



CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

September 21, 2015

Newton Planning and Development Board
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Setti D. Warren
Mayor

James Freas
Acting Director
Planning & Development

Elizabeth Valenta
Housing Programs Manager

Members

Dan Violi, Chair
Matt Yarmolinsky,
Vice-Chair
Andrew Franklin
Judy Jacobson
Phil Herr
Peter Macero
Lynne Sweet

Re: Support for 10 -12 Cambria Road

Dear Planning and Development Board Members:

At the Newton Housing Partnership meeting on September 9, 2015 the four eligible members present unanimously agreed to support Citizens for Affordable Housing in Newton Development Organization, Inc.'s (CAN-DO) request for \$309,293 in Newton-controlled federal funds to assist with the acquisition and rehabilitation of a two-family dwelling for the creation of two affordable rental units. In addition, the developer is requesting \$471,117 in Community Preservation Act (CPA) funding for the development.

We support and endorse the developer's concept of providing 100% affordability in a well-located existing building. The sponsor proposed the unit rents would be affordable for one household at <50% AMI and one household at <80% AMI. Additionally, the sponsor will market one unit to Section 8 voucher holders exiting a domestic violence shelter and the other unit will be marketed to homeless households residing in hotel/motel shelters.

The Partnership recognized that this proposal addresses a number of City priorities which were identified in the *City of Newton 2016–2020 Consolidated Plan and FY16 Annual Action Plan*:

- The need for the increased production of new affordable housing units throughout the City for extremely low, low, moderate income levels, in accordance with the goal to add 800 new units to have 10% of the housing stock eligible for inclusion on the State's SHI by 2021; and
- Provide transitional and permanent housing units for those at risk for and exiting homelessness.

The Partnership acknowledged the need for public funding given the level of affordability proposed, and supports the use of Newton HOME and CDBG funds and Community Preservation Act funds to support this worthwhile project. The Partnership also recommended that CAN-DO create a fair housing and marketing plan that, when approved by DHCD, will enable the units in the project to be added to the City's Subsidized Housing Inventory.

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

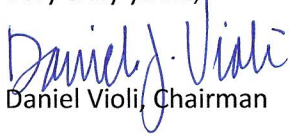
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In sum, the Partnership recommends the approval of \$189,690 in CDBG funds and \$119,603 in HOME funds for this development. If there are further questions for the Partnership please let me know.

Very truly yours,


Daniel Violi, Chairman

Cc James Freas, Acting Director
Elizabeth Valenta, Housing Programs Manager
Josephine McNeil, CAN-DO

