

320-21

# Nonantum Village Senior Housing Preservation

Nonantum Village Place  
241 Watertown Street  
Newton, MA 02458

# History of Nonantum Village Place (NVP)

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

# Who makes up the NVP community?

- NVP is **100%** affordable.
  - Residents must have incomes below 50% of Area Median Income (AMI), and 40% of the units at NVP are set aside for residents with incomes less than 30% of (AMI).
  - In general, residents incomes range from \$9,000 to \$21,000.
- Residents must be 62 years or older, and resident's ages range from 60's to late 80's. Several residents have a disability or are frail.

# Ensuring a diverse and welcoming community

Multifamily housing	White	African-American	Asian/Pacific Islander	Other	Documented Disability
Cascap portfolio- open referral	55.5%	32.3%	4.8%	7.3%	60%
Cascap closed referral through DMH	67.4%	18%	9.4%	4.4%	100%
NVP	68%	20%	12%	0%	50%
NVP waiting list-applicants	66%	29%	0%	4.8%	29%

- Outreach to the Newton Senior Center, local non- profits and religious groups, ensures diverse groups of seniors know about NVP. Critical documents are translated for those with Limited English Proficiency (LEP). Residents with Hispanic ethnicity are 6% for Cascap portfolio, and .3% at NVP.
- The residents have created a community, decorating the common areas for different events or holidays, and welcoming those who are newer residents. Prior to the pandemic, residents had pot- luck dinners, and were teaching informal art classes.
- A part time resident services coordinator provides important assistance: advocating on behalf of residents, connecting them to services, encouraging healthy lifestyles, and setting up activities/educational programs.

# Sources and Uses: Request to City of Newton

Sources	
CPA	\$500,000
CDBG	\$100,000
NVP	\$140,000
LEAN	\$102,338
Foundation	\$50,000
Total	\$892,338

Uses	
Construction	
Roof ( 3 roofs)	\$220,000
Siding	\$115,000
HVAC	<u>\$390,000</u>
Construction total	\$725,000
Contingency	\$108,750
Soft costs	\$58,588
Total	\$892,338

- NVP funding is project reserves. LEAN funding is a utility grant program for affordable housing energy conservation measures. Foundation funding is through the Charlesbank Foundation.
- Construction bids have been received for Roof, siding and HVAC work.

# Nonantum Village Place facades



Project scope: Building envelope rehabilitation and energy conservation measures.



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Existing roofs must be replaced. The new roof insulation will be increased to R-50, and the new roof will be a white TPO. The existing apartment air conditioning condensers must be removed and all 35 units replaced. These will be replaced with heating/cooling heat pumps to reduce green house gas emissions. Three gas fired Roof Top Units (RTU's) that cool the common areas will be replaced with higher efficiency equipment.

Pictures above show the temporary coatings that have been applied to stop active leaks. The ponding and soft spots on the roof lead to deteriorated roofing.



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Sections of the siding and trim have extensive damage and must be replaced.

Pictures above show water damaged trim on window and front

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



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**Thank you to the City of Newton  
Comments or questions?**

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