



**82 Lincoln Street
Newton Highlands, Massachusetts 02461**

**Telephone: (617) 552-5501
Telecopier: (617) 964-8387
TD: (617) 332-3802**

**Amy Zarechian
Executive Director**

March 17, 2017

Community Preservation Committee
c/o Alice E. Ingerson, Community Preservation Program Manager
Planning and Development Department
City of Newton
1000 Commonwealth Ave.
Newton, MA 02459

Re: NHA Jackson Road Senior Housing update

Dear Ms. Ingerson,

This letter serves as an update on the Newton Housing Authority (NHA)'s proposed Jackson Road Senior Housing development. Since it submitted the preproposal in March 2016 and following an additional update in November 2016, the NHA has hired Pinck & Co., Inc. as Owner's Project Manager and Baker Wohl Architects as Designer. The NHA anticipates receiving initial design schematics this spring and is excited to begin moving forward with its project. The NHA still plans to submit a one-stop application for Low Income Housing Tax Credits (LIHTC) for the December 2017 funding round, for which it will need a commitment from the CPC in advance of this date.

As part of the planning process with its development team, the NHA is considering the addition of eight to ten units of housing to the current property unit count for residents with incomes between 80-99% of Area Median Income (AMI), funding for which is not supported by the LIHTC program. The NHA recognizes the growing need for affordable housing for this population, which has been identified as particularly cost burdened in the City of Newton in comparison to surrounding communities.

In order to meet this important need, which cannot be funded by the LIHTC program, the NHA will need to increase its amount of CPA funding to reflect the added cost of these additional units. This will also allow the NHA to increase the total number of affordable units in the project in line with its mission and the City of Newton's Housing Strategy.

Please feel free to contact the NHA with any additional questions. Thank you for your consideration.

Sincerely,

Amy Zarechian
Executive Director