



CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

December 17, 2012

Setti D. Warren
Mayor

Newton Community Preservation Committee
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

Candace Havens
Director
Planning & Development

Re: Request for CPA funds for Newton Homebuyer Assistance Program

Robert Muollo, Jr.
Housing Planner

Dear Community Preservation Committee members:

Members

Bart Lloyd, Chair
Dan Violi, Vice-Chair
Shella Ardery
Mark Caggiano
Andrew Franklin
Phil Herr
Judy Jacobson
Henry Korman
Peter Macero
Josephine McNeil
Hallie Pinta
Jeanne Strickland
Lynne Sweet
John Wilson
Matthew Yarmollinsky

At the Newton Housing Partnership meeting on December 12, 2012 eight of the nine eligible members present agreed to support the request by Newton Housing Staff for \$475,000 in Community Preservation Act (CPA) funding to recapitalize the Newton Homebuyer Assistance Program and increase the maximum subsidy from its current \$115,000 to \$150,000. The Partnership's Policy and Programs Committee and then the full Partnership reviewed and discussed the proposal with Housing and Community Development staff prior to taking this action.

We support and endorse the Program's mission to increase the supply of affordable homeownership opportunities in Newton for low to moderate income households by providing buydown and closing costs assistance to eligible first time homebuyers. Furthermore, The Partnership recognized that the Program addresses a number of priorities identified in the City's Consolidated and Comprehensive Plans including the following:

- "Create homeownership opportunities for low-, moderate-, and middle-income residents," as stated in p. 6, **Priority need #2:** of the *2007 Comprehensive Plan*.
- "Supporting and expanding the socio-economic, cultural and racial diversity in Newton" as stated in the City of Newton's *FY11-15 Consolidated Plan for Housing and Community Development*, p. 123.
- Utilizing existing housing stock in addressing the City's affordable housing needs while maintaining neighborhood character and preserving historic fabric.

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Newton, MA 02459
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The Partnership and Housing and Community Development staff also collaborated to suggest revisions to the final version of the proposal in order to provide greater



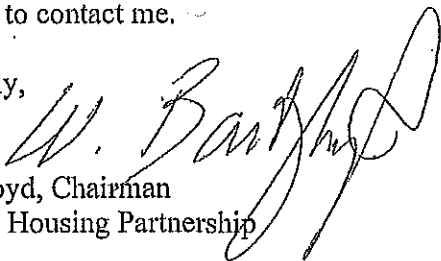
assurance that public funds are maximized to serve the greatest number of low to moderate income households. These changes are:

- Limiting household assets to \$75,000.
- Limiting subsidy to no more than the following limits according to the appropriate household size and composition:

1 bedroom:	\$115,000
2 bedrooms:	\$125,000
3 or more bedrooms:	\$150,000

We fully support the continuation of this program which has been available here in Newton for 11 years now. While increasing the supply of affordable housing, this program has assisted 36 households in their first home purchase. If you have any questions regarding this letter, please do not hesitate to contact me.

Sincerely,



Bart Lloyd, Chairman
Newton Housing Partnership

Cc: Alice Ingerson, Community Preservation Program Manager
Rieko Hayashi, Housing Planner

Newton City Hall
Planning Department - Housing Division
1000 Commonwealth Ave
Newton, MA 02459

To the Community Preservation Committee members,

I'm writing to express my support for the first time Homebuyer assistant program run by the City of Newton.

I believe due to limited financial possibilities my family would never be able to buy a place of our own if we do not have the assistance from above mention program. My greatest hope is that because of this program my family, may be, able to have an affordable place to live. We're currently renting in Newton, and in the current high demand rental housing market it has become extremely difficult to find an affordable housing.

Last year after the birth of my child my landlord raised the rent on us very unexpectedly and although I was extremely sick at the time and my child was only a few days old I had to knock the door of every real estate agency to find us a place which we can afford. But to my shock most of them would tell me right away that there is not such a place with the amount of rent we can afford. It was only a matter of chance that I was able to find the place where we live now on craigslist listed by the owner. The land- lord rented the place to us on discounted rent just because it was not the right time of the year for him to rent on a regular price.

I fear that my family may face the same harsh situation when our lease is going to end in April of 2013. I'm really grateful that such a wonderful program has been run by the City of Newton and hope you continue helping people going through financial hardship have a place to live. Thanks for your afford!

Best regards,

Arian Yusufzai



Maryann O'Connor
101 Hawthorn St.
Newton, MA 02458

November 14, 2012

Dear Community Preservation Committee:

I am writing to express my deepest gratitude to all of you for making it possible for me to purchase my home here in Newton. I have been living in Newton since 1998, raising first one, now three adopted children on my own. As you can imagine, that is no easy feat here in Newton! I am a self-employed bookkeeper and squeak by on a less than adequate income.

For the past three years I had been renting a home in West Newton where the monthly rent was outrageous! I needed help from my family just to get by. When I moved into that house, I only had two children. Then in January 2010, I met a little girl who was brought here from the Philippines by another family who decided that she wasn't the right fit for their family. People tell me my heart is bigger than my wallet, but I just couldn't let them send her back to the Philippines. I adopted her and moved her into my bedroom as we didn't have a spare room.

When the landlord told me they were moving back to Newton and wanted their house back I panicked. I started looking at possible rental units and found absolutely nothing in my price range that would give us the space we needed. My family was no longer able to help me and I was so afraid that I would need to pull my children from their schools and friends to find a cheaper place to live. My kids became very stressed out about the possibility of leaving Newton. I experienced many sleepless nights worrying about uprooting my family after 14 years in Newton.

I can't tell you how overjoyed I was to discover that I was eligible for your Home Buyers Program! Thanks to your program I was able to buy a home that is perfect for us. The kids all have their own bedroom, we have a large yard, and I am enjoying planting flowers and bushes to spruce it up a bit. Believe it or not, my mortgage is \$1200/mo LESS THAN my rent used to be! Literally, you have save my family and I can't thank you enough!!!

I hope this program continues to offer families like mine the opportunity to own a home here in Newton. It is a great place to raise a family.

With sincere gratitude,

Maryann O'Connor

October 22, 2012

Dear Community Preservation Committee,

I am writing to strongly support the continued funding of the Newton Homebuyer Assistance Program.

Growing up in Newton and coming from a lower income bracket family, as property prices continued to increase, so did my hopes of being able to stay in my home city continued to fall. This program has put me in a great position to continue to succeed, especially along my career path working within the city as an athletic trainer for Newton South High School, without having to sacrifice my living situation.

I am extremely grateful for the Planning and Development Department in Newton had this program available. The program helped me throughout the entire process of purchasing my first home. I have a more than comfortable understanding of budgeting for mortgages and other bills without having the fear of living "check-to-check," and having the privilege of being able to continue to save. All of this would not be possible without the program, and even more so your counseling and guidance from start to (beyond) finish. The process was a long, but necessary one for me and other candidates to understand exactly how the program operates to keep first time home buyers from getting in "too deep" and not being able to afford a rushed purchase, making the long process extremely important.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Jordan-Quern". The signature is fluid and cursive, with a long horizontal stroke at the end.

Patrick Jordan-Quern
73 Walnut Street Unit 9
Newtonville, MA 02460

U-CHAN
UNITING CITIZENS FOR HOUSING AFFORDABILITY IN NEWTON

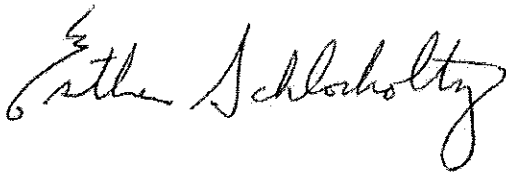
November 2, 2012

Dear Members of the Community Preservation Committee:

We write on behalf of the membership of UCHAN (Uniting Citizens for Housing Affordability in Newton) to support the pre-proposal submitted by the Newton Homebuyer Program on April 3, 2012, as part of an ongoing effort to provide badly needed housing affordable to those whose earnings do not otherwise permit them to move to our City. The economic diversity of our community is a value which we must continue to enshrine not just in words but in commitment of our financial resources.

Thank you for your consideration and for your continuing support of housing affordability.

Very truly yours,



Esther Schlorholtz
Co-Chair
U-CHAN



Josephine McNeil
Co-Chair
U-CHAN

To: Community Preservation Committee

Re: Newton Homebuyer Proposal

January 15, 2013

Dear Rieko,

I'm writing to thank you for your support during the process of obtaining an approval for the First Time Homebuyer Program. Your patience and professionalism have gone a long way to help me purchase a home that otherwise I would not have been able to afford.

I have been a Newton resident for seven years, with my son in his second year at Newton North High school. When my landlord decided to put our apartment for sale, I found myself in a tough situation as I wanted to remain in Newton to allow my son to stay at Newton North. This program has not only helped me to continue living in Newton, but it made the coveted American dream of becoming a homeowner possible.

It is my sincere hope that this program continues to receive the needed support, so that other families are able to realize their dreams.

Regards,

Oksana Zadorozhnyak