



CITY OF NEWTON, MASSACHUSETTS

Department of Planning and Development

Michael J. Kruse, Director



newton
community
development
block
grant
program

vid B. Cohen
Mayor

October 28, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

I am writing to support the two housing proposals CAN-DO is presenting to the committee. Newton is rapidly losing its social and economic diversity because of the high cost of housing here. Where once Newton was affordable to a broad range of families, housing cost is increasingly a barrier to our children, parents, teachers and City employees.

Twenty years ago, a family making the Boston area median income could afford to buy nearly half of the housing available in Newton. Today, that same family could afford to buy only the bottom ten percent of the housing from a cost and quality standpoint (and it is rare that such housing would even come on the market).

The housing portions of both the Newton Framework Plan and the Newton Consolidated Plan support the development of permanent, affordable housing for families and individuals with less than the Boston area median income. Both of the projects proposed by CAN-DO support this goal.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide a homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

I believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

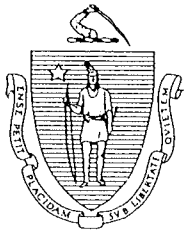
Sincerely,

Stephen D. Gartrell

Associate Director for Housing & Community Development

Housing and Community Development Division
1000 Commonwealth Avenue, Newton, Massachusetts 02459
Telephone (617) 796-1120 Telefax (617) 796-1142

www.ci.newton.ma.us



The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES
STATE HOUSE, BOSTON 02133-1054

KAY KHAN
REPRESENTATIVE
12TH MIDDLESEX DISTRICT (NEWTON)
ROOM 23, STATE HOUSE

TEL. (617) 722-2140
FAX (617) 722-2339

Committees:
Human Services and Elderly Affairs
Federal Financial Assistance

LEGISLATIVE AIDE
MATT SELIG

October 28, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Ave.
Newton, MA 02459

To Whom it May Concern:

I wish to indicate my support for the two housing proposals presented to the Committee by CAN-DO. As a State Representative, I was an active participant in the campaign for passage of the Community Preservation Act. It is my hope that community housing will be a major benefactor of the legislation. As you review the numerous projects, I urge you to consider how the housing affordability crisis has worsened since the Fall of 2001 when the Act was signed into law.

Sale prices of homes continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership project -- \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide homeownership opportunities for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the Act during the campaign.
2. Rental project -- \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

I believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,

A handwritten signature in cursive script that reads "Kay Khan".

Kay Khan
State Representative



NOV 4 2002

COMMONWEALTH OF MASSACHUSETTS
MASSACHUSETTS SENATE
STATE HOUSE, BOSTON 02133-1053

SENATOR CYNTHIA STONE CREEM

FIRST MIDDLESEX AND NORFOLK
DISTRICT

ROOM 416B

TEL. (617) 722-1639
FAX (617) 722-1266

E-Mail: CCreem@senate.state.ma.us

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ELECTION LAWS
FEDERAL FINANCIAL ASSISTANCE
LOCAL AFFAIRS

October 29, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

I am writing in support of two housing grant applications submitted by CAN-DO for Community Preservation Act funding. I supported the passage of the CPA in Newton and believe that the following CAN-DO proposals will help fulfill the CPA's mission in our community. Affordable housing continues to be in tremendously short-supply in Newton and the need to create such housing for Newton residents is imperative.

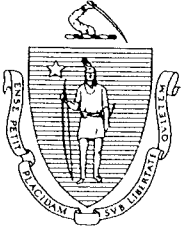
CAN-DO's proposals consist of funding for both a homeownership project and a rental project:

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project to provide homeownership opportunities for three city employees. The desire to create community housing opportunities for City employees was often cited as a rationale for the passage of the CPA during the campaign and I believe that our community is strengthened if City employees can live in the communities they serve.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

I believe these two projects are consistent with Newton's housing goals and the mission of the CPA. I am hopeful that they will receive your utmost consideration. Thank you for your time and attention.

Sincerely,

Cynthia Stone Creem
State Senator



The Commonwealth of Massachusetts
House of Representatives
State House, Boston 02133-1054

PETER J. KOUTOUJIAN
STATE REPRESENTATIVE
10TH MIDDLESEX DISTRICT
NEWTON, WALTHAM

STAFF:
DANIEL J. DELANEY
LINDSAY A. SNYDER

Vice Chairman
Committee on Health Care

STATE HOUSE, ROOM 448
TEL. (617) 722-2582
FAX (617) 722-2879

Community Preservation Committee
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

October 29, 2002

Dear Community Preservation Committee Member:

I am writing you in support of the two housing proposals CAN-DO is presenting to the committee. As State Representative, I campaigned vigorously for the passage of the Community Preservation Act. It is my hope that community housing will be a major benefactor of this act. As you review the numerous projects before you, I urge you to take in to consideration the worsening crisis in housing affordability.

Home sale prices continue to rise despite a lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide a homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees has often been cited as a rationale for the passage of the community preservation act.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three bedroom units will be rented to families who have Section 8 certificates.

These projects represent a good beginning for the utilization of funds to address Newton's community housing needs. CAN-DO has a reputation and a track record of doing its utmost to expand affordable housing opportunities desperately needed by a

growing number of Newton community members. I strongly urge you to give this application serious consideration.

If you have any questions or concerns regarding this issue, please do not hesitate to contact my office at (617) 722-2582. Thank you for your attention to this matter.

Sincerely,

PETER J. KOUTOUJIAN
State Representative
10th Middlesex District

Board of Aldermen

2002-2003

City of Newton

1000 Commonwealth Avenue
Newton, MA 02459

November 1, 2002



Tel (617) 796-1210
FAX (617) 796-1214

Brooke K. Lipsitt
President

George E. Mansfield
Vice President

Mr. Michael Kruse, Director
Department of Planning & Development
City of Newton
1000 Commonwealth Avenue
Newton Centre MA 02459

Aldermen at Large
Ward

- 1 Robert E. Gerst
- 1 Carleton P. Merrill
- 2 Allan L. Ciccone
- 2 Marcia T. Johnson
- 3 Richard J. Bullwinkle
- 3 Leonard J. Gentile
- 4 Amy Mah Sangiolo
- 4 John F. Stewart
- 5 Paul E. Coletti
- 5 Brian E. Yates
- 6 Susan M. Basham
- 6 Kenneth R. L. Parker
- 6 Brooke K. Lipsitt
- 7 Sydra Schnipper
- 8 Richard A. Lipof
- 8 Mitchell L. Fischman

Ward Aldermen
Ward

- 1 Scott Lennon
- 2 Stephen M. Linsky
- 3 Anthony J. Salvucci
- 4 D. Pauline Bryson
- 5 Christine S. Samuelson
- 6 George E. Mansfield
- 7 R. Lisle Baker
- 8 Cheryl Lappin

City Clerk/Clerk of the Board
Edward English

Dear Mike:

Re: CAN-DO application for CPA funds

I am writing to express my strong support for CAN-DO's proposal for CPA funding for two projects.

The \$300,000 request to reduce the price of the market rate units at their Christina Street development will provide dedicated housing for employees of the City. As you are well aware, the current housing market has priced all but our highest paid City employees out of Newton. As an elected official, I feel strongly that there is a benefit to the community to have employees who do not leave their commitment to Newton behind at the end of the business day.

The \$200,000 request to help purchase a two-family house to provide permanent housing for holders of Section 8 certificates will help move the City a small step toward meeting our 10% affordability goal. CAN-DO is experienced in developing such small sites by combining multiple funding sources and maximizing its effectiveness by working closely with other agencies, as in the recent Webster Street residence developed for NWW.

I hope that the Community Preservation Committee will give positive consideration to both of these projects.

Very truly yours,

Brooke K. Lipsitt
President

| LIPOF REAL ESTATE SERVICES, INC. |

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. I and/or my organization were active participants in the campaign for passage of the Community Preservation Act. It is our hope that community housing will be a major benefactor. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act was passed.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide an homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,



Richard A. Lipof
Alderman-at-Large, Ward 8

NEWTON POLICE ASSOCIATION

November 1, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Dear Sir/Madam:

This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act was passed

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide a homeownership opportunity for three city employees. The desire to create community-housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

Our membership supports any effort to provide affordable housing opportunities in Newton. We are excited by the prospect that our members might have an opportunity to purchase a home in the city. We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,



Jay Babcock, President

Newton Firefighters Association

Local 2750 IAF/AFL-CIO-CLC

PO BOX 600884

NEWTONVILLE, MASS. 02460



Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

October 29, 2002

To whom it may concern:

This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. My Association and I were highly encouraged by the passage of the Community Preservation Act. Many of our members find Newton unaffordable and hope that community housing will be a major benefactor. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act passed.

Sales prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a home ownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide a homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's housing needs.

Sincerely,

Post-it® Fax Note	7671	Date	# of pages
To: <i>Open phone</i>		From: <i>Newton</i>	1
Co./Dept.		Co.	
Phone #		Phone #	
Fax # <i>617964-3593</i>		Fax #	

CITY HALL ASSOCIATES
Local 3092
NEWTON CITY HALL
NEWTON CENTRE, MA 02459

President
Frank Greco

Vice President
Patricia Sweeney

Secretary-Treasurer
Robert DeLuca

Secretary
Mary Cicciu

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Vincent Antonellis
Robert Montgomery
Russell Palmer

October 29, 2002

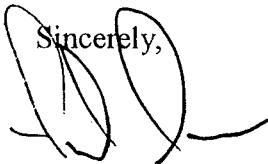
To Whom It May Concern:

This letter is written to you in support of the two housing proposals CAN-DO is presenting to the Committee.

As President of AFSCME Local 3092, City Hall Associates we, as a union, support any program that will help working men and women with affordable housing.

If I can be of any assistance, please do not hesitate to call me.

Sincerely,



FRANK GRECO, President
City Hall Associates



NEWTON TEACHERS ASSOCIATION

Affiliated with the Massachusetts Teachers Association and the National Education Association

CHERYL TURGEL, PRESIDENT

46 AUSTIN STREET
NEWTONVILLE, MASSACHUSETTS 02460
Telephone: (617) 244-9562
Fax: (617) 244-2332

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

October 30, 2002

To Whom it May Concern:

This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. The Newton Teachers Association has been an active participant in the campaign for passage of the Community Preservation Act.

It is our hope that community housing will be a major benefactor. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act was passed.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide a homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.

Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,

A handwritten signature in cursive script that reads 'Cheryl B. Turgel'.

Cheryl B. Turgel
President
Newton Teachers Association

The Eliot Church of Newton

A United Church of Christ

474 Centre Street, Newton, Massachusetts 02458
Voice 617 - 244 - 3639 Fax 617 - 244 - 7699

October 28, 2002



Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. The Eliot Church congregation was active in the campaign for passage of the Community Preservation Act.

It is our hope that community housing will be a major benefactor. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act was passed.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide an homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,

A handwritten signature in black ink that reads "Anthony S. Kill". The signature is written in a cursive, flowing style.

Anthony S. Kill
Pastor, Eliot Church of Newton

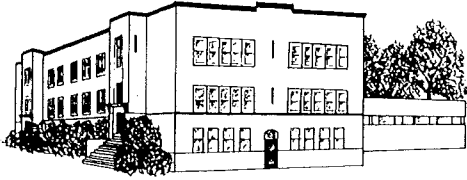
Anthony S. Kill
Pastor

Colleen Stiriti
Director of Christian Education

Carol Fay Ballou
Minister of Music

Nicole Newton
Youth Director

Terri Whitney-Jackson
Church Administrator



Newton Community Service Centers, Inc.

492 Waltham Street
West Newton, Massachusetts 02465
(617) 969-5906 • FAX (617) 964-3975
Website: www.NCSCinc.com

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

October 30, 2002

To Whom it May Concern:

I am writing to you and the Community Preservation Committee to lend support for the two housing proposals CAN-DO is presenting to the Committee. The Parent Program of Newton Community Service Centers, Inc. was an active participant in the campaign for passage of the Community Preservation Act. It is our hope that at a time when affordable housing in Newton is so scarce, that community housing will be a priority for Community Preservation funding made available in Newton. We urge you to take into consideration how the housing affordability crisis has worsened since the fall of 2001 when the act was passed.

Presently the economy is lagging, but sales prices for homes in Newton continue to rise. Rental prices have softened somewhat but are still out of reach for many families. CAN-DO has applied for funding for both a homeownership project and a rental project:

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide homeownership opportunities for three city employees who meet the income eligibility requirements under the Act. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the Act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates. At this point in time when rentals units command such a high rent, there is a shortage of units available to Section 8 holders and the families who have waited years to obtain them are having to give them up or move far from family and support systems.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs. Therefore we strongly urge the Committee to approve CAN-DO's application to fund these two projects.

Sincerely,

Nancy T. Johnson, Director
The Parents Program, NCSC



This agency is supported by
United Way
of Massachusetts Bay



community
development
block
grant

JCHE

Jewish Community Housing for the Elderly

30 Wallingford Road, Brighton, MA 02135-4753

(617) 912-8400 PHONE (617) 912-8499 FAX

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Mildred Zanditon

*Sponsored by*Combined Jewish Philanthropies
of Greater Boston

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

October 31, 2002

Dear Community Preservation Planner:

I write in support of two proposals that CAN-DO is presenting to the Community Preservation Committee.

JCHE owns and manages two developments for low-income elderly in Newton with a total of 346 units. There are almost 1,800 people on our waiting lists for these units. We know first hand the serious shortage of places for low-income people to live in Newton. For that reason, we were active supporters of the campaign for Newton to pass the Community Preservation Act.

I urge you therefore to award funding for CAN-DO's proposals. One would write down the cost of the three market-rate units in CAN-DO's Christina Street project, to make them accessible to the families of three city employees. The desire to create homeownership opportunities in Newton for city employees was one of the arguments in support of passage of the CPA referendum.

The second project is to purchase a two-family house in West Newton, the units of which would be rented to holders of Section 8 certificates.

We believe these two proposals are important efforts to address Newton's acute shortage of housing for low and moderate income households. We urge you to fund them.

Sincerely,

Ellen Feingold
President



October 25, 2002

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President

Jan Silverman
Vice President

Beverly Zweiman
Secretary

Tabeltha McCartney
Treasurer

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Molly O'Neill
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Shirley Platt
Clare Villari

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Lyn Evans-Shotkus
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John Wilson
Susan Wornick

Executive Director

Elisabeth Kirsch

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. As the Executive Director of an agency that works with women who need affordable housing, I am very aware of the lack of affordable housing and its effects on stabilization of families. We have worked with CAN-DO for a number of years and value the work that they do.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide an homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

These projects would be a welcome addition to the pool of affordable housing in Newton.

Sincerely,

Elisabeth Kirsch LICSW MMHS
Executive Director



Housing and housing services for seniors in Newton and neighboring communities

October 29, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

I am writing in support of proposal submitted to the Community Preservation Committee by CAN-DO. CLN was an active participant in the campaign for passage of the Community Preservation Act. We strongly believe that there is a tremendous need for affordable housing in our community and hope that affordable housing projects will be a major focus of the Community Preservation funding made available in Newton. As you review the numerous applications to fund various projects, we urge you to take into consideration how the housing affordability crisis has worsened since the fall of 2001 when the Act was passed.

Sale prices for homes in Newton continue to rise despite the lagging economy. Rental prices for housing have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project, which are as follows

1. Homeownership Project - **\$300,000** in funding to reduce the cost of the three market rate units at its Christina Street project would provide homeownership opportunities for three city employees who meet the income eligibility requirements under the Act. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the Act during the campaign.
2. Rental Project - **\$200,000** to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

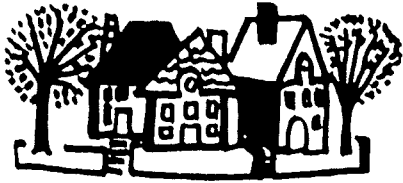
We believe these projects begin the process that we as a community have committed to: creating community housing that is affordable. We strongly urge the Committee to approve CAN-DO's application to fund these two projects.

Thank you.

Sincerely,

A handwritten signature in cursive script that reads 'Marcie Laden'.

Marcie Laden
Executive Director



Newton
Wellesley
Weston

Committee for
Community Living, Inc.

Sherwood Norton, J.D.
President

Nancy C. Slamin, MSW
Executive Director

October 23, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue.
Newton, MA 02459

To whom it may concern:

This letter is written to you and the Community Preservation Committee to indicate our support for the two housing proposals CAN-DO is presenting to the Committee. It is our hope that community housing will be a major benefactor of the Community Preservation funding made available to Newton.

As you review numerous applications to fund various projects, we urge you to take into consideration how the housing affordability crisis has worsened since the fall of 2001, when the Act was passed. Sale prices for homes in Newton continue to rise despite the lagging economy. Rental prices for housing have softened somewhat, but are still higher than many families can afford.

CAN-DO has applied for funding for both a homeownership project and a rental project, which are as follows:

Homeownership Project- \$300,000 in funding to reduce the cost of three market rate units at the Christina Street project would provide homeownership opportunities for three city employees who meet the income eligibility requirements under the Act. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the Act during the campaign.

Rental Project- \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the 3-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Having worked with CAN-DO on the 228 Webster Street project we know how effective an organization they are. Therefore, we strongly urge the Committee to approve CAN-DO's application to fund these two worthwhile projects.

Sincerely,

Nancy C. Slamin, Executive Director

Philip B. Herr
20 Marlboro Street Newton, MA 02458

October 30, 2002

Newton Community Preservation Committee
C/o Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Re: CAN-DO Christina Street project

Dear Committee members:

The CAN-DO proposal for CPA funding for City employees to gain housing at Christina Street is an exemplar in meeting the intentions of both the Community Preservation Act and of Newton's having accepted that Act. I strongly support it.

The proposal would enable City employees otherwise ineligible for subsidy assistance to be served through the Christina Street effort. Doing so would precisely address the stated housing goals that call for creation of moderate-income units for City employees, and for projects leveraging other funding (page 22 of the *Community Preservation Plan*). It would do so in the context of a development that is strikingly consistent with the entire set of CPC housing goals and also consistent with the spirit of the CPC historic preservation goals, as well (*Plan* page 18). The development already has drawn kudos not only for its service to housing needs but also for its insightful design that utilizes existing resources in a way that is appropriate to and helps to secure the existing character of its context.

Providing funding for this targeted purpose would send a welcome sign that as promised CPA funds are being used to serve multiple objectives in creative ways. As one of those who worked hard to bring CPA into being and into Newton, I heartily endorse this proposal for funding.

Very truly yours,



Philip B. Herr

Philip B. Herr
20 Marlboro Street Newton, MA 02458

October 30, 2002

Newton Community Preservation Committee
C/o Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Re: CAN-DO West Newton two-family project

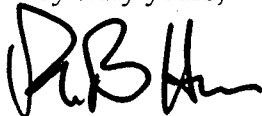
Dear Committee members:

The CAN-DO proposal for CPA funding to help with purchase and rehab of a West Newton two-family dwelling needs and deserves CPA assistance. I strongly support it. That assistance will enable CAN-DO, an organization created at City initiative, to "Use deed restrictions to acquire, update, and resell existing market rate housing as affordable units," (quoting from the sixth goal bullet on page 22 of the *Community Preservation Plan*). By leveraging other public funds, this funding would bring the rental price of those units to a level enabling use of Section 8 certificates, a form of housing subsidy under-utilized in the City because of the limited number of units available within Section 8 rent level limitations. Further, because of being developed by a local non-profit organization operating other assisted housing within the City, possibilities would be created for a continuity of opportunities, for example for persons now having term-limited tenure in CAN-DO properties committed for transitional housing.

As is true with other CAN-DO properties, this proposed rehab of an existing dwelling would create no departure from the character of the neighborhood, but rather would provide needed investment in the structure and assurance of continuity in the current use and at the current density, permanently serving two households. The funding would also lend further support to a critical institutional link in Newton's housing efforts. CAN-DO is not just another developer, it is the City's sole "Community Development Organization" (CHDO), meeting strict HUD criteria to be eligible for that status. While the federal funding made available because of that eligibility is currently modest, over time having a healthy CHDO is an important asset for effectively addressing housing needs, and this support now will help assure that long-term future.

Providing funding for this targeted purpose would send a welcome sign that as promised CPA funds are being used to serve multiple objectives in creative ways. As one of those who worked hard to bring CPA into being and into Newton, I heartily endorse this proposal for funding.

Very truly yours,



Philip B. Herr

October 28, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

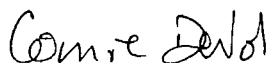
This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. It our hope that community housing will be a major benefactor of the Community Preservation Act. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act was passed.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide an homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,



Connie and Tom DeVol

62 Harding Street
Newton, MA 02465

Telephone: 617.964.6404
Facsimile: 617.969.6113

email: tdevol@sammonrep.com
www.finserve.com

Robert C. Abbe & Elizabeth J. Baker
385 Waverley Avenue
Newton, MA 02458

October 29, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom It May Concern:

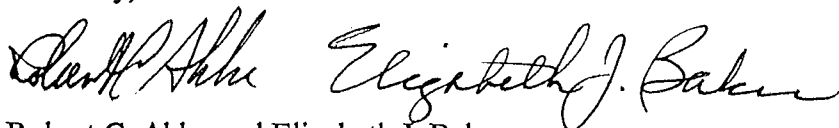
This letter is written to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. We were active participants in the campaign for passage of the Community Preservation Act. It is our hope that community housing will be a major benefactor. As you review the numerous projects, we urge you to take into consideration how the affordability crisis has worsened since the fall of 2001 when the act was passed.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

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2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

We believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs.

Sincerely,



Robert C. Abbe and Elizabeth J. Baker



THE PROJECT MANAGEMENT GROUP
PLANNING • DEVELOPMENT • MANAGEMENT CONSULTING

October 31, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

I'm writing to you and the committee to indicate support of the two housing proposals CAN-DO is presenting to the committee. As a member of the Newton Housing Partnership I supported passage of the Community Preservation Act. I hope that community housing will be a major benefactor. As you review numerous requests, I urge you to take into consideration how much affordability in Newton has worsened since the fall of 2001 when the act was passed.

Sale prices continue to rise despite the lagging economy. Rental prices have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project.

1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide an homeownership opportunity for three city employees. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the act during the campaign.
2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

I believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs. I hope you will agree and fund the projects.

Sincerely,



Christian W. Dame

Patrick O'Reilly
1611 Centre Street
Newton MA 02461

October 30, 2002

Chair
Community Preservation Act Committee
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Dear Chair and Committee Members:

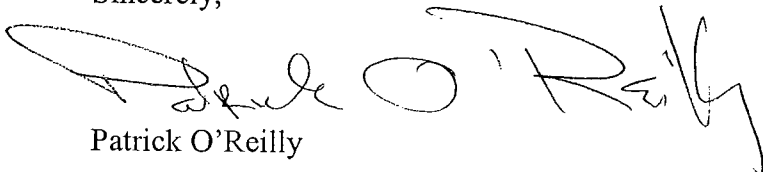
I am writing this letter in support of proposals that CAN-DO will be presenting to the Committee. For a number of years I have been involved in affordable housing and development issues in our city, and was active in the campaign for passage of the Community Preservation Act.

Among the opportunities that are offered by this Act , the possibility of expanding the number of affordable housing units should be your top priority. With rents and purchase prices for housing in Newton beginning to rise beyond the reach of middle class families and elders, the economic diversity of this city could very easily be lost in the coming years. And once lost, it will not likely to be recovered. We justifiably take pride in the diversity we have in Newton. Its loss will change the character of this city forever.

CAN-DO is one of the few organizations in Newton that can make a difference in halting the loss of affordable housing. And they need your help. I urge you to provide support for the projects they have submitted to you; the Homeownership Project on Christina Street, and the Rental Project in West Newton.

I hope they and all of us can count you helping our city to continue to be a leader in providing affordable housing for its residents.

Sincerely,



Patrick O'Reilly

October 30, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern,

This letter is in support of the two housing proposals being presented to the Committee by CAN-DO. I have been active in the campaign for passage of the Community Preservation Act and am pleased that it has us balance housing, environmental, historical and recreational needs of the city. I would like to remind you, however, that the housing affordability crisis has worsened since the fall of 2001 when the Act was passed.

CAN_DO's homeownership project, requesting \$300,000 to provide homeownership opportunities for three city employees and its rental project, requesting \$200,000 to assist in the purchase of a two family house to be used for Section 8 certificate holders, will benefit our city, as we seek to make Newton a place where a variety of people can live -- lower income as well as higher. CAN-DO has an excellent record of producing affordable housing and is an important asset to Newton. I urge your support for these two projects.

Sincerely,



Virginia Robinson
53 Crescent Ave.
Newton, MA 02459

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

Please support the two housing proposals presented to the Community Preservation committee by CAN-DO, to provide more affordable housing for city employees at its Christina Street site. I was an active participant in the campaign for passage of the Community Preservation Act in Newton, in the hope that community housing will be a major benefactor. As you review the numerous applications to fund various projects, please consider how the housing affordability crisis has worsened since the fall of 2001 when the Act was passed.

Sale prices for homes in Newton continue to rise despite the lagging economy. Rental prices for housing have softened somewhat but are still higher than many families can afford. CAN-DO has applied for funding for both a homeownership project and a rental project, which are as follows

1. Homeownership Project - **\$300,000** in funding to reduce the cost of the three market rate units at its Christina Street project would provide homeownership opportunities for three city employees who meet the income eligibility requirements under the Act. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the Act during the campaign.
2. Rental Project - **\$200,000** to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

I believe these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs, and strongly urge the Committee to approve CAN-DO's application to fund these two projects.

Thank you,



Kenneth H. Sinclair
Waban, MA

October 30, 2002
Ann Houston
45 Wedgewood Road
Newton, MA 02465

Community Preservation Committee
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459


Dear CPC Members:

I am writing in support of the two housing proposals CAN-DO is presenting to the Community Preservation Committee for funding. I worked for the passage of the Community Preservation Act with the hope that it would provide additional resources for affordable housing in Newton, as well as provide a vehicle for thinking about the integration of housing, open space and historic preservation. CAN-DO offers a terrific opportunity to implement that goal in the first CPC funding round.

The need for affordable housing continues unabated. We have been fortunate to have two new sources of rental housing proposed in Newton in recent years, the Avalon Bay Needham Street development, and the HUD 202 on Watertown Street. Yet for Newton, the real opportunity to increase the affordable housing supply lies in small incremental gains such as those proposed by CAN-DO. I am particularly pleased to see their balance of homeownership and rental housing.

I urge you to give serious consideration to these two proposals. Thank you for the considerable time and thought you have given to implementing the Community Preservation Act in Newton.

Sincerely,



Ann Houston

Anne M Larner
68 Myrtle Street
West Newton, MA 02465

October 30, 2002

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

Dear Sir/Madam:

As a strong advocate for passage of the community Preservation Act, I am writing to support the two housing proposals CAN-DO is proposing for funding under this new initiative. Increasing the availability of affordable housing for our municipal and school employees was a major reason for my strong support for the CPA. Although I fully support both increasing open space in Newton and working to preserve historic sites, increasing the stock of affordable housing remains my top priority for use of CPA funds.

Real estate prices in Newton have continued to climb as the economy shows few signs of recovery. It is even more difficult today than it was a year ago when the CPA was approved for municipal and school employees to purchase homes in Newton. As a member of the School Committee since the early 1990s, I have seen fewer and fewer new staff able to afford to live in Newton. I know that reality is mirrored on the municipal side with few recent hires able to buy or rent in Newton. Housing prices have driven city employees to live at greater and greater distances and endure longer and longer daily commutes in order to gain housing they can afford.

CAN-DO's proposals address both real estate and rental markets. Though funding of these proposals would be small steps that maintain a modest pool of affordable housing in Newton, they would be important steps. As a mature suburb with little available land and above average housing costs, Newton must take a hundred small steps like these if residence in this city is to stay an option for our own employees and other moderate income families.

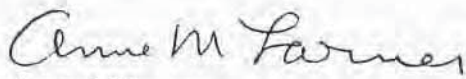
1. Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide homeownership

opportunity for three city employees who cannot currently afford to buy in Newton.

2. Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates. This would combine local dollars with a federal rent subsidy program to provide two more opportunities for families with limited means to live in our city and preserve some of the economic diversity we are quickly losing.

I ask that you approve these two projects and help keep Newton a possibility for both city and school employees and families of limited means.

Sincerely,

A handwritten signature in cursive script that reads "Anne M Larner".

Anne M Larner

Vincent F. O'Donnell
10 Leighton Road,
Auburndale, Massachusetts 02466
617-964-2076

Community Preservation Planner
Newton Planning and Development Department
1000 Commonwealth Avenue
Newton, MA 02459

To Whom it May Concern:

This letter is written to you and the Community Preservation Committee to my indicate support for the two housing proposals CAN-DO is presenting to the Committee. Though my membership on the board of directors of Citizen's Housing and Planning Association, I was an active participant in the campaign for passage of the Community Preservation Act. Among the eligible uses of funds, in my belief, community housing should be a major benefactor of the Community Preservation funding made available in Newton. Certainly, there is no relief in Newton's housing affordability problem, and as you review applications, I hope you will take this into consideration.

Sale prices for homes in Newton continue to rise despite the lagging economy. Despite some recent softening of rents, Newton's multifamily costs remain out of reach for low and moderate income families as well. CAN-DO has applied for funding for both a homeownership project and a rental project, which are as follows

Homeownership Project - \$300,000 in funding to reduce the cost of the three market rate units at its Christina Street project would provide homeownership opportunities for three city employees who meet the income eligibility requirements under the Act. The desire to create community housing opportunities for city employees was often cited as a rationale for the passage of the Act during the campaign.

Rental Project - \$200,000 to assist in the purchase of a two-family house in West Newton. Each of the three-bedroom units will be rented to families who have Section 8 certificates.

I believe that these two projects represent a good beginning for utilization of the funds to address Newton's community housing needs. Therefore, I strongly urge the Committee to approve CAN-DO's application to fund these two projects.

Sincerely,



Vincent F. O'Donnell