusetts, adding new vibrancy to neighborhoods, providing opportunities to families and residents, and helping us knit together a stronger Commonwealth."*

Funding from the DHCD is an exciting next step bringing BBH closer to breaking ground on Phase 2 of The Coolidge. The new development, which will be located next to the fully-occupied Phase 1 property, will include an additional 56 affordable units for seniors. The building will feature common spaces such





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PRESS RELEASE

Baker-Polito Administration Announces \$57 Million to Support Affordable Housing Development Across Commonwealth

Administration also allocated \$33 million in tax credits to support creation and preservation of nearly 1,500 housing units

FOR IMMEDIATE RELEASE:

7/25/2018

Governor Charlie Baker | Lt. Governor Karyn Polito

Janelle Chan, DHCD Undersecretary

Governor's Press Office



MEDIA CONTACT

Brendan Moss, Press Secretary, Governor's Office

Phone

(617) 725-4025(tel:6177254025)

Online

gov.press@state.ma.us(mailto:gov.press@state.ma.us)

DORCHESTER — Today, Governor Charlie Baker announced this year’s affordable rental housing awards, which will provide \$57 million in direct subsidies for 19 projects to fund the development, renovation and preservation of housing opportunities throughout the state. Since 2015, affordable housing awards have led to the creation and preservation of more than 6,300 housing units alone, furthering the Baker-Polito Administration’s commitment to increasing access to affordable and middle-income housing in every region of the Commonwealth.

“These rental housing awards support our Administration’s commitment to create more housing opportunities in neighborhoods across Massachusetts,” **said Governor Charlie Baker.** “We have also drafted legislation to develop 135,000 units of new housing by 2025 that has been endorsed by several businesses, local officials, trade organizations and

community groups, and encourage the Legislature to pass this bill to build more affordable housing and support economic development in every zip code.”

The \$57 million in state funding will support affordable, multifamily rental projects. Funding sources include federal HOME funds and state bond funds from six capital bond accounts. Additionally, the Department of Housing and Community Development (DHCD) is awarding \$33.5 million in federal and state housing tax credits which will generate more than \$240 million in equity to support the construction and preservation of 1,463 units, including 1,312 affordable units with 227 units reserved for very low-income households. Funded projects include six developments for seniors, three projects that will support substantial renovations of public housing developments, and four transit-oriented developments. Many include housing units reserved for formerly homeless families and individuals.

“The diverse array of awards represents the varied needs of our Commonwealth, and we are thrilled to support 19 high-impact projects that will provide much-needed new housing, and maintain our current stock of affordable housing,” **said Lt. Governor Karyn Polito.** “We are proud to partner with many cities and towns, including the 69 Housing Choice Communities we designated in May, that have a keen understanding of their specific housing needs, and we are pleased to support locally driven projects to meet the needs of Massachusetts residents.”

Governor Baker joined Housing and Community Development Undersecretary Janelle Chan, City of Boston’s Chief of Housing and Director of Neighborhood Development Sheila Dillon, Representative Russell Holmes, Hearth President & CEO Mark Hinderlie, and local officials at the future site of Hearth at Four Corners, a 54-unit, new construction project for seniors. The development, in Boston’s Dorchester neighborhood, will be entirely affordable, with 19 units reserved for extremely low-income seniors, and provide extensive supportive services for tenants. The project received state and federal tax credits and direct subsidies from the state, along with funding from the City of Boston.

“More people are currently employed in Massachusetts than at any point in our history, and we need a housing market that can support working families at all income levels so that they can fully participate in this economy,” **said Housing and Economic Development**

Secretary Jay Ash. “Today’s awards help increase options for families to access safe, affordable, and stable housing, a critical foundation for success and prosperity, both for themselves and for our communities.”

“Across our Commonwealth, more and more young families are finding they are not able to put down roots, seniors are not able to age in their communities, and hard-working residents are spending more of their paychecks and precious time traveling further to get to their jobs,” **said Housing and Community Development Undersecretary Janelle Chan.** “Today’s awards will enable communities to grow with their residents, and be a part of a state-wide and regional response to the affordable housing crisis.”

“Our state like most states in the nation is in the midst of a housing shortage,” **said Senator Nick Collins.** “Now, more than ever, government and its partners need to continue their commitment to supplying the demand for housing that is affordable. Today’s announcement is one example of that commitment and I look forward to continuing to help provide individuals and families with supportive services as well as housing opportunities that they can afford,” concluded Senator Collins.

“Thank you to the Baker-Polito Administration for making housing a priority, and funding this important project in Dorchester,” **said Representative Russell Holmes.** “This project will create vital senior housing, and transform a vacant lot into a necessary resource for this neighborhood.”

This year’s affordable rental housing awards continue to advance the Baker-Polito Administration’s commitment to substantially increasing housing production throughout the Commonwealth, with an emphasis on housing affordable to low- and middle-income households. Since 2015, the administration has spent or committed more than \$880 million for the production and preservation of affordable housing. In May, [Governor Baker signed a \\$1.8 billion affordable housing bill](#) ([/news/governor-baker-signs-18-billion-affordable-housing-bill-to-increase-housing-production](#)) to ensure long-term support for the Baker-Polito Administration’s comprehensive efforts to increase the production of affordable housing, diversify the state’s housing portfolio, modernize public housing, preserve the affordability of existing housing and invest in new, innovative solutions to address Massachusetts’ rising demand for housing.

[In December 2017, Governor Baker announced the Housing Choice](#)

[Initiative](#)([/news/baker-polito-administration-announces-new-housing-choice-initiative](#)), a

comprehensive proposal to create 135,000 new housing units by 2025 with new set of incentives and rewards for municipalities committed to sustainable housing growth in their communities. The Housing Choice Initiative is a multi-pronged effort that includes a program to designate Housing Choice municipalities and new technical assistance opportunities through MassHousing, in addition to proposed legislative changes that will help deliver smart, effective zoning at the local level. The legislation, *An Act to Promote Housing Choice* is currently pending before the legislature.

Additionally, the highly effective [MassWorks Infrastructure](#)

[Program](#)([/service-details/massworks-2018-round-opens](#)) continues to be a key catalyst for housing production, supporting the creation of more than 3,000 housing units. The [Open for](#)

[Business Initiative](#)([/open-for-business](#)) will drive the production of more than 2,200 units of housing on state land. MassHousing's \$100 million [Workforce Housing](#)

[Initiative](#)(https://www.masshousing.com/portal/server.pt/community/developers/204/workforce_housing) has

advanced the development of 2,374 housing units across a range of incomes, including 631 workforce housing units. And, the Baker-Polito Administration reformed the [Housing Development Incentive Program](#)([/service-details/housing-development-incentive-program-hdip](#)), which is on track to facilitate more than 900 new units in Gateway Cities.

Awardees:

Robert Hill Way (Ashland) is a 64-unit new construction senior housing project. The sponsor is E.A. Fish. All 64 units will be affordable to low-income seniors, with 7 units reserved for extremely low-income seniors with incomes below 30% of Area Median Income (AMI), and supportive services will be offered at the completed project. DHCD will support the project with Low Income Housing Tax Credits and subsidy funds.

25 Amory Street (Boston) is a 44-unit new construction project to be located near the Jackson Square MBTA station in Jamaica Plain, Boston. The sponsor is the non-profit Jamaica Plain NDC. All 44 units will be affordable to households earning less than 60% of AMI, with 14 units further restricted for households earning less than 30% of AMI and making the transition from homelessness. DHCD will support this transit-oriented project

with Low Income Housing Tax Credits and subsidy funds; the City of Boston also will provide additional financial support to the project.

Four Corners (Boston) is a 31-unit new construction project to be built in Dorchester, Boston. The sponsor is the non-profit Codman Square Development Corporation. All 31 units will be affordable to households earning less than 60% of AMI, with 8 units further restricted for households earning less than 30% of AMI and making the transition from homelessness. DHCD will support this transit-oriented project with Low Income Housing Tax Credits and subsidy funds; the City of Boston also will support the project with subsidy funds.

Hearth at Four Corners (Boston) is a 54-unit new construction project for seniors to be built in Dorchester, Boston, sponsored by the non-profit Hearth. All 54 units will be affordable to low-income seniors, with 19 units reserved for extremely low-income seniors with incomes below 30% of AMI. Hearth will provide extensive services at the completed project to support tenants. DHCD will support Hearth at Four Corners with Low Income Housing Tax Credits and subsidy funds; the City of Boston also will provide the project with additional subsidy funds.

Old Colony Phase 3A - Award 1 (Boston) is one of the next phases in the decade-long redevelopment of public housing located in South Boston. The sponsor is Beacon Communities. This phase contains 108 units reserved for households earning less than 60% of AMI, with 11 units further reserved for households earning less than 30% of AMI. DHCD will support this phase with Low Income Housing Tax Credits and subsidy funds. The City of Boston will also provide support for this phase.

Old Colony Phase 3A - Award 2 (Boston) is another phase in the ongoing redevelopment public housing project located in South Boston. The sponsor is Beacon Communities. This phase contains 27 units reserved for households earning less than 60% of AMI, with three units reserved for households earning less than 30% of AMI. DHCD will support this phase with Low Income Housing Tax Credits. The City of Boston is providing additional support for this phase of the project.

Downtown Brockton TOD (Brockton) is a 48-unit new construction project for families to be built in Brockton. The sponsor is the non-profit NeighborWorks of Southern

Massachusetts. The completed project will create 30 units reserved for households earning less than 60% of AMI as well as 18 units restricted for households earning less than 110% of AMI. DHCD will support this transit-oriented project with Low Income Housing Tax Credits and subsidy funds. The City of Brockton is supporting the project with additional funding.

370 Harvard Street (Brookline) is a 62-unit new construction senior project to be built in the Coolidge Corner neighborhood of Brookline. The sponsor is Jewish Community Housing for the Elderly (JCHE). The completed project will include 57 units reserved for seniors earning less than 60% of AMI, with 16 units reserved for extremely low-income seniors with incomes below 30% AMI. JCHE also will make extensive services available to the tenants of Harvard Street. DHCD will support the project with Low Income Housing Tax Credits; the Town of Brookline will support Harvard Street with local funds.

Frost Terrace (Cambridge) is a transit-oriented new construction project for families. The sponsor is Capstone Communities. This 40-unit project will be built one block away from the Porter Square MBTA/commuter rail station with retail and service opportunities available in the immediate neighborhood. All 40 units will be affordable to households earning less than 60% of AMI, with four units reserved for households earning less than 30% of AMI. DHCD will support the project with Low Income Housing Tax Credits and subsidy funds. The City of Cambridge will provide additional funding through city trust funds.

Squirrelwood (Cambridge) is an 88-unit family project featuring the preservation of existing affordable units as well as the construction of new units. The sponsor is the non-profit Just-A-Start. The completed project will offer 78 affordable units, including eight units restricted for households earning less than 30% of AMI. Squirrelwood originally was financed by MassHousing through the Chapter 13A program. DHCD will support the project with Low Income Housing Tax Credits. The City of Cambridge will support the project with additional funding.

Little Pond Place (Falmouth) is a 40-unit new construction project for families in Falmouth. The sponsor is Affirmative Investments. All 40 units will be restricted for households earning less than 60% of AMI, with four units restricted for households earning less than 30% of AMI. DHCD will support Little Pond Place with Low Income Housing Tax

Credits and subsidy funds. The Town of Falmouth also will support the project with \$750,000 in Community Preservation Act funds.

Shirley Commons (Fort Devens) is a 58-unit new construction project for seniors to be built on the Fort Devens site. The sponsor is the non-profit Women's Institute for Housing and Economic Development. All 58 units will be restricted for seniors earning less than 60% of AMI, with 15 units restricted for seniors earning less than 30% of AMI. DHCD will support Shirley Commons with Low Income Housing Tax Credits and subsidy funds. The sponsor will offer support services for the tenants.

Bentley Apartments (Great Barrington) is a 45-unit new construction project for families in Great Barrington. The sponsor is the non-profit Community Development Corporation of South Berkshire. All 45 units in the completed project will be reserved for households earning less than 60% of AMI, with 21 units reserved for households earning less than 30% of AMI. DHCD will support Bentley Apartments with Low Income Housing Tax Credits and subsidy funds. The Town of Great Barrington will provide additional Community Preservation Act funds to the project.

Lyman Terrace Phase II (Holyoke) is the second phase of the comprehensive redevelopment of the Lyman Terrace public housing development in Holyoke. The sponsor is the non-profit The Community Builders (TCB). The completed project will offer 79 units of family housing reserved for households earning less than 60% of AMI, with 16 units reserved for households earning less than 30% of AMI. DHCD will support this phase of Lyman Terrace with Low Income Housing Tax Credits and subsidy funds. The Baker-Polito Administration has previously supporting the redevelopment through affordable housing awards and the MassWorks Infrastructure Program. The City of Holyoke will provide additional subsidy to the project.

Sargent House Expansion (Northampton) is a blended preservation and production project located on the edge of Northampton's vibrant downtown business district. The sponsor is the non-profit Valley Community Development Corporation. The completed project will feature 31 total units. All units will be affordable to individuals earning less than 60% of AMI, with 10 units reserved for individuals earning less than 30% of AMI. Many tenants at Sargent House previously were homeless; Valley CDC will provide supportive

services appropriate for the existing and new tenants. DHCD will support the project with Low Income Housing Tax Credits and subsidy funds. The City of Northampton also will support the project with some of its own funds.

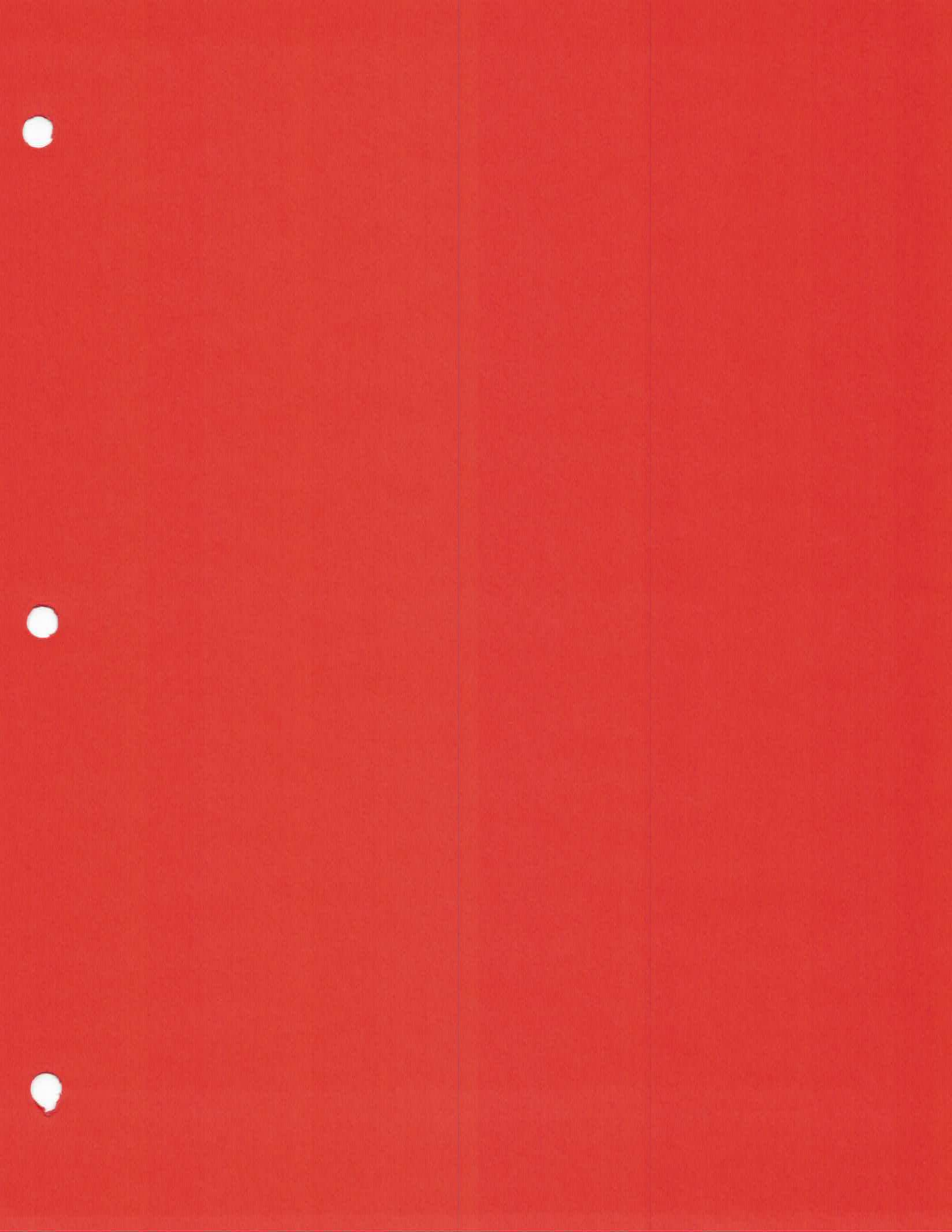
24 Gould Street (Reading) is a 55-unit new construction mixed income project to be built in in Reading's Chapter 40R district. The project sponsor is the Traggorth Companies. The project will be built at a major intersection in Reading's central business district. When completed, 24 Gould Street will offer 14 affordable units as well as 41 market rate units. DHCD will support 24 Gould Street with subsidy funds. The Town of Reading also will provide financial support for the project.

Lydia Square Apartments (Rockland) is a 44-unit new construction project for seniors in Rockland. The sponsor is NewGate Housing. All 44 units will be restricted for seniors earning less than 60% of AMI, with 9 units reserved for seniors with incomes below 30% AMI. The sponsor will provide support services at the project as well as transportation to a nearby senior center. DHCD will support Lydia Square with Low Income Housing Tax Credits and subsidy funds.

Chestnut Park (Springfield) is a 489-unit preservation project in Springfield sponsored by Related Beal. The existing project, home to over 1,500 people, will be preserved and rehabilitated. When completed, 412 units will be affordable to households earning less than 60% of AMI, with 42 units further restricted for households earning less than 30% of AMI. DHCD will support Chestnut Park with Low Income Housing Tax Credits and subsidy funds. The City of Springfield also will provide support for Chestnut Park.

Coolidge at Sudbury (Sudbury) is a 56-unit new construction project for seniors. The project will be built on a site adjacent to the successful first phase of this development. The sponsor is the non-profit B'nai B'rith. All 56 units will be affordable to low-income seniors, with 12 units reserved for extremely low-income seniors with incomes below 30% AMI. DHCD will support the project with Low Income Housing Tax Credits and subsidy funds. The Town of Sudbury also will provide funds to support the project. B'nai B'rith will provide services appropriate for the new tenants of Coolidge at Sudbury Phase Two.

###



Recent Local Funding Commitments for Massachusetts Affordable Housing by other Developers

Community	Project Name	# of Units	Local Support	Local Support per unit
Cambridge	Frost Terrace	40	\$7,180,000	\$179,500
Acton	Whittlesey Village	12	\$702,000	\$58,500
Brookline	370 Harvard Street	62	\$2,500,000	\$40,322
Falmouth	Little Pond	40	\$750,000	\$18,750
Great Barrington	Bentley Apartments	45	\$750,000	\$16,667
Concord	Junction Village	83	\$1,350,000	\$16,265
Acton	446 Mass Ave	31	\$450,000	\$14,516

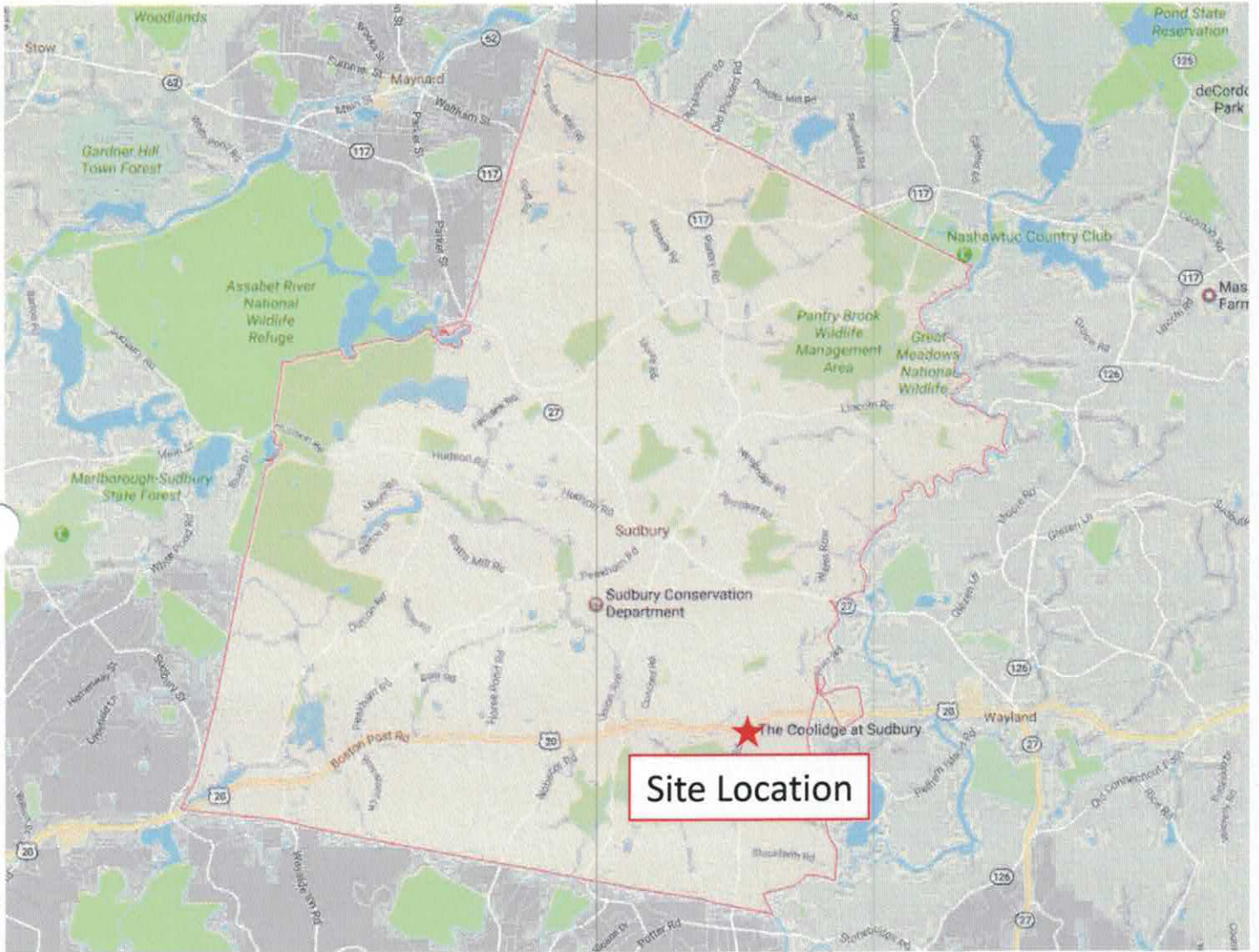
Coolidge at Sudbury Phase 2 – CPA Request and Affordable Housing Trust Fund Commitment (combined)

# of Units	Local Support	Local Support per unit
56	\$881,000	\$15,732

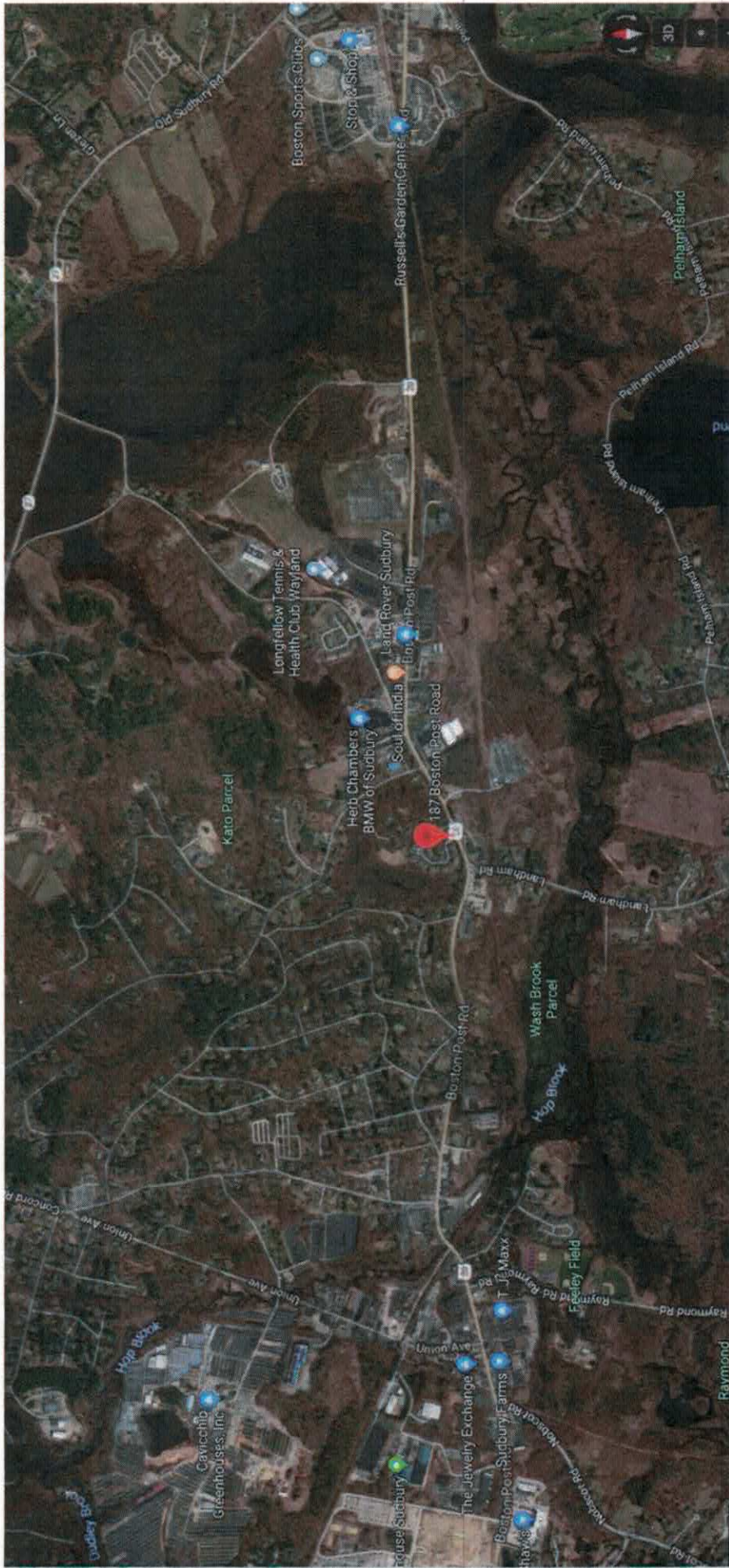
DESCRIPTIVE SUPPORT MATERIALS

- *LOCATOR MAPS*
- *PLANS AND VISUALS*

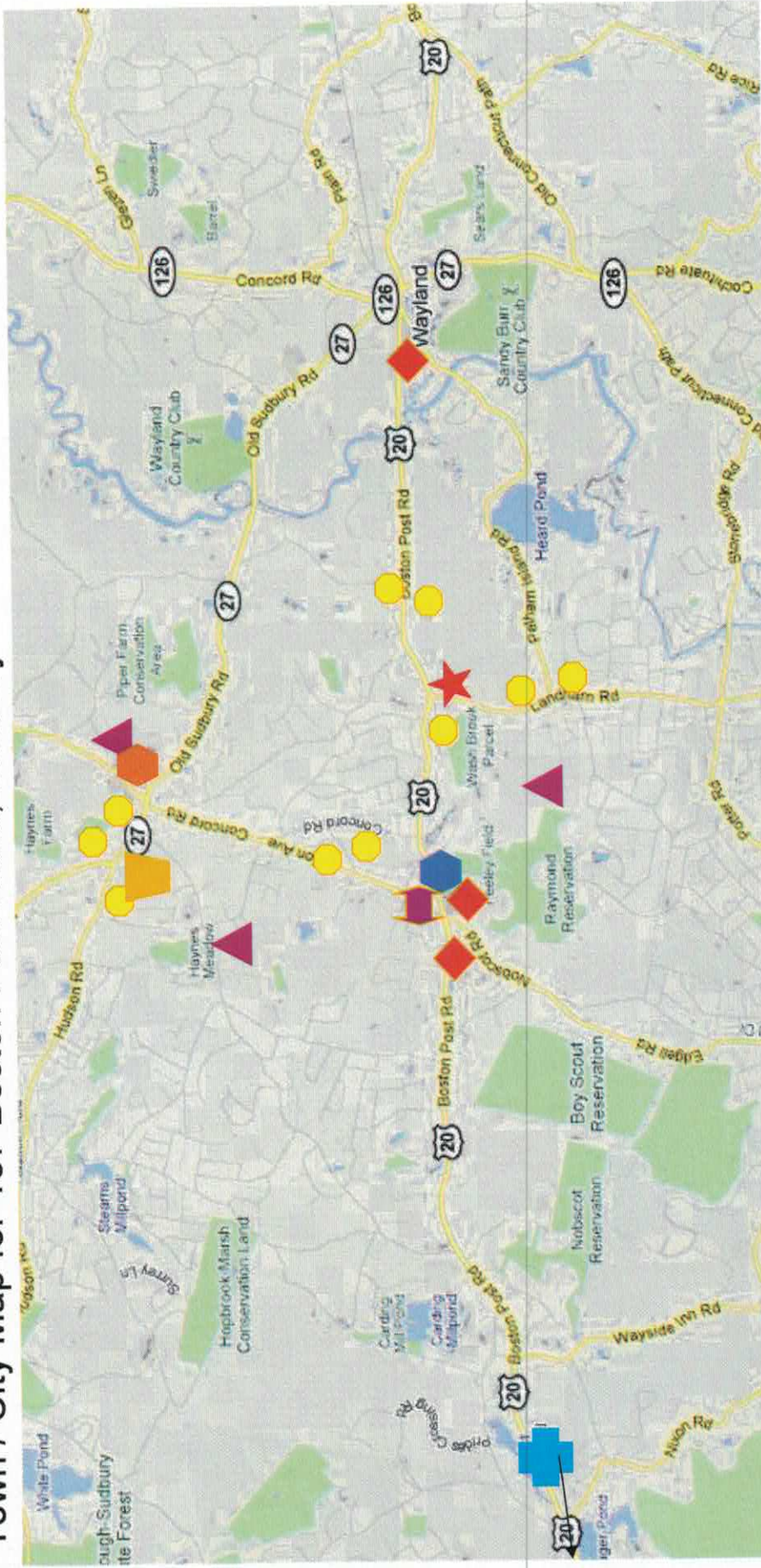
THE COOLIDGE AT SUDBURY PHASE 2
Site Location



THE COOLIDGE AT SUDBURY – PHASE 2
Birds Eye View Map

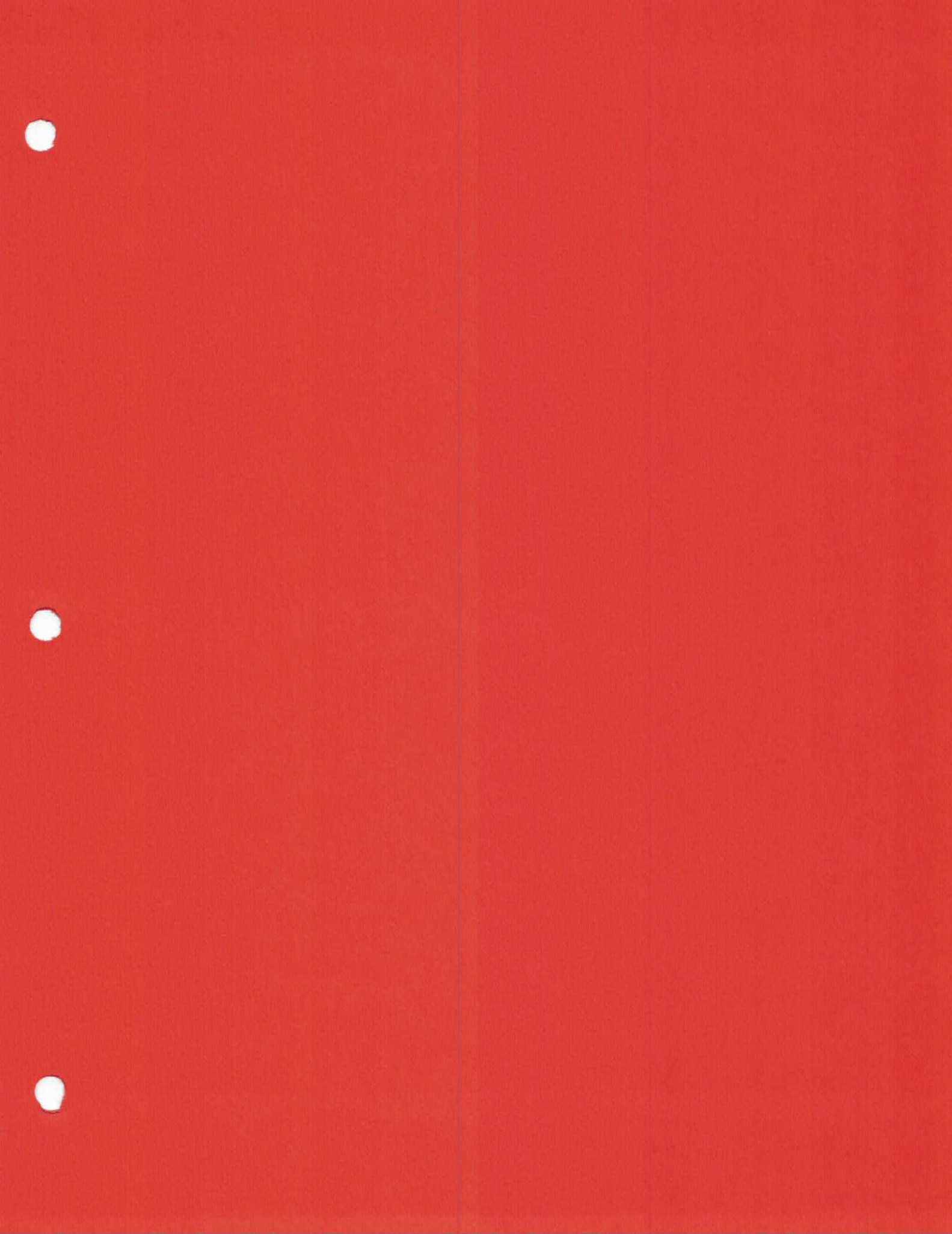


Town / City Map for 187 Boston Post Road, Sudbury



- ★ 187 Boston Post Road (Development Site)
- ▲ School, closest is 1.1 mile
- ▣ Sudbury Town Hall, 2.1 miles
- ▣ Sudbury Police Station .9 mile
- ▣ Sudbury Fire Station 2.1 miles

- Houses of Worship, closest is .1 mile
- ◆ Supermarket, closest is 1.1 mile (other retail .1 mile)
- + MetroWest Medical Center 5.4 miles
- + Marlborough Hospital, 9 miles
- + Public Transportation
- Open Space / Recreation area is almost adjacent to site



THE COOLIDGE AT SUDBURY – PHASE 2
Photographs of Site



The Coolidge at Sudbury -

Phase 2

187 BOSTON POST ROAD
SUDBURY, MA



SUBMISSIONS:
NOVEMBER 10, 2017 SCHEMATIC DESIGN SET
DECEMBER 22, 2017 DESIGN DEVELOPMENT SET
FEBRUARY 2, 2018 5% CDD SET



© The Architectural Team, Inc.
50 Commandant's Way at Admiralty Hill
Chelsea MA 02150
O 617.868.4402
F 617.864.4329
architecturalteam.com

PROJECT CONTACT INFORMATION:

OWNER: ENVI EARTH HOLDINGS NEW ENGLAND
30 WASHINGTON STREET
PO BOX 417711
MA 02141
FAX: 617.552.8100

GENERAL CONTRACTOR: METTA CONSTRUCTION
125 WASHINGTON STREET 2ND FLOOR
PO BOX 71420
MA 02111

ARCHITECT: THE ARCHITECTURAL TEAM
50 ADMIRALTY HILL
CHELSEA, MA 02150
FAX: 617.864.4329

CIVIL ENGINEER: HINCKOCK ASSOCIATES
100 STATE STREET
PO BOX 100
MA 02111

STRUCTURAL ENGINEER: WATERMAN STRUCTURAL ENGINEERING
100 STATE STREET
PO BOX 100
MA 02111

FIRE PROTECTION ENGINEER: RETENSON ENGINEERING
100 STATE STREET
PO BOX 100
MA 02111

ELECTRICAL ENGINEER: THE USE OF DESIGN CONSULTANTS, INC.
100 STATE STREET, SUITE 201
PO BOX 100
MA 02111

Consultant:

Revision:

Architect of Record:

Drawn: BC
Checked: TS
Scale:
Key Plan:

Project Name:
The Coolidge at
Sudbury - Phase 2

187 BOSTON POST ROAD
SUDBURY, MA

Sheet Name:
PROJECT COVER

Project Number:
15129
Issue Date:
02/02/18
Sheet Number:

T0.01

LOCUS MAP:





February 1, 2016
 DEVELOPER: Broad With Housing, New England
 ARCHITECT: The Architectural Team

tat | the architectural team

Site Plan
 Proposed

The Coolidge at Sudbury - Phase 2
 Sudbury MA

tat

the architectural team

The Architectural Team, Inc.
 50 Commandant's Way at Admin's Hill
 Chelsea MA 02150
 T 617.885.4402
 F 617.884.4329
 www.architecturalteam.com
 ©2008 The Architectural Team, Inc.

HANCOCK ASSOCIATES

Civil Engineers
 Land Surveyors
 Wetland Scientists
 141 Elm Street, Suite 100
 Wake Mass 01880
 Phone (978) 460-1111, Fax (978) 460-1133
 www.hancockassociates.com

Revision:

THE COOLIDGE AT SUDBURY 2

187-189 BOSTON POST RD
 SUDBURY, MA

Drawn: JTL

Checked: JP

Scale: 1"=30'

Key Plan:

Sheet Name:

LAYOUT AND MATERIALS PLAN

Project Number: 15526

Project Name:

Issue Date: **MARCH 16, 2017**

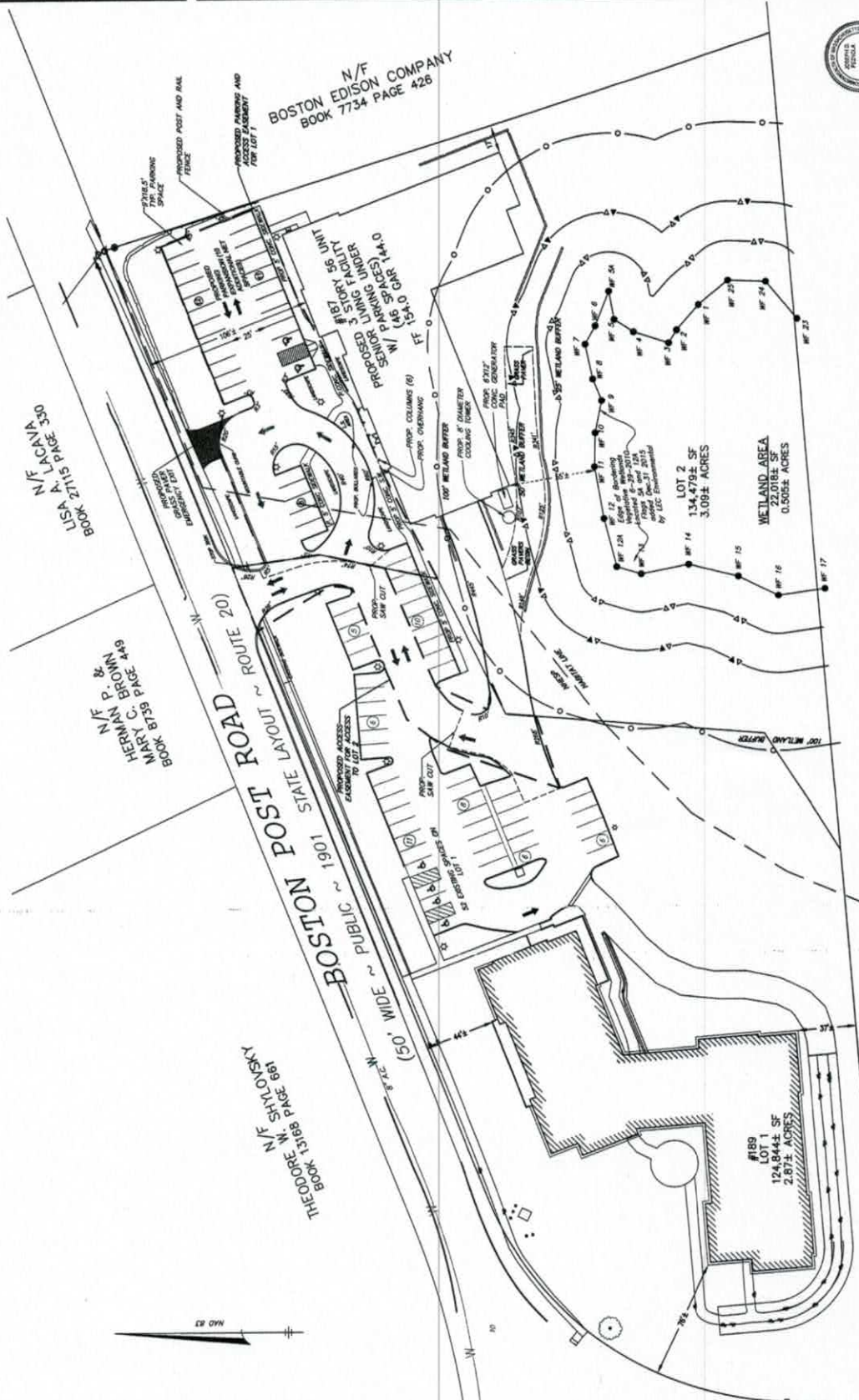
Revision Date:

Sheet Number:

4

15526

NOTES:
 1. SIDEWALKS AND PEDESTRIAN MAILWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD (SAB) REQUIREMENTS AS AMENDED.



N/F
 M.B.T.A.
 BOOK 13117 PAGE 113

Consultant:

Revision:

Architect of Record:

Drawn: BC

Checked: TS

Scale: 1/8" = 1'-0"

Key Plan:



Project Name:
The Coolidge at
Sudbury - Phase 2

187 BOSTON POST ROAD
SUDBURY, MA

Sheet Name:

EXTERIOR
ELEVATIONS

Project Number:

15129

Issue Date:

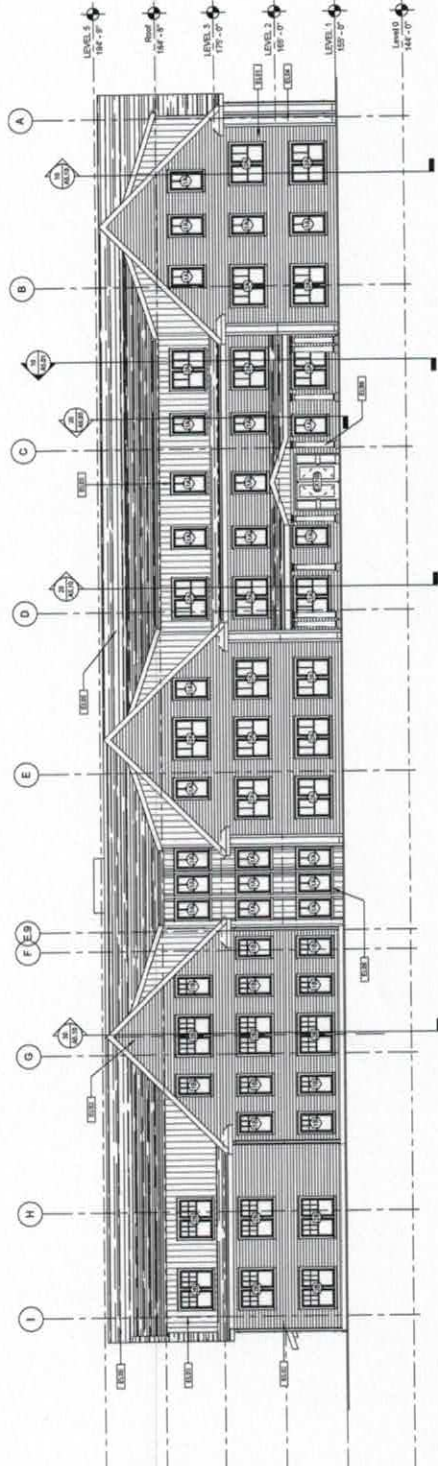
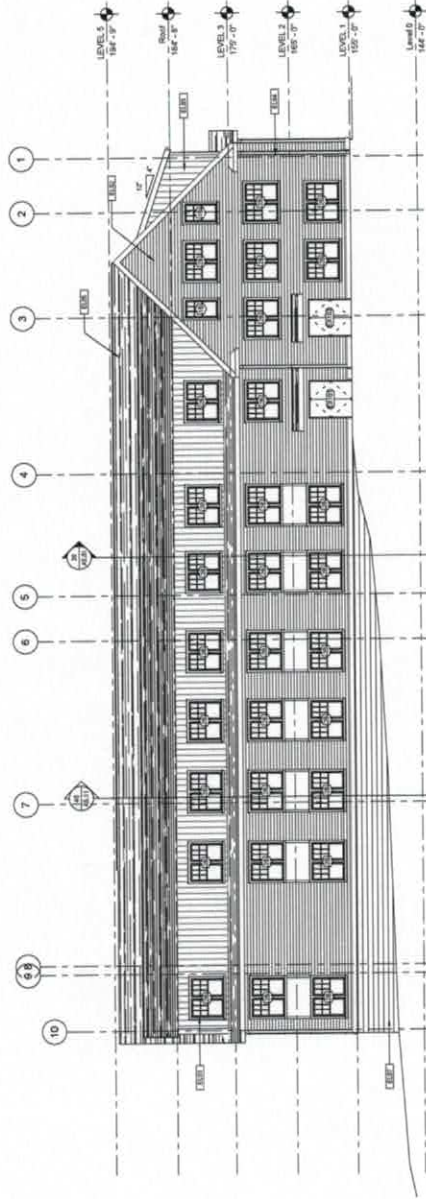
02/02/18

Sheet Number:

A4.00

KEYNOTE LEGEND - EXTERIOR ELEVATIONS	
1.0	PAINT FINISH
2.0	WOOD FINISH
3.0	BRICK
4.0	CONCRETE
5.0	GLASS
6.0	CLAY TILE
7.0	SPANDREL PANEL
8.0	EIFS
9.0	SMOOTH CONCRETE
10.0	STAINLESS STEEL
11.0	INSULATION
12.0	ROOFING
13.0	SCREENING
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EXTERIOR MATERIAL LEGEND	
[Symbol]	BRICK
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[Symbol]	EIFS
[Symbol]	SMOOTH CONCRETE
[Symbol]	STAINLESS STEEL
[Symbol]	INSULATION
[Symbol]	ROOFING
[Symbol]	SCREENING



PROJECT SCOPE AND COST INFORMATION

Obtain written proposals, estimates, quotes and such other evidence to document project scope and cost.

A detailed budget is included with this application to illustrate the scope of this project. In addition, we have enclosed a letter from Keith Construction, general contractor for this development, certifying the current construction budget of \$13,344,271 based on the currently available construction drawings. Including non-construction soft costs such as (but not limited to) architects, attorneys, and permitting fees to total project budget is \$19,035,352 or approximately \$340,000 per unit.

If the request is part of a multi-year project, include the total project cost and allocations.

The construction and lease-up up Coolidge at Sudbury Phase 2 is a single year (one time) investment although the development effort will span over two years (through the final quarter of 2020). The total development cost is \$19,035,352; however, a one-time allocation of \$631,000 in Sudbury CPA FY2020 funds is requested.

COOLIDGE AT SUDBURY PHASE 2 - Project Budget

Sudbury Community Preservation Committee Application
October 4th, 2018

USES

Hard Costs	
Direct Construction Budget	\$13,344,271
Contingency	\$667,184
Total Hard Costs	\$14,011,455
Total Soft Costs	\$3,033,140
Other Costs	
Capitalized Reserves	\$345,575
Developer Allowance (As per state guidelines)	\$1,645,182
Total Development Cost	\$19,035,352

SOURCES

Permanent Debt	\$3,350,332
Federal LIHTC Equity Raised	\$9,799,020
State LIHTC Equity Raised	\$2,555,000
State HOME Funds	\$550,000
State Housing Stabilization Funds (HSF)	\$750,000
State Affordable Housing Trust Funds (AHTF)	\$1,000,000
Town of Sudbury Housing Trust Fund	\$250,000
Charles Farnsworth Trust	\$150,000
Total Sources	\$18,404,352

GAP

	FUNDING GAP	\$ 631,000
--	--------------------	-------------------

CURRENT REQUEST

<i>Sudbury CPA funds</i>	<i>\$631,000</i>
--------------------------	------------------

TOTAL SOURCES (Including CPA)	\$19,035,352
REMAINING GAP	\$0



K E I T H C O N S T R U C T I O N , I N C .

3000 Davenport Ave., Suite 300
Canton, Massachusetts 02021
(781) 828-8474
FAX (781) 828-0010

Date: October 1, 2018

ATTN: Sherrill P. Cline, Chairman
Town of Sudbury Community Preservation Committee
278 Old Sudbury Road
Sudbury, MA 01776

Re: The Coolidge at Sudbury Phase II, Sudbury, MA

On May 31, 2018, Keith Construction, Inc., issued a preliminary budget of \$13,344,271.00 for the new construction of 56 apartment units and associated areas at *The Coolidge of Sudbury II*. This budget was based upon the most up to date issued construction documents at the time.

Please feel free to contact me with any additional question.

Timothy E. Forde

Vice President
Keith Construction
781-828-8474

MUNICIPAL ENDORSEMENT INFORMATION

Describe the endorsement, support or other recommendation, if any, by other Town Boards, Committees and Departments.

This CPA application has been endorsed by the Sudbury Housing Trust and their support letter is included as an attachment.

The project has also received a "friendly 40B" comprehensive permit from the Sudbury Zoning Board of Appeals following extensive review and feedback from multiple town boards and departments.



Town of Sudbury

Sudbury Housing Trust

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3387

<http://www.sudbury.ma.us>
Housing@town.sudbury.ma.us

October 2, 2018

Covenant Commonwealth Newton, Inc
Susan Gittelman, Executive Director
c/o B'nai B'rith Housing New England, Inc.
34 Washington Street
Brighton, MA 02135

Re: Support for The Coolidge Phase 2 CPC application

Dear Ms. Gittelman:

At its meeting on Monday October 1, 2018, the Sudbury Housing Trust unanimously voted their support for The Coolidge Phase 2 CPC application.

The Trust voted to support your CPC request for \$631,000 and will defer submitting its own CPC request.

The Trust understands that other funds will be sought, and the CPC request would be reduced dollar-for-dollar if any of those requests are awarded.

The Trust suggests that similar support letters from the Board of Selectmen and Sudbury Housing Authority be sought, to strengthen your request and application.

If you have any questions or concerns about the support letter, please contact Elizabeth Rust at liz@RHSOHousing.org.

Sincerely,

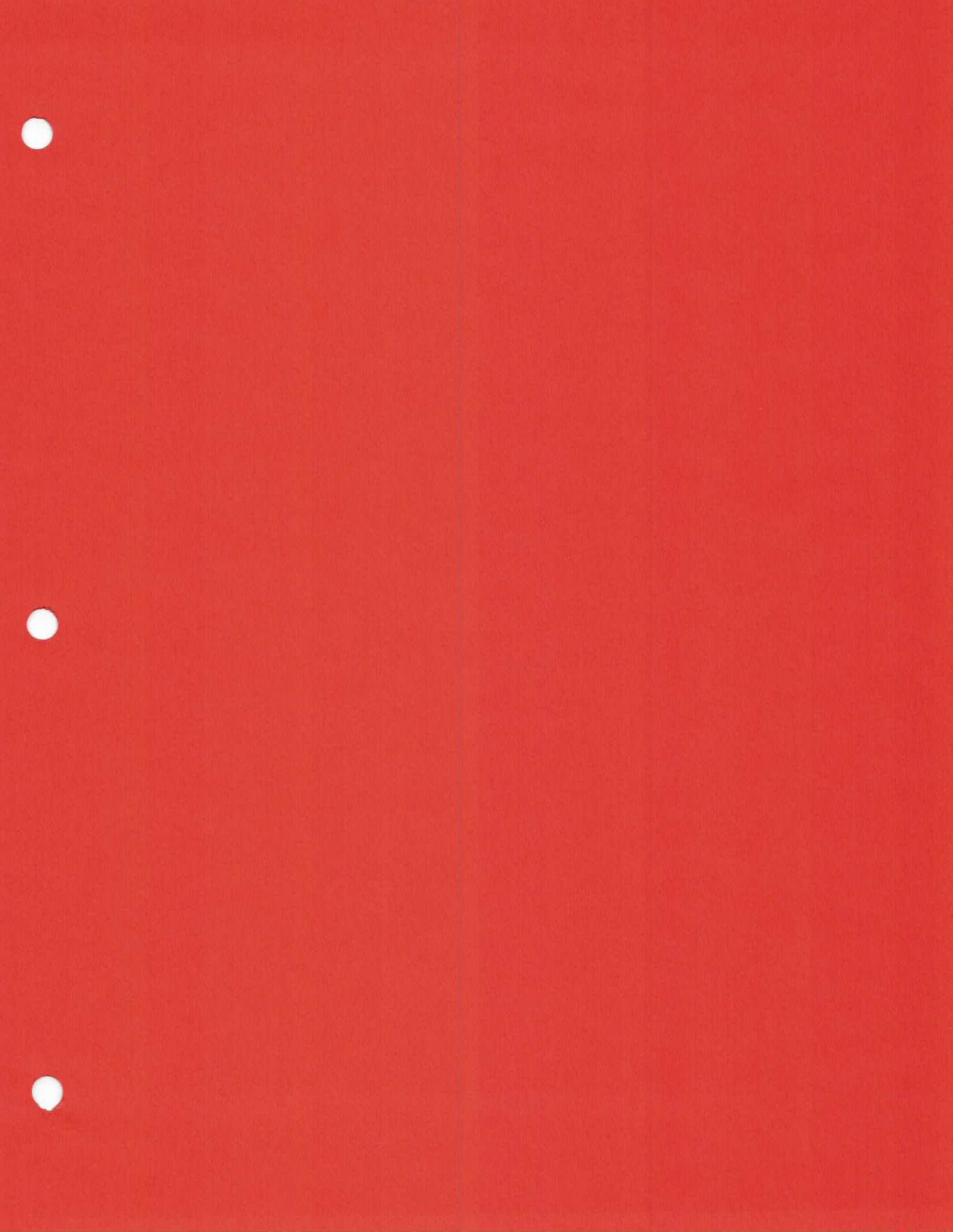
Lydia Pastuszek
Chair, Sudbury Housing Trust

OTHER SUPPORT INFORMATION

We are proud to have strong political and community support for this project as evidenced by the attached support letters. As stated previously, the local community has been substantially involved in the design and development of The Coolidge at Sudbury Phase 2. Local residents, including abutters, Town Selectmen and planning staff have been engaged in the process from the onset.

In addition to engaging local residents and town departments, staff from B'nai B'rith Housing have met with community organizations, including service providers, religious institutions, advocacy groups, and housing organizations. We look forward to extending our award-winning service-enriched housing model to The Coolidge Phase 2 where we will continue to build on our strong foundation of collaborative partners. We are already connected with numerous area service providers, including Springwell, BayPath Elder Services, Wingate at Sudbury Healthcare, Sudbury Senior Center, and the Sudbury Council on Aging. Through a partnership with the regional transit operator, there is already a designated bus stop for the MetroWest Regional Transit Authority (MWRTA) right at the property to help residents better access amenities in the town and surrounding communities.

Many state and federal elected officials, community organizations, and local residents have provided letters of support for this project which can be found as an attachment to this application. A list of involved community organizations is also enclosed.



ELIZABETH WARREN
MASSACHUSETTS

COMMITTEES:
BANKING, HOUSING, AND URBAN AFFAIRS
HEALTH, EDUCATION, LABOR, AND PENSIONS
ARMED SERVICES
SPECIAL COMMITTEE ON AGING

United States Senate

December 19, 2017

UNITED STATES SENATE
WASHINGTON, DC 20510-2105
P: 202-224-4543

2400 JFK FEDERAL BUILDING
16 NEW SUDBURY STREET
BOSTON, MA 02203
P: 617-565-3170

1550 MAIN STREET
SUITE 406
SPRINGFIELD, MA 01103
P: 413-788-2690

www.warren.senate.gov

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

**RE: The Coolidge at Sudbury-Phase 2 – 187 Boston Post Road, Sudbury
LETTER OF SUPPORT**

Dear Undersecretary Kornegay:


I am writing to you in support of the proposed affordable housing development to be located at 187 Boston Post Road in Sudbury by B'nai B'rith Housing. As a United States Senator from Massachusetts, I have seen first-hand the need for additional affordable senior housing in this area, and nationwide. I encourage the Department of Housing & Community Development to fund The Coolidge at Sudbury-Phase 2.

This B'nai B'rith Housing development will create 56 units of senior affordable housing that provide resident service coordination. The units will help to address the housing challenges seen by our empty nesters, retirees, and the elderly, most of whom are being squeezed by the rising cost of health care and relying on modest Social Security benefits.

It is my understanding that the development plans to utilize the Low Income Housing Tax Credit, an important federal resource that is instrumental in affordable housing production. The development will stand as an excellent example of the Commonwealth's commitment to reducing the burden of high housing costs for the most vulnerable in our region. Thank you and please do not hesitate to contact me or my staff if you have any questions.

I respectfully asked for your full consideration of the funding application for Senior Residences at the Coolidge in Sudbury. I appreciate your time and attention to this application and letter of support.

Sincerely,



Elizabeth Warren
United States Senate

COMMITTEE ON EDUCATION
AND THE WORKFORCE
COMMITTEE ON SCIENCE, SPACE
AND TECHNOLOGY
DEMOCRATIC STEERING
AND POLICY COMMITTEE

katherineclark.house.gov



WASHINGTON OFFICE:
1721 LONGWORTH BUILDING
(202) 225-2836
FAX: (202) 226-0092

DISTRICT OFFICES:
701 CONCORD AVENUE, SUITE 101
CAMBRIDGE, MA 02138
(617) 354-0292
FAX: (617) 354-1456

116 CONCORD STREET, SUITE 1
FRAMMINGHAM, MA 01702

KATHERINE M. CLARK
CONGRESS OF THE UNITED STATES
5TH DISTRICT OF MASSACHUSETTS

February 3, 2017

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

Dear Undersecretary Kornegay,

I am writing to you regarding a proposal seeking a Low Income Housing Tax Credit (LIHTC) submitted by B'nai B'rith Housing New England, Inc. for the Coolidge at Sudbury – Phase 2 project development at 187 Boston Post Road in Sudbury. The project has applied for the LIHTC through the Department of Housing & Community Development.

B'rith Housing development will create 56 units of senior affordable housing that provide resident service coordination. The units will help serve a critical and growing need for quality affordable housing and provide a much needed option for empty nesters, retirees, and the elderly. As I understand it, these housing units will provide senior residents quality, affordable housing, particularly in a phase of life where many face costly medical treatment and prescriptions while living with the constraints of a fixed income.

I support the B'nai B'rith housing proposal, and ask that you give their application every appropriate consideration. Should you have any questions or require additional information, please contact Wade Blackman of my district office at 617-354-0292.

Sincerely,

A handwritten signature in black ink that reads "Katherine M. Clark".

Katherine M. Clark
Member of Congress

NIKI TSONGAS
3RD DISTRICT, MASSACHUSETTS
WWW.TSONGAS.HOUSE.GOV

ARMED SERVICES COMMITTEE
SUBCOMMITTEE ON MILITARY PERSONNEL

SUBCOMMITTEE ON
TACTICAL AIR AND LAND FORCES

COMMITTEE ON
NATURAL RESOURCES

RANKING MEMBER
SUBCOMMITTEE ON FEDERAL LANDS

SUBCOMMITTEE ON
ENERGY AND MINERAL RESOURCES

Congress of the United States
House of Representatives
Washington, DC 20515-2103

1714 LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-3411
(202) 226-0771 (FAX)

126 JOHN STREET
SUITE 12
LOWELL, MA 01852
(978) 459-0101
(978) 459-1907 (FAX)

February 14, 2017

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: The Coolidge at Sudbury – Phase 2 – 187 Boston Post Road, Sudbury

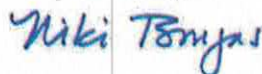
Dear Undersecretary Kornegay:

I write in support of B'nai B'rith Housing New England, Inc.'s application for Federal Low-Income Housing Tax Credits and HOME funds to support their proposed development at 187 Boston Post Road in Sudbury. As the Congresswoman representing the Massachusetts Third Congressional District, which includes parts of Sudbury, I have seen first-hand the value of developing affordable senior housing in this area.

This B'nai B'rith Housing development will create 56 units of senior affordable housing that provide resident service coordination. The units will help serve a critical and growing need for quality affordable housing and provide a much needed option for empty nesters, retirees, and the elderly. These housing units will provide our residents in the later stages of life, and often on fixed-incomes, quality housing that's affordable as many seniors face costly medical treatment and prescriptions as they age. This project follows B'nai B'rith's successful Phase I development which has a growing waitlist, thus demonstrating the need for affordable senior housing in the region.

I ask that you give B'nai B'rith's application for Federal Low-Income Housing Tax Credits and HOME funds every appropriate consideration. If you have any questions about this letter please do not hesitate to contact Russell Pandres in my Lowell office at russell.pandres@mail.house.gov 978-459-0101.

Sincerely,



Niki Tsongas
Member of Congress



The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR MIKE BARRETT
Third Middlesex District

STATE HOUSE, ROOM 416
BOSTON, MA 02133-1054
TEL. (617) 722-1572
FAX. (617) 626-0898

Chairman
SENATE COMMITTEE ON
POST AUDIT AND OVERSIGHT
Vice Chairman
LABOR AND WORKFORCE DEVELOPMENT

MIKE.BARRETT@MASENATE.GOV
WWW.MASENATE.GOV

February 7, 2017

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

Dear Undersecretary Kornegay,

I'm writing to lend my support for the proposed development at The Coolidge on Boston Post Road in Sudbury.

Metrowest towns like Sudbury are among the most desirable places to live in the state. But, they're very expensive. Like many towns, Sudbury is zoned primarily for single family homes, giving it limited affordable housing options. This creates a problem for empty nesters who wish to downsize but want to stay in the community. Phase 2 at the Coolidge will include 56 new apartment units for adults aged 55 and older, providing much-needed alternatives for local seniors.

I hope you will give the Phase 2 development at the Coolidge every consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mike Barrett", with a horizontal line extending to the right.

Senator Mike Barrett
3rd MIDDLESEX DISTRICT





The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR JAMES B. ELDRIDGE

Middlesex and Worcester District

STATE HOUSE, ROOM 218
BOSTON, MA 02133-1053
TEL. (617) 722-1120
FAX (617) 722-1089

JAMES.ELDRIDGE@MASENATE.GOV
WWW.MASENATE.GOV

Chairman
COMMITTEE ON FINANCIAL SERVICES

Vice Chairman
COMMITTEE ON STATE ADMINISTRATION
AND REGULATORY OVERSIGHT

Vice Chairman
SENATE COMMITTEE ON GLOBAL WARMING
AND CLIMATE CHANGE

DISTRICT OFFICE
225 MAIN STREET, ROOM 106
MARLBOROUGH, MA 01752
TEL. (978) 460-8564

February 14, 2017

Chrystal Kornegay, Undersecretary
Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02108

Re: The Coolidge at Sudbury - Phase 2, 187 Boston Post Road, Sudbury, Massachusetts

Dear Undersecretary Kornegay,

I write in strong support for the proposed development by B'nai B'rith Housing to be located at 187 Boston Post Road in Sudbury, Massachusetts. As the State Senator for the Middlesex and Worcester District, which includes the town of Sudbury, I have seen first-hand the need for and value of developing affordable senior housing in this area. I encourage the Department of Housing and Community Development to fund the Coolidge at Sudbury - Phase 2.

Sudbury needs additional affordable housing options for seniors so they can remain in the town where they raised their families and built their lives as they downsize into more affordable and manageable homes. The Coolidge at Sudbury - Phase 2 will provide 56 units of affordable rental housing for older adults aged 55 and over. Older adults in Sudbury are faced with limited housing options other than single family homes. This development will help serve a critical and growing need for affordable housing and provide an option for seniors, while also providing direct access to services that are needed as residents age.

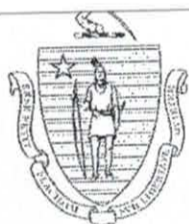
I believe the Coolidge at Sudbury - Phase 2 will be a welcome addition to the town of Sudbury and hope that the Department of Housing and Community Development will support the proposed development.

Thank you for your consideration.

Sincerely,



James B. Eldridge
State Senator
Middlesex and Worcester District



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

CARMINE L. GENTILE
STATE REPRESENTATIVE
13TH MIDDLESEX DISTRICT
SUDBURY • MARLBOROUGH
WAYLAND • FRAMINGHAM

February 14, 2017

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: The Coolidge at Sudbury – Phase 2 – 187 Boston Post Road, Sudbury

Dear Undersecretary Kornegay:

I would like to convey my enthusiastic support for the proposed development by B'nai B'rith Housing to be located at 187 Boston Post Road in Sudbury. As the State Representative for the 13th Middlesex District, which includes Sudbury, I have seen first-hand the need for and value of developing affordable senior housing in this area. I encourage the Department of Housing & Community Development to fund the Coolidge at Sudbury – Phase 2.

Sudbury needs additional affordable housing options for seniors so they can remain in the town where they have built their lives as they downsize into more affordable and manageable homes. The Coolidge at Sudbury – Phase 2 will provide fifty-six units of affordable rental housing for older adults aged fifty-five and over. Older adults in Sudbury are faced with limited housing options other than single family homes. This development will help serve a critical and growing need for affordable housing and provide a much needed option for seniors, while also providing direct access to services that become increasingly needed as residents age.

I believe the Coolidge at Sudbury – Phase 2 will be a welcome addition to the Town of Sudbury and it deserves the Department of Housing & Community Development's support.

Please do not hesitate to contact me or my staff if you have any questions.

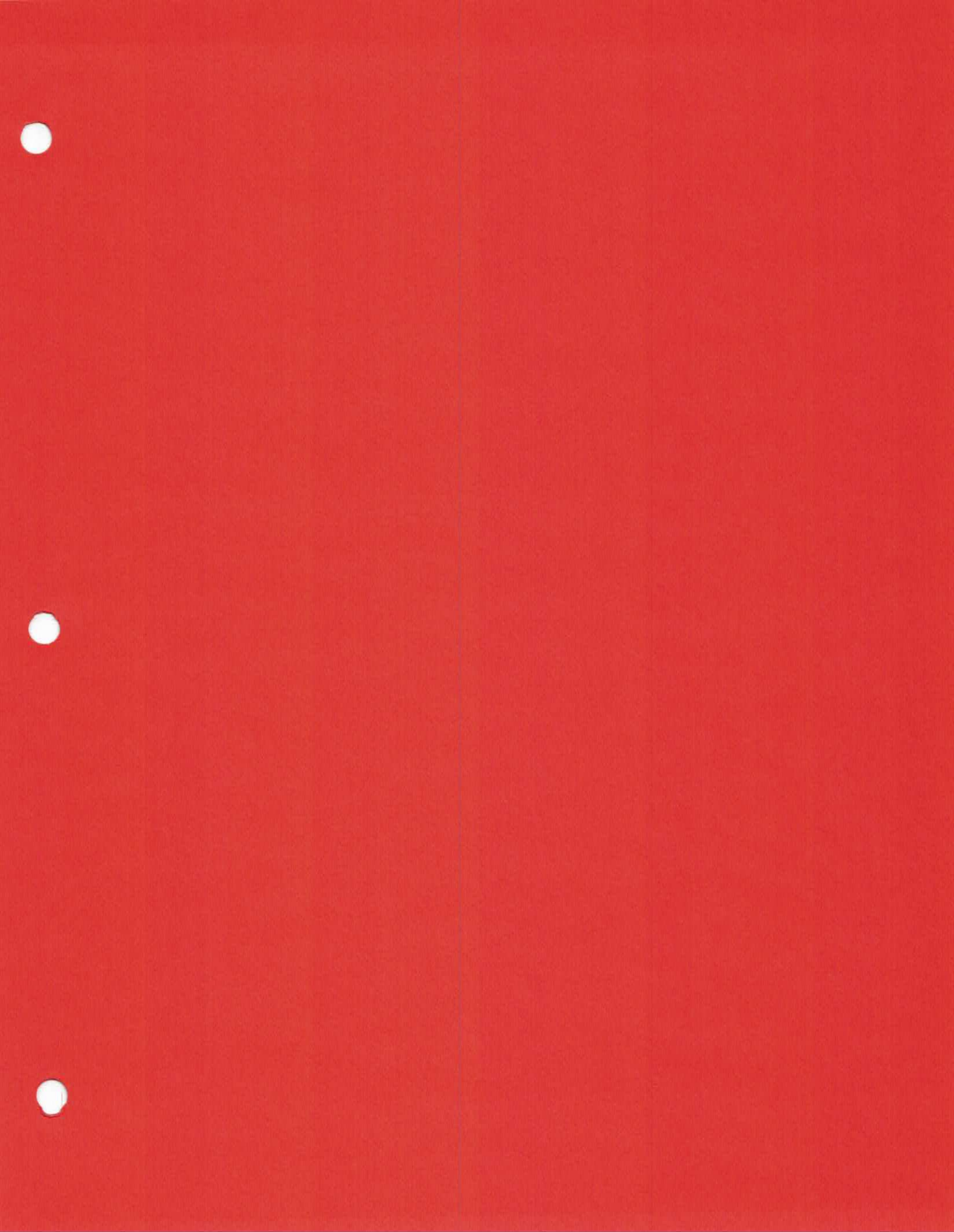
Sincerely,



Carmine Gentile

Committees:
Joint Committee on Higher Education
Committee on Technology and
Intergovernmental Affairs
Joint Committee on Elder Affairs
Committee on Global Warming
and Climate Change

STATE HOUSE, ROOM 39
TEL. (617) 722-2014
FAX. (617) 722-2215
Carmine.Gentile@MAhouse.gov





Find Your Way

CONGREGATION BETH EL
OF THE SUDBURY RIVER VALLEY

DAVID THOMAS
Rabbi

LAWRENCE KUSHNER
Rabbi Emeritus

LOREL ZAR-KESSLER
Cantor

BETH SCHINE
Temple Administrator

SCOTT NEWMAN
*Director of Youth and Family
Education*

KYLE HERMAN
*Director of Youth Engagement
and High School Coordinator*

Chrystal Kornegay, Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: The Coolidge at Sudbury – Phase 2 – 187 Boston Post Road, Sudbury

Dear Undersecretary Kornegay:

I would like to convey my enthusiastic support for the proposed development by B'nai B'rith Housing to be located at 187 Boston Post Road in Sudbury. As the spiritual leader of Congregation Beth El, I strongly believe that providing shelter for the less wealthy among us is a shared responsibility. This obligation arises out of our humanity and our concern that housing that is affordable, safe, and sanitary is available to people at all income levels. I encourage the Department of Housing & Community Development to fund the Coolidge at Sudbury – Phase 2.

Sudbury needs additional affordable housing options for seniors so they can remain in the town where they have built their lives as they downsize into more affordable and manageable homes. The Coolidge at Sudbury – Phase 2 will provide fifty-six units of affordable rental housing for older adults aged fifty-five and over. Older adults in Sudbury are faced with limited housing options other than single family homes. This development will help serve a critical and growing need for affordable housing and provide a much needed option for seniors, while also providing direct access to services that become increasingly needed as residents age.

I place my support behind B'nai B'rith Housing for their commitment to building an affordable rental housing community of fifty-six units. I believe that the Coolidge at Sudbury – Phase 2 will be a welcome addition to the Town of Sudbury and it deserves the Department of Housing & Community Development's support.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Rabbi David Thomas



First Parish of Sudbury
Unitarian Universalist

Rev. Dr. Marjorie Matty
Minister

Debra Morris-Bennett
Music Director

Chris Scheller
*Director of
Religious Education*

Fran Sharp
*Congregational
Administrator*

Rev. Katie Lee Crane
Minister Emerita

327 Concord Road
Sudbury, MA 01776

978-443-2043

office@fpsudbury.org

www.fpsudbury.org

February 16, 2017

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: The Coolidge at Sudbury—Phase 2—187 Boston Post Road, Sudbury

Dear Undersecretary Kornegay:

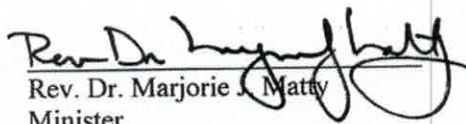
We would like to convey our enthusiastic support for the proposed development by B'nai B'rith Housing to be located at 187 Boston Post Road in Sudbury. As clergy and lay leader of First Parish of Sudbury, Unitarian Universalist we have a strong belief that providing shelter for the less wealthy among us is a shared responsibility. This obligation arises out of our humanity and our concern that housing that is affordable, safe, and sanitary is available to people at all income levels. We encourage the Department of Housing & Community Development to fund the Coolidge at Sudbury—Phase 2.

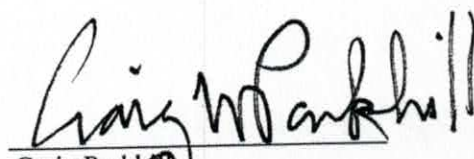
Sudbury needs additional affordable housing options for seniors so they can remain in the town where they have built their lives as they downsize into more affordable and manageable homes. The Coolidge at Sudbury – Phase 2 will provide fifty-six units of affordable rental housing for older adults aged fifty-five and over. Older adults in Sudbury are faced with limited housing options other than single family homes. This development will help serve a critical and growing need for affordable housing and provide a much needed option for seniors, while also providing direct access to services that become increasingly needed as residents age.

We place our support behind B'nai B'rith Housing for their commitment to building an affordable rental housing community of fifty-six units. We believe that the Coolidge at Sudbury—Phase 2 will be a welcome addition to the Town of Sudbury and it deserves the Department of Housing & Community Development's support.

Please do not hesitate to contact us if you have any questions.

Sincerely,


Rev. Dr. Marjorie J. Matty
Minister
First Parish of Sudbury


Craig Parkhill
Chair, Board of Trustees
First Parish of Sudbury



TEMPLE SHIR TIKVA שִׁיר תְּקוּוּהָ

141 Boston Post Road, Wayland, MA 01778 TEL: 508 358 9992 www.shirtikva.org

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: The Coolidge at Sudbury – Phase 2 – 187 Boston Post Road, Sudbury

Dear Undersecretary Kornegay:

We would like to convey my enthusiastic support for the proposed development by B'nai B'rith Housing to be located at 187 Boston Post Road in Sudbury. As spiritual and lay leaders of Temple Shir Tikva in Wayland, we have a strong belief that providing shelter for the less wealthy among us is a shared responsibility. This obligation arises out of our humanity and our concern that housing that is affordable, safe, and sanitary is available to people at all income levels. We encourage the Department of Housing & Community Development to fund the Coolidge at Sudbury – Phase 2.

The Sudbury area needs additional affordable housing options for seniors so they can remain in the towns where they have built their lives as they downsize into more affordable and manageable homes. The Coolidge at Sudbury – Phase 2 will provide fifty-six units of affordable rental housing for older adults aged fifty-five and over. Older adults in the Sudbury area are faced with limited housing options other than single family homes. This development will help serve a critical and growing need for affordable housing and provide a much needed option for seniors, while also providing direct access to services that become increasingly needed as residents age.

We place our support behind B'nai B'rith Housing for their commitment to building an affordable rental housing community of fifty-six units. We believe that the Coolidge at Sudbury – Phase 2 will be a welcome addition to the Town of Sudbury and it deserves the Department of Housing & Community Development's support.

Please do not hesitate to contact me if you have any questions.

Sincerely,

Rabbi Douglas Kohn
Temple Shir Tikva

Matt Langweber
President
Temple Shir Tikva

FRIENDS OF B'NAI B'RITH HOUSING

February 12, 2018

Chrystal Kornegay
Undersecretary
Department of Housing & Community Development
Commonwealth of Massachusetts
100 Cambridge Street, Suite 300
Boston, MA 02114

RE: The Coolidge at Sudbury, Phase 2

Dear Undersecretary Kornegay:

The signatories of this letter are citizens who recognize the need for additional affordable senior housing in Sudbury. We are pleased to express our support for the proposed development by B'nai B'rith Housing to be located at Boston Post Road, Sudbury. We encourage the Department of Housing and Community Development to fund The Coolidge at Sudbury, Phase 2.

B'nai B'rith Housing is the developer of The Coolidge at Sudbury, a 100% affordable apartment community for residents aged 55 and over. Phase 1 of The Coolidge was fully leased shortly after opening and the waiting list continues to grow. Now, B'nai B'rith Housing proposes to develop an additional 56 units on vacant land at The Coolidge property. In keeping with Phase 1, Phase 2 will follow B'nai B'rith Housing's service-enriched housing model, which will provide residents, many of whom have called the Sudbury area home their entire lives, an opportunity to remain in their community and to thrive and stay active.

The development will offer a housing alternative that is currently limited in the area, where the elderly population there continues to grow, as does the demand for affordable residences in this relatively high-cost market. As of 2016, 28.5% of Sudbury residents are over 55 years old, and notably, almost one-fifth of these households are seniors living alone¹. Of Lincoln-Sudbury seniors, 30% of households over 65 years old earn less than \$50,000 a year², many of whom would be eligible for the proposed affordable housing.

We believe that the funding application for The Coolidge at Sudbury, Phase 2 is worthy of your approval. B'nai B'rith Housing has an outstanding reputation and a solid track record of working with towns and cities throughout Greater Boston. We are confident that The Coolidge at Sudbury, Phase 2 will be an excellent addition to Swampscott and the surrounding area, and deserves the Department of Housing and Community Development's support.

Sincerely,

Collins Fon
100 Concord Street, Suite 2A
Framingham, MA 01702

Jo-Ann Howe
38 Birchwood Ave.
Sudbury, MA 01776

Sue Idelson
2 Clock Tower Place, Suite 295
Maynard, MA 01754

William Keller
31 Churchill Street
Sudbury, MA 01776

Jane Matlaw
330 Brookline Avenue
Boston, MA 02215

Eleanor White
106 Sumner Street
Newton Center, MA 02459

¹ Statistics provided from 2016 Census Data for Sudbury.

² 2016 American Community Survey 5-Year Estimates for Lincoln-Sudbury Secondary School District (Its 2006-2008 data is not available for Sudbury only)

SUDBURY FRIENDS OF B'NAI B'RITH HOUSING

September 9, 2016

Sudbury Board of Selectmen
Sudbury Zoning Board of Appeals
Flynn Building
278 Old Sudbury Rd.
Sudbury MA, 01776

RE: THE COOLIDGE AT SUDBURY PHASE 2

Dear Sudbury Town Leaders:

The signatories of this letter are Sudbury Friends of B'nai B'rith Housing. We are a group of citizens in Sudbury who recognize the need for additional affordable senior housing and are pleased to express our support for this development.

B'nai B'rith Housing is the developer of The Coolidge at Sudbury, a 100% affordable apartment community for residents aged 55 and over. Phase 1 of The Coolidge was fully leased shortly after opening and the waiting list continues to grow. B'nai B'rith Housing proposes to develop an additional 56 units on vacant land at The Coolidge property. According to the 2014 Census Data and American Community Survey, 20% of Sudbury residents are over 60 years old, and over 25% of these households are individuals living alone¹. Of Lincoln-Sudbury seniors, 30% of households over 65 years old earn less than \$50,000 a year², many of whom would be eligible for the proposed affordable housing. The typical monthly housing costs for 65% of Sudbury's rental units are currently over \$2,000.

We respectfully submit that this development is worthy of your approval.

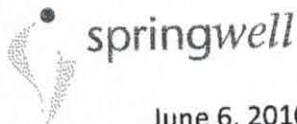
For more information about the need for this development, we or the staff at B'nai B'rith Housing would be pleased to talk with you. For details about the plan, you can reach B'nai B'rith Housing's Senior Project Manager, Holly Grace, at 617-731-5293 or holly@bbhousing.org.

Sincerely,

Kathleen Bean, 3 Wilshire Street, Sudbury
Gary Bean, 3 Wilshire Street, Sudbury
Carole Daniels
Gabrielle Daniels Henken, 28 Jack Pine, Sudbury
Rick Henken, 28 Jack Pine, Sudbury
Janet Meaney, 40 Concord Road, Sudbury
Robert Skloff, 55 Harness Lane, Sudbury
Trudy Faust, 189 Boston Post Road, Sudbury
Cynthia Howe, 38 Birchwood Avenue, Sudbury
Danyel Rodgers, 84 Bigelow Drive, Sudbury
Chris Rodgers, 84 Bigelow Drive, Sudbury
Lisa Stiegel, 73 Maynard Farm Rd
Jon Stiegel, 73 Maynard Farm Rd

¹ Statistics provided from 2000 Census Data for Sudbury (2010 Census local information not yet available).

² 2006-2008 American Community Survey 3-Year Estimates for Lincoln-Sudbury Secondary School District (Its 2006-2008 data is not available for Sudbury only)



June 6, 2016

Sudbury Board of Selectmen
Sudbury Zoning Board of Appeals
Sudbury Town Hall
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

RE: B'nai B'rith Housing – The Coolidge at Sudbury Phase 2 Proposal

Dear Town Officials,

On behalf of Springwell, I am writing to express support for B'nai B'rith Housing's plan to create additional affordable housing for seniors and older adults at The Coolidge at Sudbury on Boston Post Road in Sudbury.

The Massachusetts Executive Office of Elder Affairs appointed Springwell as the Protective Services Agency for nine MetroWest communities, including Sudbury. Springwell partners with health providers, housing entities, and other community based organizations to offer services focused on the intersection of a person's health and social service needs.

We have worked with the management staff and resident service coordinators at The Coolidge at Sudbury and welcome the opportunity to assist with additional seniors and older adults in a new building.

Housing options for seniors and older adults in Sudbury continue to be very limited and in high demand. As an organization that serves Sudbury's at risk seniors Springwell urges the Town of Sudbury to approve B'nai B'rith Housing's proposal for additional units at The Coolidge.

Sincerely,

A handwritten signature in cursive script that reads "Ruth Beckerman-Rodau".

Ruth Beckerman-Rodau
Chief Executive Officer



BayPath Elder Services, Inc.

33 Boston Post Road West

Marlborough, MA 01752-1853

508-573-7200 • Fax 508-573-7222 • TTY 508-573-7282

May 2, 2016

Sudbury Board of Selectmen
Sudbury Zoning Board of Appeals
Sudbury Town Hall
Flynn Building
278 Old Sudbury Road
Sudbury, MA 01776

RE: B'nai B'rith Housing Sudbury Proposal – The Coolidge Phase 2

Dear Town Leaders,

On behalf of BayPath Elder Services, Inc., I am writing to express support for B'nai B'rith Housing's expansion plan for additional affordable housing for seniors and older adults on Boston Post Road in Sudbury.

As the Area Agency on Aging (AAA) and Aging Services Access Point (ASAP) for 14 communities in Metrowest, we have a vested interest in community programs and services for older adults. Additional housing that is affordable and meets the physical, social and emotional needs of elders is greatly needed, due to the aging of the population. Metrowest will be seeing a tremendous growth in individuals over the age of 65, and these individuals will want to remain living in the community with supports. An expansion of The Coolidge at Sudbury will be a tremendous asset to individuals in the coming years.

Area Agency on Aging
Serving the Communities of

Ashland - Dover - Framingham - Holliston - Hopkinton - Hudson - Marlborough
Natick - Norhtborough - Sherborn - Southborough - Sudbury - Wayland - Westborough

May 2, 2016
Page ~2~

BayPath Elder Services works with many older adults, their family members and Care partners in the Sudbury area, including several home care recipients who reside at The Coolidge. The Sudbury Senior Center is a congregate dining site and we deliver over 450 meals monthly to seniors in Sudbury as well.

Thank you for the opportunity to support this project.

Yours truly,



Christine E. Alessandro
Executive Director



1 Charles River Place
63 Kendrick Street
Needham, MA 02494

781.707.9500 TEL
781.707.9599 FAX

April 26, 2016

Susan Gittelman, Executive Director
B'nai B'rith Housing
34 Washington Street
Brighton, MA 02135

RE: B'nai B'rith Housing – The Coolidge at Sudbury Phase 2 Proposal

Dear Susan,

Wingate Healthcare and Wingate at Sudbury would like to take this opportunity to express support for B'nai B'rith Housing's proposed second phase of development on Boston Post Road in Sudbury. We supported the original proposal several years ago and our experience with your organization has been nothing but positive. Based on our knowledge of the operations at The Coolidge at Sudbury and the current marketplace, the B'nai B'rith Housing proposal will continue to help fill the need for affordable senior housing in the area.

The existing and proposed developments are synergistic with the programs and services offered nearby at Wingate at Sudbury. Wingate at Sudbury is a 142-bed skilled care center that offers short term rehabilitation as well as long term care. There are many opportunities for senior housing and skilled care centers such as Wingate at Sudbury to work together to offer a broad range of supportive, rehabilitative and clinical services. The results of these formal or informal partnerships is a higher quality of life for residents as well as a greater ability to keep seniors in their community.

We respectfully submit that the development of additional units at The Coolidge at Sudbury will be a great asset to the town and deserves its support and approval.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jon Gould', written over a horizontal line.

Jon Gould
Senior Vice President

CC: Town of Sudbury Zoning Board of Appeals
Town of Sudbury Board of Selectmen

**David & Andrea Shamoian
2 Windy Hill Lane
Wayland, MA 01778**

To Whom It May Concern:

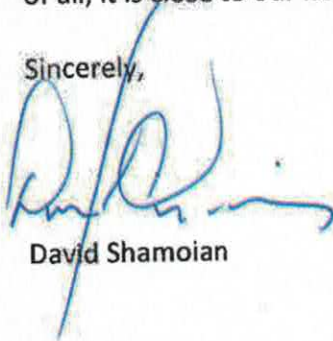
I would like to express my sincere appreciation to the developers and managers of The Coolidge in Sudbury for providing a safe, friendly and affordable residence for my mother, Mary Shamoian.

Mom is 85 years old and has enjoyed her bright, well-appointed apartment since January 2015. She has developed numerous friendships at The Coolidge as a result of the scheduled activities held in the common areas. Her favorite activities include: Bingo, Ice Cream Socials, Exercise Classes with Julie and Saturday Game Nights.

Residing at The Coolidge has not only facilitated and enhanced my mother's golden years, but also, it gives me piece of mind knowing that she is in a safe environment which she thoroughly enjoys.

I am grateful to have The Coolidge in Sudbury available to Mom. She loves living there. But best of all, it is close to our home, so we can visit with her frequently.

Sincerely,



David Shamoian

Community Partnerships

- *Service Providers:*
 - Springwell
 - BayPath Elder Services
 - Wingate at Sudbury Healthcare
- *Religious Institutions:*
 - St. Elizabeth's Episcopal Church
 - First Parish of Sudbury, Unitarian Universalist
 - Sudbury United Methodist Church
 - Congregation Beth El
 - Congregation B'nai Torah
 - Temple Shir Tikva
- *Town Boards and Departments:*
 - Sudbury Senior Center
 - Sudbury Council on Aging
 - Sudbury Planning Board
 - Sudbury Design Review Board
 - Sudbury Conservation Commission
 - Sudbury Fire Department
 - Sudbury Police Department
- *Advocacy Groups:*
 - Sudbury Friends of B'nai B'rith Housing New England
- *Housing Organizations:*
 - Sudbury Housing Trust
- *Transportation Providers:*
 - MetroWest Regional Transit Authority

B'NAI BRITH HOUSING / CCC TRACK RECORD OF SUCCESS

Provide examples of similar project proposals in other communities, if any, including examples of project scope, project cost and status of completion.

Having previously developed four properties serving low and moderate income seniors in both urban and suburban contexts, we are uniquely positioned to help the Town address its shortage of affordable senior housing. We have a proven track record and will utilize a service enriched housing model to help our senior and older adult residents to age in place.

B'nai B'rith Housing, and our wholly controlled non-profit development entity CCC, bring a rare capacity to tackle the challenges of affordable housing development in high cost markets like Sudbury and Greater Boston. Our full-time professional staff, Board of Directors, and development team consist of some of the most experienced professionals in the industry.

We have experience and have been recognized for delivering varied types of housing opportunities whose common traits are high quality product and designs that are responsive to community housing needs. We have created three (3) developments in Brighton, which collectively are known as the Covenant House properties and which contain 242 total housing units. These properties have received significant national recognition by Enterprise Community Partners, Inc. and the MetLife Foundation as a winner of the 2011 MetLife Foundation Awards for Excellence in Affordable Housing, which laud best practices in green, service-enriched housing for low-income seniors. In addition, Covenant House has been awarded a "Community of Quality" by the National Affordable Housing Management Association (NAHMA). The Covenant House properties were awarded a \$2.7 million grant from the US Department of Housing and Urban Development (HUD) under its Green Retrofit Program for Multifamily Housing. Another development, "33Comm" a 57-unit mixed-income condominium in Newton's Chestnut Hill neighborhood won a prestigious national award, the Urban Land Institute's (ULI) Jack Kemp Workforce Housing Models of Excellence Award, which recognized us for demonstrating leadership and creativity in providing expanded housing opportunities.

More details about B'nai B'rith Housing and our development experience in Sudbury and other communities are included as attachments to this application.



LIFE AT THE COOLIDGE AT SUDBURY

CREATING PLACES TO CALL HOME

At B'nai B'rith Housing we focus on quality and integrity in our buildings. Seniors need more than just a roof over their heads to thrive and be healthy. BBH's service-enriched model provides access to the support and services seniors need to fight isolation and improve their quality of life. On-site staff coordinate the resident services, host and facilitate celebrations and events to build community, and manage fitness programs and facilities that provide residents with easy access to physical activity and wellness services. **We want our residents to be proud of their homes and be able to age comfortably in the communities they call home.**

OUR STAFF

Our staff at The Coolidge are our on the ground partners ensuring that the BBH service enriched model is meeting the needs of the residents.

Resident Services Coordinator, Julie Benoit strives to help residents **"live with the best quality of life possible"** and provides a listening ear and steadfast support for residents while always working to keep them engaged in the Coolidge community with a robust program calendar. Says Property Manager, Peggy Golden, **"It's rewarding to be part of a place that invests in the quality of life of its residents and gives them a home they can take pride in."**

"Clone Julie & Peggy! They go out of their way to do things to help residents and make this place feel like home. They truly care about people."

~ Resident, The Coolidge at Sudbury

ACTIVITIES & PROGRAMS AT THE COOLIDGE

- Tai Chi
- Chair Exercise
- Core Class
- Matter of Balance Class
- Meditation Class
- Cooking Classes
- BINGO & Game Nights
- Book Club
- Kitting Club
- Coffee Hours
- Movie Night
- Holiday Celebrations
- Resident Birthday Parties and MORE!

From top: Peggy & Julie; Resident & family at Summer Cookout; Book Club member; Residents & Staff visit with staff from Senator Warren's regional office.



MEET THE RESIDENTS OF THE COOLIDGE AT SUDBURY

MEET MARY LOU

Mary Lou previously lived in Sudbury for decades and raised her children there. She had intended to live out her retirement in Florida, but following the death of her husband and decline in her own health, she and her daughter decided it was time to return to Massachusetts to be close to her family.

For Mary Lou, one of the most important aspects of The Coolidge is the camaraderie. Friendly neighbors and conscientious staff, plus gatherings like summer barbeques and monthly birthday celebrations, create an uplifting atmosphere. **"After my husband died, I went through a great depression and was in and out of the hospital all the time," she told us, "Now my doctors are saying I am doing very well."**

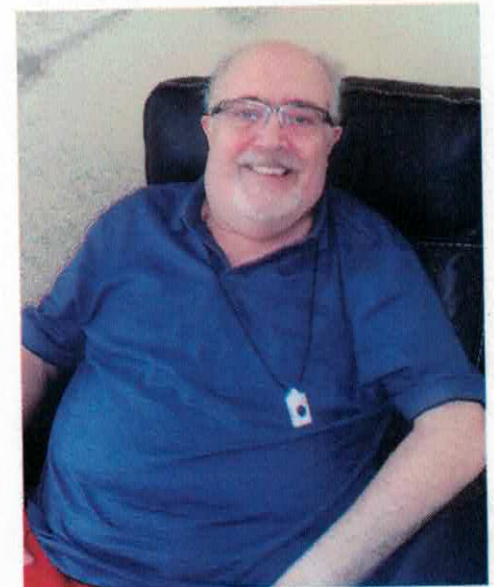
The spring and summer are some of Mary Lou's favorite times, enjoying the view of the Coolidge's beautiful grounds and seeing neighbors walking their dogs, or sitting out on the veranda. She is thrilled to call The Coolidge home and her family feels comforted knowing that Mary Lou is nearby in a safe, healthy, and social environment.



MEET ED

Formerly from the North Shore, Ed wanted to move to Sudbury to be closer to his family in Wayland, but he needed a place that could support his physical needs. Now settled in at The Coolidge, Ed told us, **"My quality of life has certainly improved since moving. I am very happy to be here!"**

Ed no longer feels limited by his mobility issues, thanks to the accessible layout of both the apartments and the common areas at The Coolidge. He regularly participates in on-site exercise programs and enjoys using the outdoor grounds for his physical therapy sessions (at least when there isn't any snow!). Ed loves participating in the many neighborhood activities and is looking forward to the expansion of The Coolidge community that will come with Phase 2.



MEET THE RESIDENTS OF THE COOLIDGE AT SUDBURY

IN THEIR OWN WORDS

"It's so important to me to be a part of this community. Even with a busy schedule, I make a point to participate in as many events as possible."

"I had no place to go that I could afford, or that I could take my dog with me. I am so blessed and grateful that I got into The Coolidge at Sudbury. I have a new beginning."

"They really put a lot of thought into the design of these apartments for people like me with mobility issues. I love that the galley kitchen and the living spaces are wider, it makes it easy to get around."

"Being here at the Coolidge has made me more independent. Before, I relied on family for my living situation. I love my family and I still live close to them, but I value the opportunities I have here."

"My neighbors have just been the greatest! When I was out for my back surgery over the winter holidays, I came home to beautiful flowers, a card, holiday candy... and the fact that it's easy to maneuver here, is a blessing since my return. I know that if I needed help, I have it."

"I feel more attached to the community here now, than I did before."

"Since I'm here, my health is really better - it really is. My doctor is amazed. If you're happy you're healthier. I can't even describe how happy I am to be here. It is absolutely a dream come true."

"The staff here really care about the residents and the building... they always try to make me feel included."

"The day I moved in, I was thrilled to hear what activities were available. Then a few of us started the knitting group and a book club... It gives us a chance to share things with each other and if somebody has a problem, we talk about it and support each other. You can imagine how settled it feels, how comfortable it feels knowing that I'm going to be going home. This is my home."

"There's always plenty of activities! One of my favorites has been the holiday collection for the military dads. It's just wonderful to be able to give back to the Sudbury community a little."





FACILITIES & AMENITIES AT THE COOLIDGE AT SUDBURY

The Coolidge at Sudbury is an excellent example of BBH's service-enriched housing model. This beautiful, high-quality property creates a housing alternative that did not exist in Sudbury--an affordable rental community for active seniors who want to downsize but don't want to leave their community.



EXTERIOR



COMMUNITY ROOM & DEMONSTRATION KITCHEN



FITNESS ROOM



LIBRARY & OBSERVATORY



BILLIARDS ROOM



B'NAI B'RITH HOUSING

Who We Are

We are B'nai B'rith Housing (BBH) a regional nonprofit housing developer whose mission is to ease the housing crisis in the Greater Boston area. We work with cities and towns to create economically viable, affordable housing options which respond to the needs and aspirations of each community. Our housing, both rental and homeownership, is for young families and older adults, regardless of religion or background.

What We Do

We build affordable housing that strengthens neighborhoods and supports economic growth.

Our award-winning, **service-enriched senior housing** allows our growing senior population to age in place. Where once downsizing meant having to leave the community you called home, now seniors in Sudbury, Brighton and—soon—Swampscott, have an affordable option.

Our **transit oriented developments**—including BBH's nationally award-winning, 57 unit mixed-income ownership community in Newton—provide an affordable option for members of the **workforce** and their **families**: teachers, public safety workers, and hospital and university employees who often can't afford to live in the communities where they work.

When we all work together, we can identify innovative solutions, advocate for those without a voice, and create the homes that people need and deserve.

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Our Award Winning Properties

Senior Residences at the Machon

SWAMPSCOTT, MA | IN DEVELOPMENT



- 38 affordable units for rent by low and moderate income seniors
- Re-use of vacant, former school property
- Chosen by the Swampscott Board of Selectmen and Town Meeting members as designated developer
- Fully permitted with wide support in Fall 2017
- Landscaped site design emphasizing a strong green connection between the site, neighborhood, and nearby public open space

The Coolidge at Sudbury

SUDBURY, MA | PHASE 1 (COMPLETED 2014) & PHASE 2 (IN DEVELOPMENT)



- 100% affordable rental community serving low- and moderate income seniors and adults 55+
- Phase I has 64 units and is currently fully occupied
- Phase 2 will have 56 units and is fully permitted
- Close collaboration with area senior service agencies to promote active living
- Developed with active support of the Town of Sudbury and the faith-based community

The Fairways & 33 Comm

NEWTON, MA | COMPLETED 2009



- 57-unit affordable and moderately priced homeownership community
- Collaborative endeavor with the City of Newton, and neighboring faith leaders
- As a result of the project's success, BBH was able to repay \$300,000 to the City of Newton and another \$300,000 to the Commonwealth of Massachusetts
- 2010 Urban Land Institute (ULI) Jack Kemp Award for Workforce Housing

Covenant House I, II & III

BRIGHTON, MA | COMPLETED 1982, 1995, 2004



- 242 units of 100% affordable housing for very low-income seniors
- Nationally recognized model for high quality, affordable, senior housing with enriched services for all residents
- 2011 National MetLife Foundation Award for Excellence in Affordable Housing
- 2010 HUD Green Retrofit Program Grant (GRP) for \$2.7m Award
- 2006 National Affordable Housing Management Association Community of Quality Award



B'NAI B'RITH HOUSING

B'nai B'rith Housing Background Information

B'nai B'rith Housing New England, Inc. (BBH) is a mission-based non-profit organization, whose mission is to ease the housing crisis in Greater Boston by producing a steady stream of housing that's affordable throughout the area. Our goal is to create housing of the highest quality to improve the well-being of residents and to contribute to and enhance the built environment of the neighborhoods in which the housing is located. BBH works closely with cities and towns throughout Greater Boston to meet their affordable housing goals in a manner consistent with the community's vision. BBH brings a rare capacity to tackle the challenges of affordable housing development in high-cost markets. Its full-time professional staff, Board of Directors, and development team consist of some of the most experienced professionals in the industry.

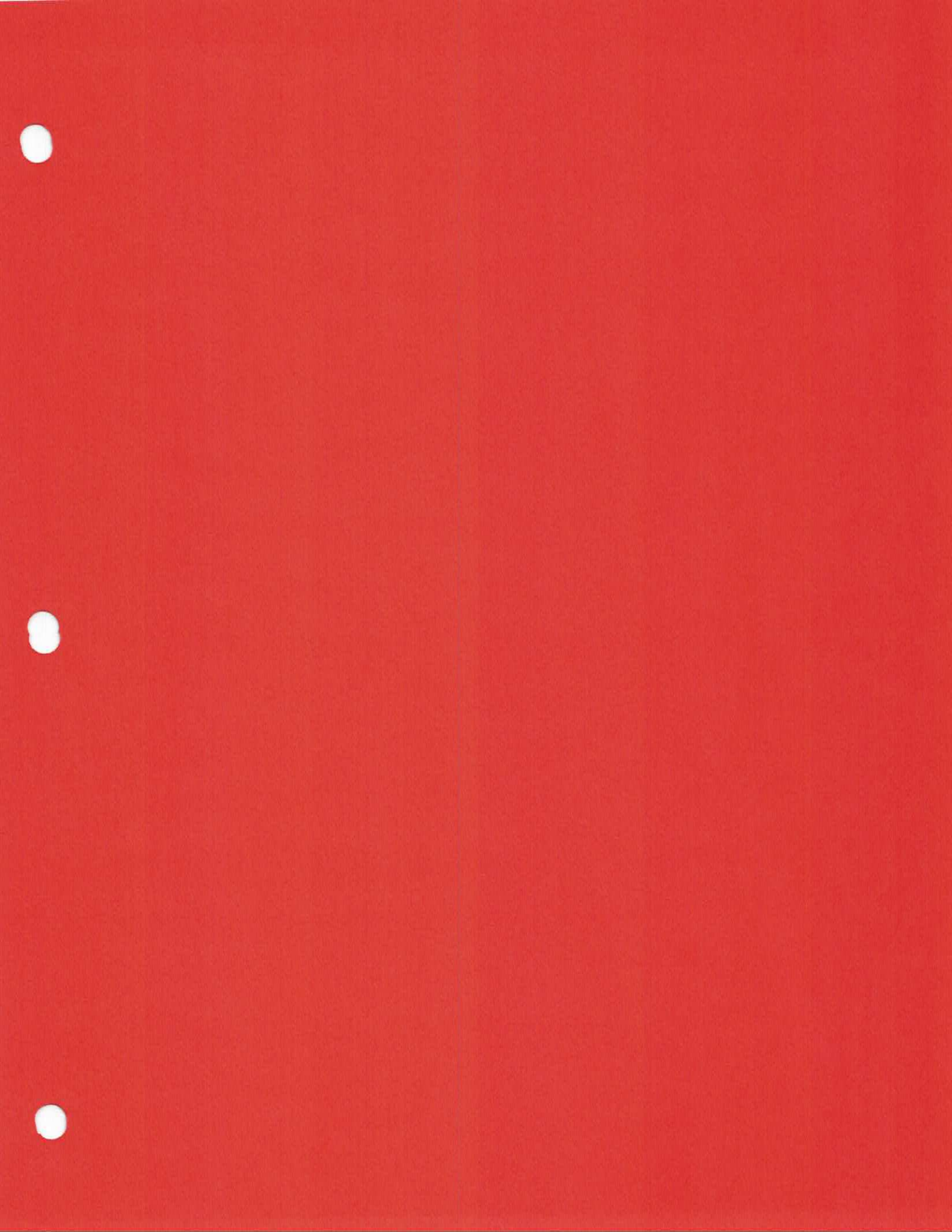
BBH has a demonstrated track record of working in partnership with communities to craft local solutions in its efforts to create new housing. BBH's most recently completed developments, The Coolidge at Sudbury and "33Comm", are examples of achieving these results. The Coolidge at Sudbury - Phase 1 is comprised of 64 units of senior affordable housing for ages fifty-five and older. Completed in 2014, The Coolidge provides a service-enriched housing model to low-income seniors through case management support that connects residents to the services they need. A Phase 2 of the Coolidge has been permitted and, when built, will complete the housing program of 120 units in Sudbury. It is an extension to the suburbs of BBH's award winning service model.

33 Comm, a 57-unit mixed-income condominium, is located on Commonwealth Avenue in Newton's Chestnut Hill. The development, the sell-out of which concluded in 2009, created homeownership opportunities for affordable and market rate buyers to purchase first homes or downsize, as in the case of "empty nesters" who did not want to leave Newton, their long time community. The development won a prestigious national award, the Urban Land Institute's (ULI) Jack Kemp Workforce Housing Models of Excellence Award, which recognizes developers who demonstrate leadership and creativity in providing expanded housing opportunities.

Most recently, BBH was designated by the Town of Swampscott to undertake the development of 38 units for low and moderate income seniors and older adults called the Senior Residences at the Machon. The project, which includes a rehabilitation of an old school building and the construction of a new residential wing, will provide a service-enriched housing model through onsite resident service coordination.

BBH has experience delivering varied types of housing opportunities whose common traits are high quality product and designs that are responsive to community housing needs. As development sponsor, BBH created three (3) developments in Brighton, which collectively are known as the Covenant House communities and which contain 242 total housing units. These properties provide rental housing to households of very low incomes and have received significant national recognition, recently recognized by Enterprise Community Partners, Inc. and the MetLife Foundation as a winner of the 2011 MetLife Foundation Awards for Excellence in Affordable Housing, which laud best practices in green, service-enriched housing for low-income seniors. In addition, Covenant House has been awarded a "Community of Quality" by the National Affordable Housing Management Association (NAHMA). The Covenant House properties were also recently awarded a \$2.7 million grant from the US Department of Housing and Urban Development (HUD) under its Green Retrofit Program for Multifamily Housing. These funds enabled BBH to make major system modifications to increase energy efficiency and reduce its carbon footprint.

BBH has extensive experience working with various funding sources at all levels - local, state, federal and private. Sources previously utilized by BBH include LIHTC, HOME, AHTF, HSF, Community Preservation Funds, local Trust Funds, and conventional debt. BBH also has experience with operating subsidy programs, including project-based and tenant-based Section 8 vouchers.





DEVELOPMENT OVERVIEW

33Comm, Chestnut Hill (Newton), MA

B'nai B'rith Housing worked in partnership with the City of Newton to craft a local solution in the effort to create new workforce and affordable housing. The resulting development, "33Comm", is an example of achieving results. The 57-unit mixed-income condominium is located on Commonwealth Avenue in Chestnut Hill (Newton). The development, the sell-out of which concluded in 2009, created homeownership opportunities for affordable and market-rate buyers to purchase first homes or downsize, including "empty nesters" who did not want to leave their long-time community.

The development won a prestigious national award, the 2010 Urban Land Institute's (ULI) Jack Kemp Workforce Housing Models of Excellence Award. This award recognizes developers around the country who demonstrate leadership and creativity in providing expanded housing opportunities for working families in America and in particular developments that meet workforce housing needs in high-cost communities. BBH was the only nonprofit to win this national award that year.

Quick Facts about 33Comm:

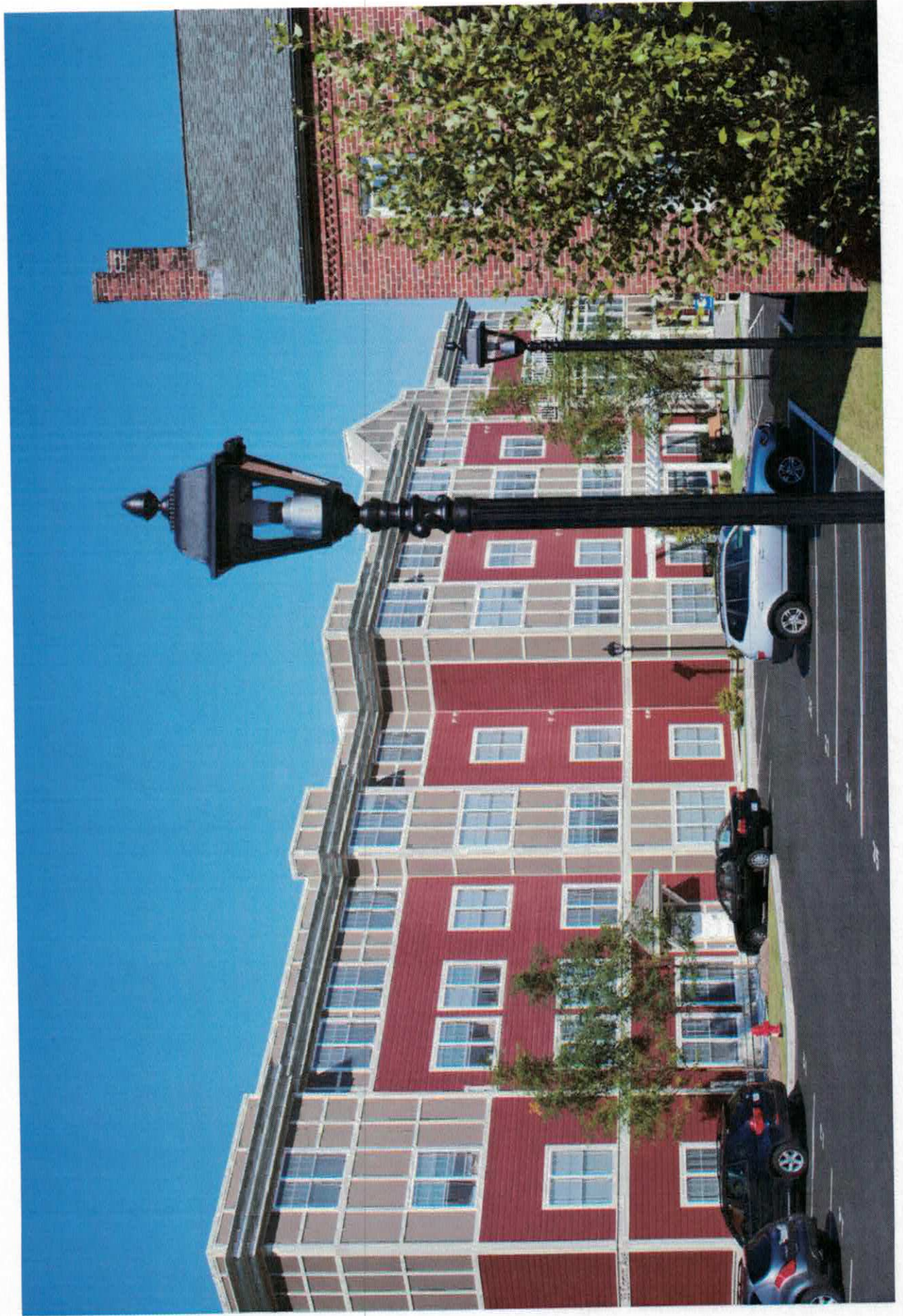
- Completed in 2009.
- Contains 57 condominium units.
- Blend of 1-bedroom, 1-bedroom plus den, and 2-bedroom units.
- Mixed-income development with affordable and market rate units.
- Development includes adaptive reuse (preservation) and new construction.

Attached Materials (see Appendix):

- Urban Land Institute Overview for 2010 Models of Excellence Award
- Urban Land Institute News Release
- Image of national 2010 Models of Excellence Award Plaque
- "Meet the Homeowners"



Project Photo of 33 Commonwealth Avenue, Newton, MA
Completed 2009
Sponsor: B'nai B'rith Housing





33 Comm Project Photos Interior



33Comm

CHESTNUT HILL, MASSACHUSETTS

B'nai B'rith Housing New England

■ 33Comm provides a replicable model for developing affordable workforce housing by successfully demonstrating how to conceive it, establish community support, and entitle and construct it on an infill brownfield site in an established high-income neighborhood.

This for-sale development is located in the Chestnut Hill neighborhood of Newton, Massachusetts, a Boston suburb. 33Comm was built in the second-most expensive college community in the nation, where median income families are priced out of the market. Nonprofit B'nai B'rith of New England undertook an exhaustive 18-month public review process to allow all community stakeholders to participate in planning and designing the project. This ensured that the development would be well received, appro-



priate to the neighborhood, and successful. The result is 15 new units of workforce housing that are perpetually preserved by deed restrictions for households at or below 80 percent of the area median income.

33Comm replaced a boarded-up and abandoned house with two beautifully detailed New England-style buildings. A total of 57 units create a well-blended mixed-income community and are just steps away from an MBTA ("T") station and Boston College, Newton's second-largest employer. Recreation and shopping are also easily reachable on foot.

Public partners were instrumental in achieving affordability. 33Comm received \$1.2 million from the city of Newton and \$750,000 from the commonwealth of Massachusetts as gap financing. One-third of these funds were repaid, while two-thirds permanently serve as the critical subsidy the project needed to be financially feasible.

Particular attention was paid to the environmental aspects of the development, starting with the remediation of an existing on-site oil spill. Drought-resistant plants were used in landscaping, and building roofs collect rainwater for recharging into the groundwater. The building envelope is sealed against air infiltration, and all units are equipped with Energy Star appliances. All exterior surfaces were selected for their durability and need less frequent care and painting.

Public partners were instrumental in achieving affordability. 33Comm received \$1.2 million from the city of Newton and \$750,000 from the commonwealth of Massachusetts as gap financing.

Workforce Housing



FOUR OUTSTANDING DEVELOPMENTS RECEIVE JACK KEMP WORKFORCE HOUSING 2010 MODELS OF EXCELLENCE AWARD FROM ULI TERWILLIGER CENTER FOR WORKFORCE HOUSING
Developments in Chestnut Hills, Mass.; Washington, D.C., Denver and Baltimore Selected

For more information, contact: Trisha Riggs, 202-624-7086; priggs@uli.org
Robert Krueger, 202-624-7051, Robert.krueger@uli.org

WASHINGTON (November 18, 2010) – Exemplary achievements in the development of workforce housing are being celebrated tonight by the Urban Land Institute (ULI) Terwilliger Center for Workforce Housing. Four developments -- 33Comm in Chestnut Hills, Mass.; Capitol Quarter: Phase 1 in Washington, D.C.; Fire Clay Lofts in Denver; and Miller's Court in Baltimore have been selected as the winners of the ULI Terwilliger Center's Jack Kemp Workforce Housing Models of Excellence Awards.

The projects will be honored this evening at the Center's prestigious Jack Kemp Awards Gala in Washington, D.C. Held in memory of the late U.S. Department of Housing and Urban Development (HUD) Secretary and member of the U.S. Congress, the event is honoring Secretary Kemp's dedication to housing as a national priority and those who are carrying on his legacy through their work. Keynote speaker HUD Secretary Shaun Donovan and several former HUD secretaries -- including gala co-chair Henry Cisneros and awards program chairman Steven Preston -- will be among many nationally renowned housing and real estate experts at the event.

The Jack Kemp awards, bestowed annually by the Center, are given to workforce housing developments that represent outstanding achievements in several areas, including innovative financing, unique construction methodologies, strong public/private partnerships, and replicability to achieve workforce housing affordability. The four winning developments for 2010 were chosen from 29 submissions located throughout the United States.

"The workforce housing champions behind these developments have achieved what is often elusive in the best economic conditions and is even more difficult during a downturn. They are providing housing that is both affordable to moderate-income workers and located near employment hubs," said Secretary Cisneros, now executive chairman of CityView in Los Angeles.

"These success stories show innovation and purpose on many levels. They provide important roadmaps for other communities in need of workforce housing," said Secretary Preston, now president and chief executive officer of OAKLEAF Waste Management in East Hartford, Conn.

Each of the four winning projects have at least 25 percent of the units designated for families earning between 60 percent and 120 percent of the area median income (AMI); are located near employment centers and transportation hubs; and have utilized public capital subsidies for no more than 25 percent of the development costs. They were all bolstered by strong partnerships between the developers and the local municipalities.

"These developments are highly successful in making workforce housing a reality," said ULI Terwilliger Center Founder J. Ronald Terwilliger, chairman emeritus of Trammell Crow Residential in Dallas. "They are making a positive contribution to their communities, and are setting an example of what can be achieved with creativity and commitment."

The Jack Kemp Models of Excellence Award winners:

- **33Comm (developed by B'nai B'rith Housing New England in Chestnut Hill, Mass.)** is a development in Newton that contains 57 units of mixed-income condominium housing. The development consists of two buildings -- the Fairways, a newly constructed building with 44 units, and the Carriage House, a rehabbed building containing 13 units. The workforce units are reserved for buyers making 80 percent or less of the AMI.

The development was permitted under Massachusetts General Laws Chapter 40(b), also known as the comprehensive permit statute. The developer partnered with the city of Newton throughout the development process and was able to achieve workforce housing through gap funding from both the city and the state.

- **Capitol Quarter: Phase 1 (developed by Capper Carrolsburg Ventures and EYA in Washington, D.C.)** is part of the overall redevelopment of a 1940s public housing development that contained 700 subsidized rental apartments. Capitol Quarter is designed to blend in with the historic fabric of the Capitol Hill Community and is part of the revitalized neighborhood of "The Yards" which includes the Washington National's baseball stadium. The workforce units are restricted to families earning between 50 to 115 percent of AMI. The City provided the land and infrastructure and the developer was able to sell market rate housing to offset the cost of providing new public rental apartments and affordable workforce housing units.
- **Fire Clay Lofts (developed by Urban Ventures, LLC in Denver)** is located on a former brick manufacturing site and covers two blocks in lower downtown Denver, bordering a Coors Field parking lot. Although several original buildings were demolished to allow new construction, the developer preserved an 1890 brick warehouse, which was renovated to create lofts. The developer agreed to provide 20 percent of the units to households at or below 80 percent of the average AMI. The project is highly accessible to public transit, adjacent to a bus route and located only three blocks from a future transit rail stop.
- **Miller's Court (developed by Seawall Development Company in Baltimore)** is a mixed use renovation of an old brick canning factory located in an older section of Baltimore. This 75,000 square foot brick warehouse was converted into 40 loft-style apartments and 35,000 square feet of office space. The property is marketed to teachers and was expressly designed to provide their homes in the same jurisdiction as their teaching jobs. All rental units are occupied by teachers and the commercial space is leased to education related organizations, such as Teach for America and the Baltimore Urban Debate League. The project combined private capital with federal, state, and local funding programs to the adaptive reuse of an abandoned Victorian era industrial building using excellent design and lasting sustainability to create rental homes for teachers new to Baltimore.

In addition to the Award winners, the following developments were selected as finalists:

- **500 Hyacinth Place (developed by Brinshore Development in Highland Park, Ill.)**
- **Renaissance Square (developed Enterprise/Mark Building Joint Venture, LLC in Baltimore, Md.)**
- **St. Aidan (developed by Planning Office for Urban Affairs in Brookline, Mass.)**

The Jack Kemp Models of Excellence program is one of many successful activities the ULI Terwilliger Center has underway to keep the issue of workforce housing at the forefront, said ULI Chief Executive Officer Patrick Phillips. "Through the ULI Terwilliger Center, we are committed to raising awareness of the nation's workforce housing shortage, exploring solutions to the problem, showcasing best practices, and ultimately, making a measurable increase in the workforce housing supply," he said.

An awards program honoring workforce housing was established by the ULI Terwilliger Center in 2008. In memory of their late friend and colleague, members of the ULI Terwilliger Center National Advisory Board renamed the program in honor of Secretary Kemp for his tireless efforts to improve affordable housing opportunities for America's working families. He was the author of the federal Enterprise Zones legislation to encourage entrepreneurship and job creation in urban America, and he was a strong proponent of expanding home ownership among the poor through resident management and ownership of public and subsidized housing.

About the ULI Terwilliger Center for Workforce Housing

The ULI Terwilliger Center for Workforce Housing (www.uli.org/terwilligercenter) was established in 2007 with a \$5 million endowment to ULI from former ULI Chairman J. Ronald Terwilliger, chairman of Trammell Crow Residential and chairman of the ULI Terwilliger Center. The mission of the Center is to act as a catalyst in increasing the availability of workforce housing by harnessing the power of the private sector.

About the Urban Land Institute

The Urban Land Institute (www.uli.org) is a global nonprofit education and research institute supported by its members. Its mission is to provide leadership in the responsible use of land and in sustaining and creating thriving communities worldwide. Established in 1936, the Institute has nearly 30,000 members representing all aspects of land use and development disciplines.



2010

JACK KEMP
WORKFORCE HOUSING
MODELS OF
EXCELLENCE
AWARDS

Presented to

**The City of Newton and
B'nai B'rith Housing New England**
for its exemplary workforce housing development

**33Comm
Chestnut Hill (Newton), Massachusetts**

Steven C. Preston, Awards Chair
President & CEO
OAKLEAF Waste Management

J. Ronald Terwilliger
Chairman



**Urban Land
Institute**

Terwilliger Center for Workforce Housing



B'NAI B'RITH
HOUSING
NEW ENGLAND

33Comm
Chestnut Hill (Newton), MA
Meet Our New Homeowners

"I love being right by BC, and so close to the city, yet a little on the outskirts. The people around here are always smiling and are so nice."

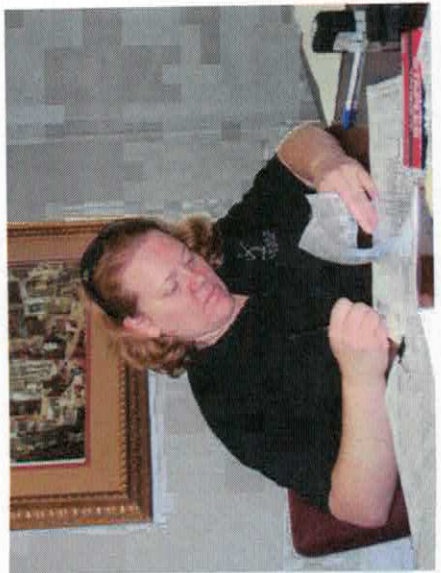
~Amy Montalto,
Homeowner at the Carriage House at
33Comm



B'NAI B'RITH
HOUSING
NEW ENGLAND

33Comm
Chestnut Hill (Newton), MA
Meet Our New Homeowners

"I feel extremely fortunate to have been a recipient of this affordable housing. For the past nine years, I have lived on the other side of Newton in a basement apartment. This place is quite an upgrade from my former damp and dark dwelling."



~ Stephanie LeFever,
Homeowner at 33Comm



DEVELOPMENT OVERVIEW

Covenant House Properties I, II & III, Brighton, MA

B'nai B'rith Housing has a long track record of delivering high quality housing with designs that are responsive to community needs. As development sponsor, BBH created three (3) developments in Brighton, collectively known as the Covenant House Communities, which contain 242 rental housing units. These developments are 100% affordable, 100% project-based Section 8 and are occupied by very low-income elderly and disabled individuals.

These properties have received significant national recognition. Among other honors, they have been recognized by Enterprise Community Partners, Inc. (formerly the Enterprise Foundation) and the MetLife Foundation and in 2011 won the MetLife Foundation Awards for Excellence in Affordable Housing, which laud best practices in green, service-enriched housing for low-income seniors. In addition, Covenant House has been deemed a Community of Quality by the National Affordable Housing Management Association (NAHMA) as housing that is more than just safe, attractive, modern and well-maintained, "...as [its] residents are often aided in ways rarely addressed in conventional rental housing settings."

The Covenant House Communities were also awarded a \$2.7 million grant from HUD under its Green Retrofit Program for Multifamily Housing. These funds enabled BBH to make major system modifications to increase energy efficiency and reduce the complex's carbon footprint.

Quick Facts about Covenant House I, II & III:

- Covenant House I, 150 units (completed in 1982).
- Covenant House II, 50 units (completed in 1993).
- Covenant House III, 42 units (completed in 2003).
- Total of 242 units.
- 1-bedroom units (with some studio and 2-bedroom units).
- 100% of units are affordable to senior and disabled residents with incomes at or below 30% of median income (100% Section 8).

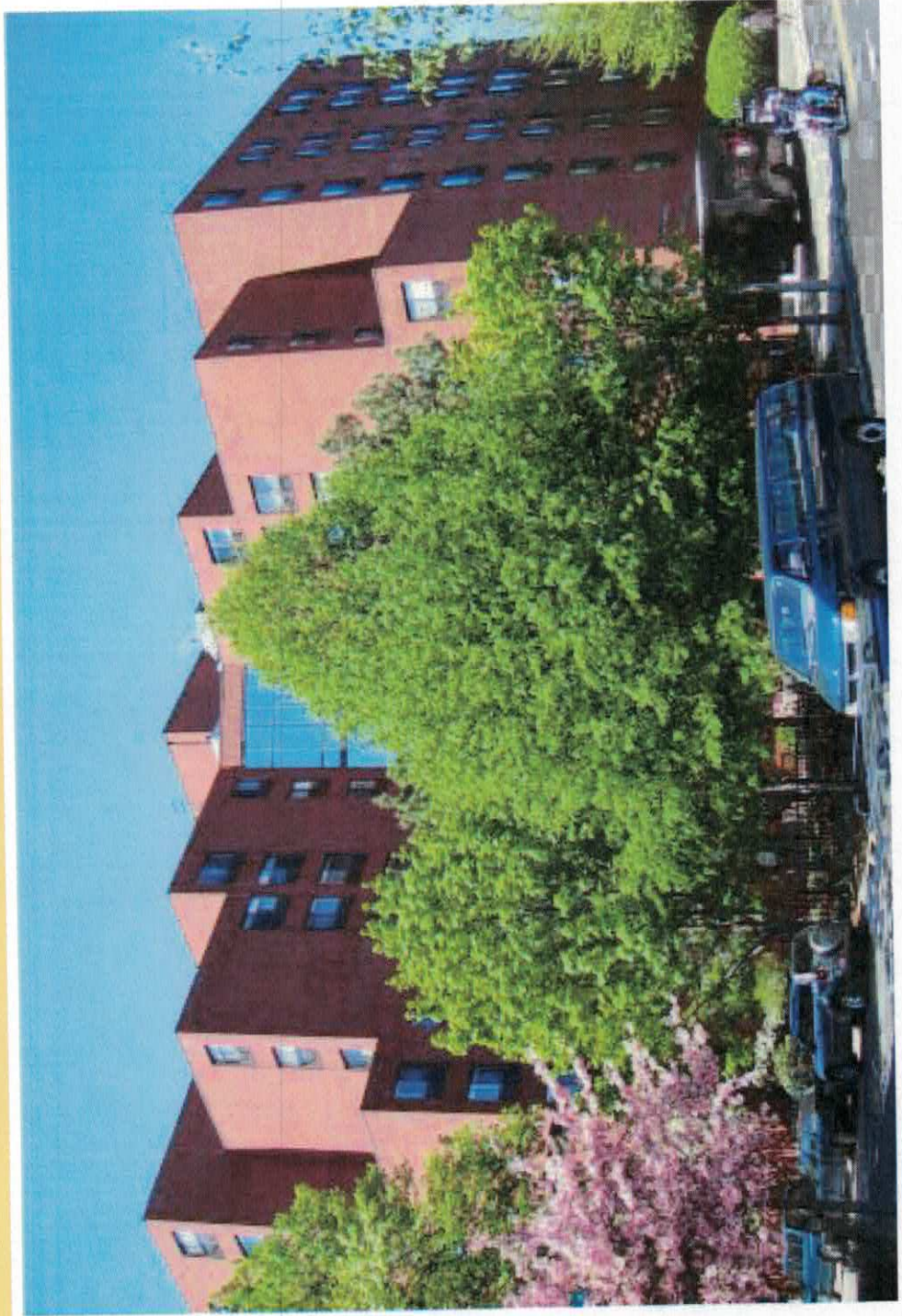
Attached Materials (see Appendix):

- Enterprise Community Partners, Inc. and the MetLife Foundation Press Release
- BBH Press Release: 2011 MetLife Foundation Award
- 2011 MetLife Foundation Award Agenda and List of Service Providers
- "Community of Quality" National Affordable Housing Management Association Award
- Allston-Brighton Tab Article about \$2.7 Million HUD Green Retrofit Grant
- Allston-Brighton Tab Article about a 70 Year Anniversary Celebration at Covenant House
- "Meet Our Residents"



B'NAI B'RITH
HOUSING

The Covenant House Communities Brighton, MA





B'NAI B'RITH HOUSING

Creating Places to Call Home



Group trips



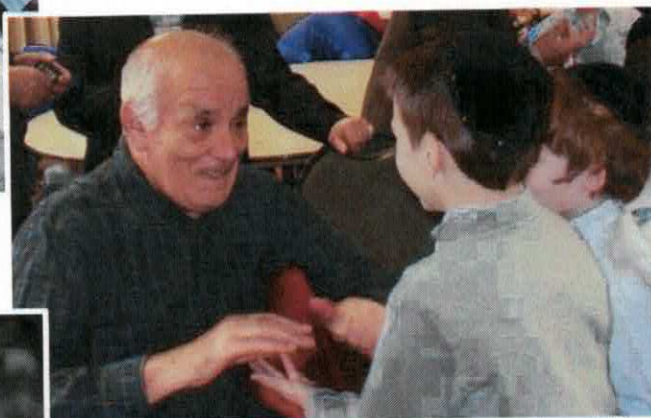
Exercise classes



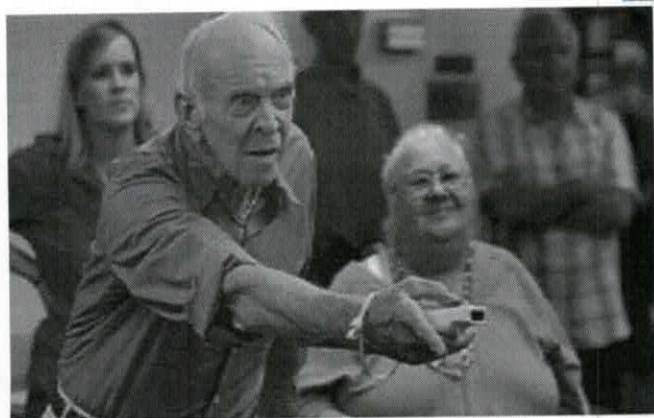
Cultural performances



Celebrations



Intergenerational events



Active living

B'nai B'rith Housing's model of service-enriched housing is nationally recognized for creating communities of quality

NEWS RELEASE

For Immediate Release: August 25, 2011

Contact: Peggy Atherlay
212.578.1525 – office
MAtherlay@metlife.com

TeAnne Chennault
213.787.8234 – office
TChennault@enterprisecommunity.org

2011 MetLife Foundation Excellence in Affordable Housing Award Winners Announced

Funding to Advance Affordable Senior Housing Projects

COLUMBIA, Md. - Enterprise Community Partners, Inc. (Enterprise) and MetLife Foundation today announced the winners of the 2011 MetLife Foundation Awards for Excellence in Affordable Housing, which laud best practices in green, service-enriched housing for low-income seniors. The four winners will each receive \$50,000 in unrestricted grant funds to expand their exemplary work in affordable senior housing and will be recognized at various events around the country culminating with a final event at the LeadingAge conference in Washington, D.C. this fall.

“MetLife Foundation and Enterprise share a commitment to ensuring our growing older adult population has access to affordable, safe and healthy housing,” said Dennis White, president and CEO of MetLife Foundation. “We are pleased to join Enterprise in recognizing four organizations that are effectively meeting this growing need and enabling older adults to age in place.”

Enterprise and MetLife Foundation started the program in 1996. Since then more than 40 organizations have been recognized with nearly \$2 million committed to community based organizations focused on senior housing. The 2011 winners are:

- B’nai B’rith Housing New England in Brighton, Mass. for Covenant House. A home for seniors and adults with disabilities, Covenant House mixes best practices in green operations and maintenance with the use of enriched technology in order to enhance the quality of life for its 300 residents.

- Ingleside Homes, Inc. in Wilmington, Del., for Ingleside Retirement Apartments. By providing a sophisticated and energy-efficient living environment, Ingleside Retirement Apartments is home to more than 200 low- and moderate- income seniors who are able to age in place with more than 30 on-site assistance and resident services.
- Jamaica Plain Neighborhood Development Corporation in Jamaica Plain, Mass., for the Julia Martin House. An independent living community with comprehensive support services, the Julia Martin House provides 55 safe, universally designed one-bedroom apartments for formerly homeless and low-income seniors.
- PEP Housing in Petaluma Calif., for Casa Grande Senior Apartments. A Build-It-Green certified project, Casa Grande Senior Apartments is the first green-rated multifamily affordable housing community in Sonoma County. Due to the green enhancements, PEP Housing has been able to drastically reduce its electric and water usage while providing the nearly 60 senior residents with sound quality of life and healthy housing surroundings.

“This country is entering into a senior tsunami. By 2030 one out of every five Americans will be over the age of 65, with many in need of affordable housing,” said Melinda Pollack, vice president, vulnerable populations, Enterprise. “It is through the efforts of organizations like those we have honored today that our seniors will be able age in place with high quality of life. We thank MetLife Foundation for its consistent support on this growing sector of affordable housing.”

###

Enterprise is a leading provider of the development capital and expertise it takes to create decent, affordable homes and rebuild communities. For nearly 30 years, Enterprise has introduced neighborhood solutions through public-private partnerships with financial institutions, governments, community organizations and others that share our vision. Enterprise has raised and invested more than \$11 billion in equity, grants and loans to help build or preserve more than 280,000 affordable rental and for-sale homes to create vital communities. Visit www.enterprisecommunity.org and www.enterprisecommunity.com to learn more about Enterprise's efforts to build communities and opportunity.

MetLife Foundation was established in 1976 to carry on MetLife's longstanding tradition of corporate contributions and community involvement. The Foundation is committed to building a secure future for individuals and communities worldwide. Through programs focusing on empowering older adults, preparing young people and building livable communities, MetLife Foundation increases access and opportunities for people of all ages. Since it was established, MetLife Foundation has made more than \$500 million in grants and \$75 million in program related investments. For more information visit www.metlife.org.



B'nai B'rith Housing New England 34 Washington Street | Brighton, MA 02135
Phone 617/731-5292 Fax 617/739-0124
www.bbhousing.org

NEWS RELEASE
For Immediate Release
October 3, 2011

Contact: Megan Amundson
Cell: 617-462-3633
Megan@BBHousing.org

B'nai B'rith Housing Receives National 2011 MetLife Foundation Award for Excellence in Senior Supported Affordable Housing for Covenant House in Brighton and Honors Service Partners

BRIGHTON, MA – Today, the MetLife Foundation and Enterprise Community Partners presented B'nai B'rith Housing New England with an award for Excellence in Supported Senior Affordable Housing for its work at its Covenant House communities in Brighton. B'nai B'rith Housing in turn honored the many service partners who help make Covenant House a model of active senior living.

“We are honored that MetLife Foundation and Enterprise Community Partners recognize our Covenant House communities as national models for supported senior affordable housing,” said Susan Gittelman, Executive Director of B'nai B'rith Housing. “But we didn't do it on our own, which is why we are honoring the many partners who help us make Covenant House such a special place.”

City of Boston Mayor Thomas Menino and Boston Commissioner of Elderly Affairs Emily Shea spoke about the importance of high quality affordable housing and active senior living. Duamarius Stukes, Director of Housing and Assisted Living Programs within the Executive Office of Elderly Affairs, spoke about the need to expand the Covenant House model statewide.

“The rest of the country is finding out what we in Boston have known for a long time – that the Covenant House is a great place for Boston seniors to live,” Mayor Thomas M. Menino said. “I want to thank B'nai B'rith Housing for its commitment to affordable housing, and the MetLife Foundation and Enterprise Community Partners for recognizing its work.”

State Representative Kevin Honan was at the event, presenting Covenant House's partners with awards, as was Barbara Fields, Director of the New England office of the US Department of Housing and Urban Development. Also present were representatives from US Congressman Michael Capuano's office and US Senator John Kerry's office.

“HUD's investment in Covenant House in both housing for people and green retrofitting is about building community,” said Barbara Fields, Director of the New England office of the US Department of Housing and Urban Development. “By investing in this community we are creating jobs and safe, affordable housing for local residents.”

“It's wonderful that the MetLife Foundation recognizes B'nai B'rith Housing and its Covenant House community for its extraordinary work in providing safe, affordable housing for seniors,” said State Representative Kevin Honan. “B'nai B'rith Housing is leading the way in the Commonwealth for providing high quality housing and community for seniors.”

Twenty eight institutions, organizations, and businesses were honored at the event for their contributions to the Covenant House communities. They included the Boston University Sargent College Department of Occupational Therapy, the Boston College Graduate School of Social Work, the Boston College Neighborhood Center, Leslie University's Division of Expressive Therapies, Central Boston Elder Services, Jewish Family and Children's Services, the Albert Schweitzer Fellowship, the Art Connection, Action for Boston Community Development, Central Boston Elder Services, Combined Jewish Philanthropies, the Commission for the Blind, and D.E.A.F, among others.

"Through committed service agency partnerships, only then can seniors receive comprehensive high quality services," said Sharon Applegate, Executive Director of DEAF Inc and one of the partners honored at the event. "B'nai B'rith Housing made it happen successfully for the seniors at the Covenant House. No one can deliver 100% quality senior services alone."

After the awards were presented, there was a demonstration of the creative use of Nintendo Wii games with Covenant House residents by Boston University's Department of Occupational Therapy as an example of the types of programs that Covenant House partners provide to keep seniors active. The Albert Schweitzer Fellowship also provided a portfolio of residents' artwork done through their art therapy program.

The national MetLife Foundation award goes to organizations that have shown outstanding leadership, innovation, effectiveness and quality operations and services in the area of affordable senior housing. The award also recognizes organizations for successfully incorporating green components in their housing.

B'nai B'rith Housing New England is a nonprofit affordable housing developer and a trusted partner that brings expertise, connections, and a commitment to affordability to Greater Boston communities with high housing costs. B'nai B'rith Housing builds high quality, award winning affordable housing developments and works with cities and towns to create economically viable, affordable housing options that respond to the needs and aspirations of each community. It brings a rare capacity to tackle the challenges of high-cost housing markets, harnessing the strategic and technical expertise of some of Boston's top real estate industry leaders as volunteers.

For more information visit www.BBHousing.org.

###

COVENANT HOUSE COMMUNITY PARTNERS

Thank you for your part in making Covenant House a model of excellence for supportive senior housing!

ABP Best Home Care Agency	D.E.A.F., Inc.
Action for Boston Community Development (ABCD)	ETHOS
Allston-Brighton APAC	Helping Hands Homecare
Alzheimer's Association	Jewish Community Housing for the Elderly (JCHE)
Angel Homecare	Jewish Family and Children's Services
Beth Israel Hospital	Lesley College
Boston College	Division of Expressive Therapies
Graduate School of Social Work	Lesley College Graduate
Boston College	School of Arts and Social Sciences
Neighborhood Center	Lifeline
Boston Fire Department	Massachusetts Commission
Boston Housing Authority	for the Blind
Patricia White	Massachusetts Dept. of Transitional Assistance
Boston Police Department	MassHousing
Boston University College of Health and Rehabilitation Sciences	MassHealth
Boston University Sargent College	Melvin Pharmacy
Dept. of Occupational Therapy	Metropolitan Boston Housing Partnership (MBHP)
Brighton House	NAHMA
Rehabilitation & Nursing Center	Albert Schweitzer Fellowship
Brighton Marine Hospital	Steward Home Care
Central Boston Elder Services	Suburban Home Health Care
Chinese Golden Age Center	The Art Connection
Brighton House	Veronica Smith Senior Center
City Fresh	VistaCare Hospice
CityWide Home Care Agency	VNA Boston
Combined Jewish Philanthropies	VNA Care Network & Hospice
Conservation Services Group	Whole Foods
Coolidge House	

PROGRAM

WELCOME

Susan Gittelman
Executive Director, BBH NE

PRESENTATION OF 2011 METLIFE FOUNDATION AWARD FOR EXCELLENCE IN AFFORDABLE HOUSING

Lisa Nye
Recruiting Director
MetLife Foundation

Katie Swenson

Vice President, Design Initiatives
Enterprise Community Partners

REMARKS

Mayor Thomas Menino
City of Boston

Barbara Fields

Regional Administrator
U.S. Department of Housing and Urban Development

Commissioner Emily Shea

City of Boston Commission on Elderly Affairs

Duamarius Stukes

Director of Housing and Assisted Living
Massachusetts Executive Office of Elder Affairs

PRESENTATION OF AWARDS TO PARTNERS

CLOSING REMARKS

Susan Gittelman

RESIDENT PROGRAM DEMONSTRATIONS

2011 MetLife Foundation Award for Excellence in Affordable Housing Celebration | Monday, October 3, 2011



GUEST SPEAKER AND PRESENTER BIOGRAPHIES

Mayor Thomas M. Menino City of Boston

The current Mayor of Boston, Mayor Menino has been elected five times as Mayor and previously five times as a City Councilor. His vision for Boston is based on strong, welcoming communities that provide unlimited opportunity for success. He is committed to social and economic advancement. Mayor Menino has put Boston at the national forefront of healthy, livable cities. Boston is a leader in sustainability and environmental awareness, having recently been named the 3rd greenest city in America.

Barbara G. Fields Regional Administrator

U.S. Department of Housing and Urban Development

Barbara Fields is the Regional Administrator of HUD's New England Region. Prior to this position, Barbara most recently served as the Executive Director of the Rhode Island office of Local Initiatives Support Corporation (LISC), the nation's leading community development intermediary, as well as the Massachusetts Government Land Bank and the Boston Redevelopment Authority. Ms. Fields holds this position with extensive knowledge of affordable housing and a commitment to community revitalization.

Commissioner Emily Shea

City of Boston Commission on Elderly Affairs

As Commissioner on Elderly Affairs for the City of Boston, Emily Shea works to help improve the quality of life of all senior citizens living in the City of Boston. Shea most recently served as the Director of Elder Services at Action for Boston Community Development (ABCD), Boston's largest anti-poverty agency. Previously, Shea was Executive Director at the Boston Partnership for Older Adults (BPOA), a coalition of over 200 organizations and individuals working to ensure that all older adults in Boston have the support and resources needed to age with dignity.

Duamarius Stukes

Director of Housing and Assisted Living Programs Massachusetts Executive Office of Elder Affairs

As Director of Housing and Assisted Living Programs, Duamarius Stukes is the liaison for assisted living facilities statewide. Duamarius has had more than seven years experience developing and executing bold and innovative community relations and government affairs strategies and tactics that achieve results for profit and non-profit program participants. Duamarius is passionate about community building and improvement.

Evelyn Friedman

Director

City of Boston Department of Neighborhood Development

Evelyn Friedman serves the City of Boston as Cabinet Chief of Housing and Director of the Department of Neighborhood Development (DND). As DND Director, Evelyn manages the city's federal grants from the U.S. Department of Housing and Urban Development, which provide funding for housing, economic development, and human service programs. Prior to her appointment to Mayor Menino's cabinet, Evelyn Friedman spent 18 years as the executive director of Nuestra Comunidad Development Corporation, a Roxbury-based non-profit organization that flourished under her leadership.

State Representative Kevin G. Honan

Massachusetts House of Representatives

Representative Honan began his career in public service at Action for Boston Community Development (ABCD) where he educated low income and elderly residents on weatherization techniques and fuel assistance programs. In 1987, he began his legislative service where he has worked to protect the interests of vulnerable groups including the elderly, children and the disabled. In 2003, he was named Chairman of the Joint Committee on Housing, where he continues to serve.

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HUD grants \$2.7M to help Covenant House go green

Photos

Zoom



PHOTO BY MARK THOMSON

Boston Mayor Thomas Menino stood alongside Susan Gittleman, Executive Director of B'Nai B'rith Housing New England, Raymond Jordan, HUD's New England Faith-based and Community Initiative Liaison, Representative Kevin Honan, and others at a tree-planting to celebrate a \$2.7 million grant from the U.S. Housing and Urban Development to "go green" at Covenant House properties. Photo by MARK THOMSON



By Judy Wasserman

GateHouse News Service

Posted Nov 01, 2010 @ 06:26 AM

Recommend

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Brighton, Mass. — The skies overhead may have been gloomy, but the mood inside Covenant House on Washington Street in Brighton on Monday morning was bright.

Local, city, state and federal officials mingled with Covenant House staff and residents to celebrate a \$2.7 million U.S. Housing and Urban Development grant awarded to B'nai B'rith Housing New England to renovate Covenant House, making it "greener."

B'nai B'rith secured the federal stimulus funds through HUD's Green Retrofit Program for Multifamily Housing for the Covenant House's core building, which is 29 years old. Covenant House was one of seven affordable housing developments in Massachusetts to receive grant money.

The HUD funds help housing developments reduce energy costs, cut water consumption and improve indoor air quality.

Susan Gittleman, BBHNE executive director, said Monday that most of the renovations are complete, and that the project should be finished next month.

To turn Covenant "green," worn roofing was replaced with a highly efficient reflective white roof; energy-efficient windows and appliances were installed in the apartments; and a co-generational system was installed which produces heat and electricity using a single fuel. Representatives of Aegis Energy Services Inc. of Holyoke, the project engineer, gave tours of the co-generational system after Monday's ceremonies.

Citing the age of the core Covenant House, Gittleman said BBHNE was looking for ways to modernize the building systems, decrease utility costs and improve the property's impact on the environment. She said BBHNE anticipates a 15 percent savings in utility costs, and a \$40,000-a-year savings in operational costs from the co-generational unit alone.



At Monday's ceremonies, Marvin Siflinger, president of the BBHNE board, smiled as he told a personal anecdote. Thirty years ago, he said, when HUD gave initial approval to BBHNE to build Covenant House, Siflinger was the director of HUD's Boston office, and it was Siflinger who signed the necessary documents.

"Now, here we are, thanks to HUD. We're doing great," said Siflinger.

Raymond Jordan, New England Faith Based and Community Initiative liaison for HUD, praised BBHNE for "being in the vanguard of change," and for being "truly good HUD partners."

Boston Mayor Thomas Menino commended the partnership of federal, state and city agencies that worked on this project, saying, "We all worked together, and that's how government should be."

Noting that Boston is currently the third "greenest" city in the country, Menino said programs like this "make a real difference in people's lives, and meet our climate change goals."

It is, he said, "another step forward to make a cleaner environment and to create more jobs."

With a smile, he announced that "we are changing Boston from Beantown to Greentown!"

After the ceremonies, Menino added that energy efficiency is "so important," and is a high priority in Boston. He predicted that more schools, libraries, firehouses and private homes will benefit from programs like this, and that Boston is and will be in the lead to provide "a better quality of life."

Congressman Michael Capuano, D-8th, told the gathering of approximately 100 people that the "greening" of Covenant House "is important and a cause for celebration," and should be recognized as a direct benefit of the federal stimulus money. Referring to talk radio shows whose listeners, he said, criticize the funds provided under the American Recovery & Reinvestment Act of 2009, Capuano said, "The stimulus money helped pay for this [Covenant renovations], plain and simple," he said.

"These are tough economic times, but it doesn't mean we stop moving forward. And, moving forward is what this project represents," Capuano said.

State Sen. Steven Tolman called the Covenant House renovations "brilliant," and praised "our leadership for its forward thinking. This is fundamentally the way government should be operating, and where we should be going."

Brighton's Rep. Kevin Honan, joint legislative chairman on housing, praised BBHNE and Covenant House for "leading the way in terms of innovation," and noted that cities throughout the state should "follow their lead to go green."

After the ceremonies, Honan stayed to visit with several Covenant House residents. When asked what the renovation project means to Allston Brighton, Honan said, "There is an enthusiastic move here to go green. We're very excited about Covenant House, which is one of the first projects of its kind. This is the way of development now, moving toward sustainable and renewable energy. It's very significant."

Boston City Council President Michael Ross said that in Jewish tradition, the planting of a tree is often done on a special occasion, and he called the planting of a tree in front of Covenant House before the ceremonies "symbolic" of environmental concerns.

City Councilor Mark Ciommo, who represents Allston and Brighton, praised all the partners who worked on the grant project, and said, "This is a model for projects in the future."

In the spirit of going green, BBHNE presented special gift bags, filled with environmentally friendly household products, to Covenant House residents Yosif Lakhman and Grace Soulard. There were also flower bulbs for all the guests to take home and plant.

Covenant House is sponsored by B'nai B'rith Housing New England, a not-for-profit organization whose mission is to help ease the housing crisis by providing affordable housing for seniors and young families. When Covenant House opened in 1982, there were 150 apartments; today there are 242 in the complex that was built in three phases. The 312 residents represent many countries, including Brazil, Chile, China, Cuba, Egypt, Israel, Poland, Russia and Venezuela.

Covenant House Property Manager Susan Rack, the BBHNE board of directors, the BBHNE Real Estate Council and the Covenant House Management Team coordinated the grant process.



Betelmans celebrate 70 years of marriage with celebration at Covenant House

By **Judy Wasserman**
Allston / Brighton TAB
Posted Oct 11, 2010 @ 06:30 AM

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Brighton, Mass. — When they talked about their great-grandchildren, their eyes sparkled with pride and joy.

In fact, Josif and Mary Betelman of Brighton attribute their 70-year long marriage, at least in part, to the closeness of their family, and the wonderful life they enjoy with their daughter, grandchildren and great-grandchildren.

A few days after family and friends celebrated their 70th wedding anniversary with the Betelmans, the couple sat down in the library of the Covenant House, where they live, to reminisce about their marriage and coming to America.

With a smile, Josif, who will be 97 in January, said 70 years of marriage "is a big story," but he and Mary "never really thought about it."

Mary, who will be 90 this month, agreed, and added, "The United States is a wonderful country; it created a wonderful life for us. We're thankful to this country."

Both were born in Russia and came to America in 1981; they moved to Covenant House in 1992, and are two of its original residents. Why did they come to America?

Their daughter, Tatyana Jakobson, and her husband, Gabriel, had come to America with their family in 1980, and the family wanted to be reunited, said Josif.

"We wanted to all be in one place," he said.

Hesitant to talk about life in the Soviet Union, Josif did say it was difficult to leave that country, to travel abroad, and Mary added, "He always dreamed of coming to America."

Once they were here, they agreed the biggest adjustment was learning English.

"To this day, the language is hard to learn. But I am thankful for my good teachers who helped me learn English," said Josif.

Mary said, "We felt very charmed by America and all who welcomed us here. It's easier to live here, and we adjusted quickly."

As Josif and Mary talked about their 70 years of marriage, they recalled how they met. In August 1940, Josif returned home to Podolsk for a one-month vacation from the Soviet Navy officers' school. His family knew Mary's family, who also lived in Podolsk, and two weeks into Josif's vacation, his father introduced him to Mary.

After only five days of dating, Josif asked Mary to marry him; their parents approved, and the two were married on Sept. 23, 1940. Later that same day, Josif returned to his military service.

Was it love at first sight? With smiles, both said, "As it appears to be!"

In 1939, Josif fought with the Soviet Union in the war against Finland, and then served with the Soviet Navy during World War II. His son-in-law, Gabriel Jakobson, said at the anniversary party that Josif fought with the Soviet defense during the siege of Leningrad in November 1941, and after being severely wounded, coordinated Soviet receipt of supplies from the United States' Lend Lease Program.

Fellow Covenant House resident Yossif Lakhman told the anniversary gathering of about 40 people last week that in 1944, Josif received the highest military medal in the Soviet Union, the Red Star Banner, and received the most Soviet military medals in World War II.

Noting that Josif is a modest man, Lakhman recalled that when he once asked Josif how many medals he had received, Josif said, "We ALL fought for our country."

For at least the first several months of their marriage, Mary taught in an elementary school. But, with the start of World War II, she had to move from place to place, to avoid the war. Mary said she planned to go to Ukraine, where she was born, but "fate stepped in," she said, for when she went to the train station, she learned that the last train had just left. Later, Mary learned that the Germans captured the train.

She moved to Leningrad for a short time, but, again thanks to fate and the kindness of a Finnish official who knew Josif, she was whisked away from that embattled city before the Siege of 1941, and taken on the last convoy to leave, going to the Altai Mountains in Siberia.

After serving with the military until 1956, Josif began a civilian career in industry.

To this day, the Betelmans like to do everything together. They have similar views, like to talk politics and current events, manage their finances together and are very close to their family.

For example, when the weather is warm, they make sure to attend their great-grandson's soccer games.

At last week's anniversary party, their great-granddaughter, Adi Atar, 13, sang some songs for them, including one of their favorites, "I Could Have Danced All Night."

Recalling that moment, Josif beamed with a big smile, and said, "It gives us so much pleasure."

The pleasure is mutual. During the anniversary party, great-granddaughter Daniella Jakobson, 12, speaking in both Russian and English, said, "Their life is like a book; open it and there are many stories in it. They had many hardships, but they are still together. It's really beautiful."

Great-grandson Ben Jakobson, 9, added that their lives and 70-year-long marriage "are very important."

Granddaughter Anna Atar called her grandparents' 70 years together "amazing," and her husband, Shay Atar, said it was "special to see how they live as a couple. We always learn from them. They always care about the family, and they always remember everyone's birthdays."

He added that the Betelmans are an inspiring example of 70 years together.

Their seven great-grandchildren, who attended the anniversary party in Covenant House's community room, range in age from 3 to 13. Besides the Jakobsons and the Atars, the Betelmans' grandson, Boris Jakobson, also attended the party.

Referring to their deep involvement with family, Josif said, "We live with their life."

Do the Betelmans have advice for having such a long and happy marriage? Believe in each other, said Mary. "Exercise every day so that you have your health, as I do. Fully love your family, and be truthful," said Josif.

He added, "We wish to all to live life as we have lived it, so that they have very good families."

The Allston-Brighton TAB thanks Anastasia Magnitskaia, Covenant House assistant property manager, for translating during our interview with the Betelmans.

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B'NAI B'RITH
HOUSING

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Brighton, MA
Meet Our Residents

"I am very happy to live here. We try to return to our roots, our Jewish traditions. That's very important to me."

~ Iosif Lakhman,
Covenant House resident





B'NAI B'RITH
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The Covenant House Properties
Brighton, MA
Meet Our Residents

**"Everything is perfect here.
I know and love the city
and most importantly,
I can afford living here."**

~ Irina Gogol,
Covenant House resident

