



Mr. John J. Englert, Principal  
Criterion Development Partners  
37 Walnut Street, Suite 110  
Wellesley Hills, MA 02481

RE: Newton Housing Partnership's Support for Allée (2 Los Angeles Street)

Dear Mr. Englert,

Ruthanne Fuller,  
Mayor

Barney Heath,  
Director  
Planning & Development

Members:  
Lizbeth Heyer, Chair  
Mark Caggiano  
Eliza Datta  
Chuck Eisenberg  
Ann Houston  
Josephine McNeil  
David Rockwell  
Marva Serotkin  
Albert Simmons

As the Newton Housing Partnership works to advance Mayor Fuller's commitment to be a city that is welcoming to all, we are pleased to submit this letter in strong support of the Allée project ("the Project") that was permitted by the Newton Zoning Board of Appeals on June 17, 2020 pursuant to M.G.L. Chapter 40B. I understand that Criterion Development Partners ("CDP") is now applying to convert the project to the Local Initiative Program ("LIP") administered by the Executive Office of Housing and Livable Communities ("EOHLC") which would allow greater flexibility for financing. The Partnership supports this application and the Project.

The Partnership believes that this well-planned project is making an important contribution to desperately needed affordable housing in Newton. We are pleased that you are offering several units with deeper affordability than required by statute. My understanding is that you are setting aside one of your 51 affordable units for a household earning under 65% AMI, and a second for a household earning under 50% of AMI. We are also pleased that the total number of housing units is 205, making a significant dent in the supply and demand equation, an important tool to solving our region's housing crisis and helping to meet Newton's commitment to the Metro Mayor's Coalition landmark housing production goal to build 185,000 units by 2030 in fifteen surrounding communities.

We have appreciated the opportunity to comment throughout the permitting process, having met with CDP on November 19, 2019 and again on April 30, 2024.

The Partnership's original reasons for supporting the project still stand – its appropriate program, massing and density, given the transit-oriented location, and its enhancement of public amenity space along the Charles River.

Sincerely,

*Lizbeth Heyer*  
Lizbeth Heyer, Chair

Cc: Mayor Fuller and City Council

1000 Commonwealth Ave.  
Newton, MA 02459  
T 617/796-1120  
F 617/796-1142

[www.newtonma.gov](http://www.newtonma.gov)