



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
Telefax
(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Barney Heath
Director

MEMORANDUM

To: City Council Zoning & Planning Committee Members

From: Barney Heath, Planning Director
Lara Kritzer, Director of Housing & Community Development
Shaylyn Davis-Iannaco, Housing Program Manager

Date: March 21, 2024

Subject: Newton Affordable Housing Trust Program Update

In December 2021, City Council passed the enabling ordinance which created the Newton Affordable Housing Trust (NAHT) after several years of studying the potential benefits and requirements of these programs. The NAHT assists the City in meeting its affordable housing goals by creating a streamlined process for funding new projects and developments. The Trust is made up of seven members including Mayor Fuller, a representative from City Council (Councilor Albright), a Community Preservation Committee member (Judy Weber) and four Newton residents who work in or have a background in funding and developing affordable housing (Ann Houston, Peter Sargent, Jason Korb, Tamirirashe Gambiza).

The NAHT is primarily funded through annual allocations of Community Preservation Act funds. To date, the NAHT has requested and received two allocations of 35% of the CPA funds annual budget. The NAHT also receives infrequent additional funding from payments made in lieu of housing production through the Inclusionary Zoning Ordinance.

The first year of this program focused on developing a funding and application process and program guidelines. In year two, the Trust continued their work to identify Newton's affordable housing funding priorities and to further develop their funding guidelines and project goals. Trust members have joined with representatives of the Newton Housing Partnership and Fair Housing Committee to review the City's existing housing plans and update its demographic information in order to develop a clearer picture of the City and its needs. The NAHT plans for this group to continue to work together over a six-month period and develop suggested priorities for the NAHT to work with in funding projects in the future.

In its second year of work, the NAHT also began to receive applications for Affordable Housing Trust Funds. Two projects were reviewed in November 2023 and approved for funding at that time.

FamilyAid’s West Newton Navigation Center received \$500,000 for the rehabilitation and conversion of the former nursing home into a transitional housing facility and 2Life Communities’ Coleman House received \$1.5 million to complete the restoration of the existing building.

Below is a table showing the NAHT’s finances and expenditures over time, as well as their current funding balance.

Newton Affordable Housing Trust Fund CPA and IZ Funds Amounts					
Funding Amounts	DATE	CPA Funds	IZ Funds	Funded Projects	TOTAL
Initial Funding	8/24/2022	1,948,056.00			\$1,948,056.00
IZ Funding - 1144 Beacon Street	8/1/2023		\$115,647.50		\$2,063,703.50
Family Aid	11/16/2023			\$500,000.00	\$1,563,703.50
Coleman House (2Life Communities)	11/16/2023			\$1,500,000.00	\$63,703.50
FY24 Funding	11/30/2023	1,967,119.00			\$2,030,822.50
Totals:		3,915,175.00	\$115,647.50	\$2,000,000.00	\$2,030,822.50