



Groundbreaking News!



AN EXCLUSIVE LOOK INTO HAYWOOD HOUSE

OCTOBER 2021

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HAYWOOD HOUSE GROUNDBREAKING SITE

THIS MONTH'S FEATURES:

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Breaking ground: An inside look

A GLIMPSE OF WHERE IT ALL STARTED AND
HOW FAR IT'S COME

In May 2021 the Newton Housing Authority (NHA) began construction of a new 55-unit Low-Income Housing Tax Credit development in Newton for seniors, known as Haywood House. The development is named in honor of the late NHA Board Member Reverend Howard Haywood. Reverend Howard Haywood was a powerful advocate for affordable housing and social justice in Newton. He was instrumental in the development of Haywood House.

Early discussions regarding the development of Haywood House first began in October 2011. Following more than 8 years of hard work and collaboration between the NHA and its partners, the City of Newton, DHCD, and the Newton Community, the NHA joyfully celebrated the Haywood House Groundbreaking on the beautiful morning of Thursday, October 7, 2021.

In attendance were members of the Haywood family, Mayor Ruthanne Fuller, Congressman Jake Auchincloss, NHA Staff and Board Members, City Councilors, partners of the project, and members of the Newton community, who all joined in celebrating with the NHA. The NHA provided refreshments to those who attended as well as a short program which included remarks from the NHA Board Chair Richard Kronish, Mayor Ruthanne Fuller, Congressman Jake Auchincloss, and Elizabeth Hibbard of MHIC. Amy Zarechian, the NHA's Executive Director, closed the program with the ceremonial breaking of ground and a final thank you to all the partners on this project.

This event marked a huge milestone for the NHA and the City of Newton as the NHA strives to provide more affordable housing in Newton.



(LEFT) KATY HAYWOOD
(RIGHT) MAYOR RUTHANNE FULLER

Note from the Executive Director

AMY ZARECHIAN | NHA EXECUTIVE DIRECTOR

For more than 60 years, the NHA has been the largest provider of affordable housing in the City of Newton, administering over 500 units of federal and state public housing and 441 Housing Choice Vouchers. Using City of Newton Inclusionary Zoning Funds, we have developed a portfolio of 93 permanently affordable management units throughout the City.

Over the last 8 years, the NHA has endeavored to create more affordable housing in the City of Newton and thoughtfully and proactively develop our Resident Services Program. In that time, we have added 38 units of permanently affordable housing to our portfolio and greatly expanded our Resident Services Department, providing enhanced tenant-focused social services and case management to better meet the changing needs of our residents.

The development of affordable housing for elders at Haywood House through the Low-Income Housing Tax Credit program is our next big step, and will help address the need for affordable and accessible multifamily rental housing for low and moderate-income seniors in Newton.

We were thrilled to celebrate the Haywood House Groundbreaking with our partners, guests, supporters, and residents. I want to thank our hardworking Board of Commissioners and staff, the City of Newton, Newton CPC, DHCD, MHIC, East Boston Savings Bank, North Atlantic States Regional Council of Carpenters, CEDAC, Housing Partners, Inc., Anser Advisory, LLC, BWA Architecture, Inc., Colantonio, Inc., and Maloney Properties, Inc. for their collaboration and hard work for this project.



(TOP) CHAIRMAN RICHARD KRONISH



(BOTTOM: LEFT TO RIGHT) COMMISSIONER MARY CORRIGAN, CHAIRMAN RICHARD KRONISH, VICE-CHAIRMAN THOMAS TURNER, TREASURER VINCENT O'DONNELL, KATY HAYWOOD, COMMISSIONER JUDITH WEBER, MAYOR RUTHANNE FULLER, CONGRESSMAN JAKE AUCHINCLOSS, AMY ZARECHIAN, ELIZABETH HIBBARD



COMING SOON!

HAYWOOD HOUSE

EXPECTED COMPLETION | NOVEMBER 2022

Project Timeline

STAY INFORMED ABOUT CONSTRUCTION AND LEARN MORE ABOUT THE PROJECT

The NHA hosts a Community Zoom Meeting on the last Thursday of every month at 6:30pm. These virtual meetings are held to provide information and answer questions from the community regarding the ongoing construction.

To RSVP for monthly community meetings and/or to be added to the email list for any Haywood House correspondence, please email: haywoodhouseinfo@newtonhousing.org

If you are interested in attending this community meeting and are in need of assistance accessing Zoom please email haywoodhouseinfo@newtonhousing.org.

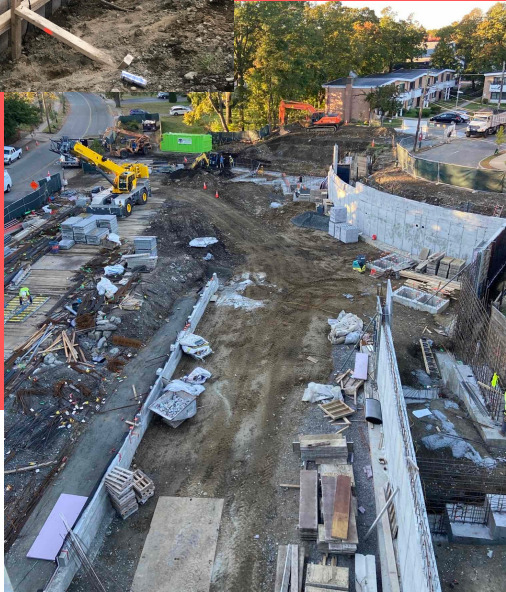
Haywood House Timetable: 2-Month Construction Schedule

Activity	Planned Start	Planned Finish
Concrete Foundations	August 16, 2021	November 18, 2021
CMU – Stair 1	October 18, 2021	November 12, 2021
Underground Plumbing	October 25, 2021	November 24, 2021
Underground Electrical	October 25, 2021	November 24, 2021
Concrete Slabs – Ground Level	November 16, 2021	November 30, 2021
Concrete Slabs – Level 1	November 29, 2021	December 16, 2021
Interior Load Bearing CMU	December 3, 2021	December 14, 2021
Wood Framing	December 15, 2021	Continuing Into February

Financing for Haywood House was made possible through DHCD, CEDAC, MassHousing, MHIC, East Boston Savings Bank, City of Newton CPA and CDBG, and the NHA.



- CURRENT CONSTRUCTION
- BUILDING ELEVATOR SHAFT AND STAIRWELL
 - EXCAVATION FOR FOOTING
 - POURING CONCRETE
 - FORMING WALLS
 - WATERPROOFING



What's next?

LEARN ABOUT HAYWOOD HOUSE FEATURES, ELIGIBILITY, AND HOW TO APPLY

Features

Haywood House features fifty-five (55) adaptable and visitable one-bedroom units with 4 units fully accessible for individuals with mobility impairments and 4 units designated for individuals currently, or at risk, of being homeless.

Residents of Haywood House will have access to all amenities on the 1st and 2nd floors of the building. These amenities include:

- community room and common kitchen
- fitness center
- library
- laundry facilities
- lounge spaces
- art studio
- shared deck

Residents of Jackson Gardens will have access to amenities located in the communal spaces on the 1st floor. These amenities include:

- community room
- common kitchen
- fitness center
- laundry facilities
- art studio
- shared deck

Additionally, social services and recreational programming will be offered that will greatly enhance the quality of life and benefit the residents of both developments.



VIEW OF HAYWOOD HOUSE FROM JACKSON ROAD

Eligibility

Haywood House will consist of fifty-five (55) one-bedroom units for seniors aged 62 and older. Thirty-two (32) of the proposed units will be designated for low-to-moderate income seniors with incomes at or below 60% of Area Median Income (AMI). Eleven (11) of these units will be occupied by households with incomes at 30% of AMI or below. In addition, twenty-three (23) of the units will be designated for residents with incomes between 80% and 99% of AMI.

Full occupancy is expected by the end of 2022.

Application Process

The NHA has hired Maloney Properties, Inc. to be the property manager for Haywood House. Maloney will be managing the application process beginning in the summer of 2022 following affirmative fair marketing procedures. Eligible residents for Haywood House will be sorted by income group and preference and selected by lottery. Local preference will be applied for applicants living and/or working in the City of Newton. Further information on the application process and how to apply will be released as the summer of 2022 approaches.



VIEW OF HAYWOOD HOUSE FROM JOHN F. KENNEDY CIRCLE