

From: Kathleen Hobson <kathleen.hobson@verizon.net>  
Subject: P&D Board: Please accept NHP recommendation re **10-12 Cambria Road**.  
Date: October 5, 2015 2:26:19 AM EDT  
To: Judith Menon <jmenon@newtonma.gov>  
Cc: Josephine McNeil <Jam\_cando@msn.com>

Hi, Judith. ... Thank you for forwarding [this] to the P&D Board. ... Kathleen Hobson  
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Dear Members of the Planning and Development Board:

I am writing in support of the proposal for 10-12 Cambria Road. I urge you to follow the advice of the Newton Housing Partnership and approve both the \$189,690 in CDBG funds and the \$119,603 in HOME funds that CAN-DO requests.

The project perfectly suits the mission of the City's Housing and Community Development Program, and addresses priorities in the current Consolidated Plan, as it will house low-income families who are either homeless or at risk of homelessness. It also happens to require less federal subsidy than 54 Taft Avenue, funds for which you graciously approved in January. The expense will be well worth the payoff in opportunities for two needy families.

Regarding the City's September announcement that it was placing a moratorium on the disbursement of federal housing funds, to pool and leverage them for larger projects in the future, the Cambria Road proposal was submitted two months before that. In fairness, it should be exempt.

Leveraging federal funds to create as many affordable units as possible seems smart and responsible, but we should balance this against Newton realities. Larger projects are difficult to site and tend to inspire vehement neighborhood opposition, which adds delay, cost, and uncertainty. Reserving all CDBG and HOME funds for such projects seems like putting all our eggs in one very fragile basket. We could end up with no eggs at all.

We absolutely need larger projects, but we also need small ones, and for those we need CAN-DO. The City should not be cutting off CAN-DO's access to HUD funds, even for a year.

Yours truly,

Kathleen Hobson  
128 Dorset Road

From: Michael Lepie [mailto:bikerml@aol.com]

Sent: Monday, November 02, 2015 7:23 AM

To: Alice Ingerson

Cc: Setti D. Warren; Donnalyn B. Lynch Kahn; Maureen Lemieux; Aaron M. Goldman; Dori F. Zaleznik; bikerml@aol.com

**Subject: Can-Do's Cambria Road CPA Funds**

Can-Do's Cambria Road CPA Funds

Last year Can-Do was given tax payer funds for their Taft Ave project.

Project is sitting empty costing tax payers time and money.

Look at Can-Do's financials if you can find any.

They show clearly Can-Do should not be in business.

Please read attached e-mail.

Look and vote with eyes open

CPA funds are Newton Tax Payers funds.

And should not be wasted.

Thank You,

Michael Lepie

Senior Citizen & Tax Payer

Sent from my iPad

Begin forwarded message:

From: Michael Lepie <bikerml@aol.com>

Date: October 15, 2015 at 7:17:05 AM EDT

To: dolson@newtonma.gov

Subject: Fwd: Can-Do, CHDO + SHI

Mr. Olson

Please pass this on to all of the alderman.

Thank You,

Michael Lepie

Sent from my iPad

Begin forwarded message:

From: Michael Lepie <bikerml@aol.com>

Date: October 15, 2015 at 7:14:41 AM EDT

To: jfreas@newtonma.gov

Cc: swarren@newtonma.gov, dkhan@newtonma.gov, mlemieux@newtonma.gov,

agoldman@newtonma.gov, dzaleznik@newtonma.gov, bikerml@aol.com

Subject: Re: Can-Do, CHDO + SHI

Re-Certification of Can-Do as a Community Housing Development  
Organization ( CHDO )

Since Can-Do's 2009 forgiveness of one million dollars of tax payers dollars they have done little to nothing to change their bad and unsustainable business practices.

Their plan today is the same as it was in 2009.

The only difference they have more debt than they did in 2009.

Probably more debt than assets

Can-Do has developed seven more units of housing since 2009 at tax payer cost of about \$500,000 a unit .

The units are rented to friends and family .

Can-Do does not use a lottery system to get their tenants .

Therefore the units cannot be counted in Newton Subsidies Inventory ( SHI ).

The units were sold to the tax payer as needed units for Newton's SHI.

Shouldn't the city's CHDO provider also provide housing for the city's SHI ?

Can-Do has enriched themselves by getting more than \$200,000 of CPA funds as developer fees on the seven units of non SHI housing.

Without developer fees Can-Do cannot survive .

They need developer fees to pay old debt, a Ponzi scheme.

One of their projects Veterans House two unit of affordable housing for veterans.

The Mayor and I would like to know are there two veteran family's living in Can-Do's Veteran House ?

If you have to give away tax payers money why not give it to worthy developer .

Can-Do is only in business for Can-Do.

If Can-Do is the best you can find, Newton should not have a CHDO provider.

Find a new CHDO supplier or do not have one .

Thank You,

Michael Lepie

Senior Citizen & Tax Payer

Sent from my iPad

From: Priscilla M. Leith <islpris@verizon.net>  
Sent: Saturday, November 7, 2015 4:55 PM  
To: Alice Ingerson  
Subject: **Cambria Road Proposal**

Dear Alice,

I am in support of the Community Preservation Committee recommending the \$471,117 request for Cambria Road. If I understand correctly, it is a project proposed by Can-Do (Josephine McNeill). I heartily support Can-Do's efforts to purchase and renovate existing houses in Newton. They are always projects that do not overpower the neighborhoods where they are proposed, they do not generate a lot of traffic, and the tenants are always low or moderate income people who need housing and want to live in Newton.

More power to Can-DO for continuing its efforts to provide low and moderate income housing!

Priscilla M. Leith  
162 Islington Road  
Auburndale 02466



# LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 www.lwvnewton.org

617-383-4598 Email: info@lwvnewton.org

November 9, 2015

Alice Ingerson  
Community Preservation Committee Program Manager  
Newton City Hall  
1000 Commonwealth Avenue  
Newton, MA 02459

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Dear Alice:

The League of Women Voters appreciates the opportunity to read and comment on proposals before the CPC. As supporters of the act and initiators of the petition to adopt the CPA in Newton, we take our responsibility to see that the funds are equitably and wisely managed very seriously.

As the CPC has developed ever-tighter and more transparent guidelines for distributing CPA funds, this job has become easier. But none of this would be possible without the hard work and integrity of this volunteer committee. Thank you for your service.

Our comments regarding the current CPC applications are as follows:

Murals Restoration at NNHS: This proposal is complete with color pictures to give the reader a good idea of what is to be restored and the current, sad condition. The program from the dedication ceremony and glowing letters of support are nice touches.

The restoration clearly fits in the CPA guidelines and the Comprehensive Plan's guideline to "see history everywhere." Our readers agree that this is an important piece of Newton's history, and good placement of the final product.

While it is wonderful that these paintings will again see light and be seen by many students in this very public location, one question that arose is about how the murals will be protected.

Overall, our CPA funds are limited, and LWVN and the CPC have usually asked that these scarce funds leverage other funding, rather than be a sole or primary source, where possible. It seemed to our readers that a natural source for additional funds for these murals might be the alumni of Newton High and Newton North HS. Other private fundraising might also be successful, particularly if students did some of the historical research and could speak to the importance of these murals. We strongly suggest that the schools look for a larger portion of the funding for this project from such sources.

Recommendation: Support, enthusiastically, but with the caveat that the schools should first look to find more of the funding from other sources.



## LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 [www.lwvnewton.org](http://www.lwvnewton.org)

617-383-4598 Email: [info@lwvnewton.org](mailto:info@lwvnewton.org)

Preservation Planning for the New Arts Center: The proponent has made a clear and convincing case for how this proposal fits within the Comprehensive Plan and several of Newton's design guidelines. Community support is clearly documented, as are the results of the previous two plans.

Our readers felt the costs were moderate, but given the Arts Center's public role in the community, worthy of funding. One question arose about whether or not the the proponent approached architects for the donation or discount of services for this plan

Our readers are most concerned about the realization of the eventual renovation project. It makes little sense to fund a plan that cannot be put into action, but the CPA cannot be the guaranteed source for all or even part of the project funding. The proponent states that, but should make plans to fund the construction project entirely without CPA funding.

As the costs of the construction project are likely to be high, we strongly suggest that a specialist in arts capital campaigning be hired as soon as practical to start on building the funding for the eventual rehabilitation of the Center.

Recommendation: Support.

Affordable Housing on Cambria Road: CAN-DO's proposal is tighter than many we have read in the past, and is easier to comprehend. LWV readers liked seeing a mix of sources of funding for this renovation, as well as grants rather than loans. The renovations come in at very low cost and targets a critical need for Newton.

This proposal fits CPA guidelines, Comprehensive Plan and Newton's Housing and Community Development Plans. Affordable housing is urgently needed in Newton, and LWVN strongly supports adding units of permanently affordable housing, particularly scattered-site, small, in-fill development of this kind. Our readers were unanimous in strongly supporting this proposal.

CAN-DO is a well-known and highly regarded organization that has already successfully completed many affordable housing projects. In fact, LWV readers noted that CAN-DO's Eddy Street project, also funded with CPA money, came in under budget, ahead of time and was overall an excellent result.

Recommendation: The LWVN supports this proposal, and adds that the developer's fee has regularly come in very low. We recommend raising that closer to a traditional developer's fee to support operations and support services.

Many thanks again for all you do to improve Newton.

Sincerely,

A handwritten signature in cursive script that reads "Susan Flicop".

Susan Flicop  
President, LWVN

From: kklauder@aol.com <kklauder@aol.com>  
Sent: Monday, November 9, 2015 7:33 PM  
To: Alice Ingerson  
Subject: CPC, **Cambria Road Proposal**

Dear CPC Members:

I am writing in support of the proposal submitted by CAN-DO to create affordable housing at 10-12 Cambria Road, W. Newton.

According to the Community Preservation Plan adopted 2/12/15, the goal is to have at least 30% of CPA funds directed to the development of affordable housing. CPC selects proposals where there is a "high probability of success" based on prior record. CAN-DO's proposal for 10-12 Cambria Road meets both of these goals. CAN-DO, since 1994, has created 44 units of housing, 37 are deed-restricted permanent affordable housing. These units house formerly homeless families, victims of domestic violence, veterans, developmentally disabled and low-income families.

CAN-DO has created 44 units, 37 of which are deed-restricted permanent affordable housing

CAN-DO is requesting \$235,558 per unit to create two units for formerly homeless families. Compare this to the approved housing project, 12 -20 Curve Street, which was approved at \$471,117 per unit. The request for Cambria Road is reasonable; meets CPA's priorities; and will provide much needed housing.

Thank you for your consideration.

Kathy Laufer  
26 Mosman Street  
W. Newton

From: Michael Lepie [mailto:bikerml@aol.com]  
Sent: Tuesday, November 17, 2015 6:57 AM  
To: Setti D. Warren  
Cc: James Freas; Alice Ingerson; Donnalyn B. Lynch Kahn; Maureen Lemieux; Aaron M. Goldman; Dori F. Zaleznik; bikerml@aol.com  
Subject: **Can-Do's Cambria Road CPA Funds**

Mr. Mayor,

Since you have been in office Can-Do has produced seven units of housing at a tax payer cost of about \$500,000 a unit.

In making these seven units of housing Can-Do has received more than \$200,000 in CPA funds for developer fees.

As of today none of the seven units can be counted towards the city's SHI inventory, because Can-Do does not use a lottery system to find tenants .

However the planning department might be able to get these units listed using a back door approach. The planning department is working on changing the rules for Can-Do.

Can-Do has a city funded Taft Ave project sitting empty for almost a year.

This is a 40b project, the last time Can-Do did a 40b project they lost a million dollars of tax payer funds. Has Can-Do been given their developer fee for their Taft Ave project, paid with CPA funds for a project not yet started ?

Included in the seven units of non SHI housing are two units of housing for veterans and their families. Are there two veteran families living in Veteran House ?

Now Can-Do is looking for more tax payer funds for another project Cambria Road. Can-Do is using the same proven failed business plan that they have been using for years.

Can -Do can only survive if they get large developer fees , CPA funds to pay off old debt, a Ponzi Scheme.

Maybe Can-Do's financials should be looked into to see if they are worthy of getting more tax payers funds.

Maybe before more money is given out to Can-Do you should look and see what the already funded seven units look like, as well as the empty Taft Ave property.

Can-Do has proven they do not have a sustainable business plan that will work without a new project every year .

Isn't it about time you stop the waste of tax payer funds ?

Isn't it your job to protect the waste of tax payer funds ?

Do something to stop the entitled Can-Do.

Look with your eyes open.

Thank You,  
Michael Lepie  
Senior Citizen & Tax Payer

Sent from my iPad