

**To:** City Council President Albright and Members of the City Council  
**Cc:** Mayor Fuller, Barney Heath, Lara Kritzer, Affordable Housing Trust members  
**From:** Ann Houston, Chair, Newton Affordable Housing Trust  
**RE:** Newton Affordable Housing Trust - First Two Dispositions  
**Date:** Friday, November 17, 2023

I am delighted to share news that the Newton Affordable Housing Trust voted funding for two important projects at our meeting on Thursday, November 16, 2023. These funding awards represent the first investment of Trust funds to meet Newton's housing goals. **Both the Family Navigation Center and Coleman House reflect excellent leverage of Trust funds to provide critically needed, deeply affordable housing in our community.**

The first award of \$500,000 to Family Aid will assist with the conversion of a former nursing home at 815 Washington Street into 42 units of family transitional housing, known as the West Newton Family Navigation Center. **We are proud to be able to provide timely support for this project in the face of a statewide family homelessness crisis.** The Trust award represents 4% of the total development cost of \$11,378,599. The bulk of the development costs, 62%, comes from the Massachusetts Executive Office of Housing and Livable Communities. Donations, foundation grants, and deferred developer fees account for another 12%. Newton CDBG funds are being recommended for 7% of the costs. The balance comes from landlord improvements.

The second award of \$1.5Million to 2Life Communities for Coleman House additional funding, was in response to a request for \$2,547,065. **This senior housing preservation project completes the renovation of 144 units of deeply affordable senior housing that provide an important resource for our City's seniors.** 2Life Communities requested funds to support a number of atypical and conditions that were encountered in the midst of construction. This funding award, combined with earlier CPA funding, brings the City's total investment to \$6,761,687, or 24% of the total development cost of \$32,893,709. Over 75% of the development costs were provided by a Sponsor loan.

**Both Family Aid and 2Life Communities are industry leaders in providing excellent housing coupled with best practice services.** Both applications were thoroughly vetted by trust members who have significant experience in funding and building affordable housing and unanimously supported by the trust.

Also of note, that with these investments, our initial trust funding is nearly depleted. **We are hopeful that the City Council will vote on Monday to approve the CPA recommended allocation of funds to the trust so that we may continue the work of encouraging the development and preservation of affordable housing in Newton.**

Please feel free to reach out with any questions. [ahouston.houston@gmail.com](mailto:ahouston.houston@gmail.com)