

NC
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Newton Community Service Centers, Inc.
492 Waltham Street
West Newton, Massachusetts 02465
617-969-5906
www.ncscweb.org

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The Parents
Program

November 15, 2004

Doug Dixon and Committee
Community Preservation Committee
Newton City Hall
1000 Commonwealth Ave.
Newton, MA 02159

Dear Mr. Dixon,

I am writing as the director of The Parents Program @ NCSC and the Kayla Rosenberg House in support of the monies requested by Can-DO for the Falmouth/Jackson Apartments – Rental Project. As you are most assuredly already aware, there is a shortage of affordable rental properties in the town of Newton, and even fewer that will accept Section 8 certificates. For families unable to afford market-rent, it is almost impossible to continue living here, and consequently Newton loses a sense of inclusiveness. The diversity of people of all ages, racial and ethnic backgrounds, and various income levels is part of what has enriched this community. Families who need to leave lose much more – connections to family and agency supports, job resources, access to quality schools, a roof over their heads in a safe and familiar environment in which to raise their children, as they need to move increasingly far away to find affordable rents. The Kayla Rosenberg House provides transitional housing for 5 families for a 2-year period of time. The shortage of affordable housing has truly reached a crisis level and it is nearly impossible for them to find affordable permanent housing in the area at the end of their stay. They will be forced to seek residence in areas of centralized poverty and will lose the supports of friends, family, and resources. Newton will lose 5 families and so many more who have much to add to the city. By creating more apartments where Section 8's will be accepted, this project will help to increase options for many families of low and moderate income.

Sincerely,

Nancy T. Johnson, Director
The Parents Program

U-CHAN
UNITING CITIZENS FOR HOUSING AFFORDABILITY IN NEWTON

October 26, 2004

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

RE: Falmouth/Jackson Apartments

Dear Community Preservation Committee:

U-CHAN is pleased to support the application for funding in the amount of \$550,000 for the Falmouth/Jackson Apartments rental project under the Community Preservation Act (CPA). U-CHAN supports this application from CAN-DO.

U-CHAN is a strong supporter of the CPA in Newton. Our mission includes ensuring that housing remains accessible to people of *all incomes* so that we can maintain the rich diversity of our city. CPA is a critical resource to enable us to promote community housing as well as open space, recreation space and historic preservation.


The application for funding by CAN-DO for the Falmouth/Jackson Apartments rental project, located at 20-22 Falmouth Road, West Newton, and 163 Jackson Road, Nonantum, offers strong public benefits and promotes key goals of the Community Preservation Plan:

- It will create four, high quality rental apartments for low- and moderate-income tenants. Without the intervention of CAN-DO and the City of Newton, this housing would not be accessible as affordable rental housing.
- The housing will have long term affordability restrictions. The housing will be part of Newton's permanently affordable rental stock.

The City of Newton has already dedicated Community Development Block Grant (CDBG) funds towards the project and other remaining financing sources are identified.

U-CHAN appreciates the opportunity to support this important homeownership initiative which promotes the goals of the Community Preservation Plan. We are pleased to support the Falmouth/Jackson Apartments for CPA funds. Thank you for your consideration.

Sincerely,



Kevin Dutt
Secretary

Board of Aldermen

2004-2005

City of Newton

1000 Commonwealth Avenue
Newton, MA 02459



October 15, 2004

Community Preservation Committee
Attn: Ms. Jennifer Goldson, Community Preservation Planner
Newton City Hall
1000 Commonwealth Avenue
Newton Centre, MA 02459

Re: CAN-DO Application for Community Preservation Act Funding

Ladies and Gentlemen

I am writing to express my strong support for the application of Citizens for Affordable Housing in Newton Development Organization, Inc. (CAN-DO) for \$550,000 in Community Preservation Act (CPA) funds for the Falmouth/Jackson Apartments -- Rental Project.

This project will provide desperately needed affordable housing in areas of Newton that are ideally located within walking distance of public transportation as well as various community resources and amenities. I am particularly pleased that one of these projects, 20-22 Falmouth Road in West Newton, will be located in Ward 3 where I live and which I represent as Alderman-at-Large. As you know, CAN-DO has previously used CPA funds to develop another highly successful affordable housing project a few blocks away on Cambria Road, which has been a very positive addition both to the neighborhood and to the community as a whole.

As Newton's community housing development organization, CAN-DO has a ten year record of providing quality affordable housing for low and moderate income residents in Newton, including the Louis Garfield House in Nonantum, the Webster Street Group Residence and the Cambria Road apartments in West Newton, and Kayla's House and the Highlands Glen Condominiums in Newton Highlands. This organization has demonstrated time and again that it is able overcome many challenges in order to create affordable homeownership and rental opportunities in Newton. I therefore strongly urge the members of the Community Preservation Committee to support CAN-DO's application.

Sincerely,

A handwritten signature in cursive script that reads "Ted Hess-Mahan".

Ted Hess-Mahan
Alderman-at-Large