



# LEAGUE OF WOMEN VOTERS NEWTON

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

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rec'd by CPC staff  
28 July 2017

July 27, 2017

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

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RE: CPC Proposal on Jackson Road Senior Housing

Dear Alice:

LWVN has reviewed the application by the Newton Housing Authority for \$2 million from the CPC to support the senior housing project on Jackson Road. We recognize the need for affordable, single level living for seniors, but have a concern about the loss of green space in the neighborhood (detailed below.) Despite this concern, LWVN supports this application.

Specific comments from our reviewers are below:

- The drawings were difficult to decipher—we often couldn't determine which elevation we were looking at. The architectural drawings show 3 and 4 stories- will be helpful to indicate the roofline heights not just the finish floor levels.
- This is a good use of CPC funds. Our readers appreciate that CPC will be used to leverage considerable outside funding.
- We like that the project will provide subsidized housing for a diversity of incomes and abilities.
- Naming the building for Howard Haywood is a very nice touch.
- On the site, we like that the proposal is to include fewer parking spaces than currently required by Zoning, and hope that the rent for parking will be decoupled from rent for the housing, both to aid affordability and to discourage car ownership and driving.
- We also appreciate that the foot path from Kennedy Circle will be retained and improved.



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- We are troubled, however, by the potential loss of considerable green space, which is enjoyed now by the public as they travel along Jackson Road. It is unclear to us how much of this will be built out; the drawings do not indicate space for lawn or trees. This neighborhood is sorely lacking much of either. This street is one of the few that has shade, and the lawn area is clearly valued by current tenants of Kennedy Circle. We worry about the resulting heat island effect here and on the building.

Our suggestions and questions are motivated by a desire to improve the project, not to discourage the provision of badly-needed housing. While we would like to see the loss of green space mitigated in some way in the plans, LWVN supports the Newton Housing Authority as they seek to address this important housing need.

Sincerely,

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

Susan Flicop  
Vice-President, LWVN

## **Newton Council on Aging**

Newton Senior Center  
345 Walnut Street  
Newtonville, MA 02460

**To:** Newton City Council

**From:** Newton Council on Aging

**Re:** Support for Proposed Jackson Road Senior Housing Development

**Date:** July 28, 2017

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The Newton Council on Aging (COA) supports the proposal for the Newton Housing Authority Jackson Road Senior Housing Development at Jackson Road, Newton Corner, MA 02458.

Data from the Newton Council on Aging/ Newton Department of Senior Services and other sources show Inadequate Housing Options to accommodate Newton Seniors' diverse housing needs. The Newton Housing Authority has very long waiting lists for units. Because of this, many eligible older applicants may never have the opportunity to move into affordable or moderately-priced units in Newton. The Jackson Road project will increase the number of much-needed affordable and moderately priced units in the City.



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# CITY OF NEWTON, MASSACHUSETTS

## Fair Housing Committee

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August 3, 2017

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

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Mayor

Barney Heath  
Director of  
Planning & Development

Malcolm Lucas  
Housing Planner

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Councilor Ted Hess-Mahan  
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Josephine McNeil  
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Re: Jackson Road New Senior Housing

As requested, the Newton Fair Housing Committee has reviewed the Jackson New Senior Housing/Haywood House development proposed in materials provided by the Newton Housing Authority. The Authority's intention is for all of the 42 permanently affordable one-bedroom units to be made affordable for senior households with various low and moderate incomes no higher than 99% AMI, with provisions for accessibility, and accommodation/modification policies for them. On July 20 there was a helpful site visit with staff and members from the Housing Authority, architects, CPC, Planning, and our Committee.

From a fair housing perspective, the Fair Housing Committee finds this proposal to be very helpful in many ways.

- **Age of residents.** All 42 units are for senior citizens, at least 55 years old. The large and growing need for housing for senior citizens in Newton is well recognized: committing the units to seniors only is very fair given the demographic movements both locally and nationally.
- **Income.** All rents are to be set no higher than 99% of AMI and no lower than 30% of AMI. Again, that will well address clear need in Newton.
- **Accessibility.** The requirements set out in the submitted "Architectural Access Worksheet" appear to be satisfied. The Fair Housing Committee also assumes compliance with all applicable accessibility requirements of the federal Fair Housing Act (Title VIII), Section 504, and the Americans with Disabilities Act. Access to all units in the four-floor building is elevator aided. Other accessibility needs are addressed by the reasonable accommodation and modification procedures attached.
- **Tenant selection.** A strong program of public information for availability of these units initially and over time is being prepared. The aim is for 70% of the units to be given to Newton residents, which is consistent with Newton Zoning.

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It appears that the Newton Housing Authority has strong ability to assure that all of these intentions will be fulfilled if the needed funding can be assured. Fair housing would be well served by the carrying out of this proposal.

Sincerely,

A handwritten signature in blue ink, appearing to read "Philip B. Herr". The signature is written in a cursive, slightly slanted style.

Philip B. Herr, Chair

Cc: Barney Heath, Director of Newton Planning & Development