

From: Brad Seamans [<mailto:bwseamans@gmail.com>]
Sent: Wednesday, January 03, 2018 10:17 AM
To: Alice Ingerson

Ms. Ingerson, I am forwarding comments I previously sent to Jennifer Caira, for inclusion in the CPC packet. Thank you for your attention.

Best,
Brad Seamans
130 Waban Street, Newton, MA 02458
617-312-1019

From: Brad Seamans [<mailto:bwseamans@gmail.com>]
Sent: Monday, December 18, 2017 11:35 PM
To: Jennifer Caira
Cc: Alison M. Leary; penelopejennewein@gmail.com; azarechian@newtonhousing.org; mariasgreenberg@gmail.com; Allan Ciccone Jr.
Subject: Haywood House development

Dear Ms. Caira,

While I am pleased to see new affordable housing proposed for the land near the Jackson Gardens housing, on John F. Kennedy Circle, I am writing to express my concerns about the current proposal.

I support new housing at this location but, in my opinion, the current proposal does not meet section (c) of the Project Eligibility requirements outlined in your letter dated 12/8/17.

The original proposal was, I believe, for 36 units of housing on the site. That was later increased to 42 units and, as of November, increased to the current proposal of 55 units. I have reviewed all the designs and believe the most recent to be inappropriate for this site due to its scale, massing and discordance with the development patterns of the surrounding neighborhood fabric.

While the former Aquinas property across Jackson Road from the property is institutional in scale, the vast majority of the neighborhood is single and multifamily dwellings, including the relatively small scale complex of residences at JFK Circle. The new housing, as proposed at 5 stories high on the Jackson Road side, would be even taller than the Aquinas building. The massing of the current design is inappropriate for this site.

I support the 42 unit design proposed this past summer. I understand financial concerns are driving the latest increase in units, but perhaps that is an indication that this project is not suited to this site or it requires a revision to the financial model.

Thank you for your attention.

Sincerely,
Brad Seamans
[130 Waban Street](#)
[Newton, MA 02458](#)
[617-312-1019](#)

January 8, 2018

Dear Newton CPC members,

My main concern with the Haywood House friendly 40B development is that it is out-of-scale for the community. Although senior housing is a good fit for this location, this 5-story apartment building will tower over the neighboring 2-story homes and have many negative impacts. It will be double in height to the existing zoning regulations and some of the 2-story Jackson Garden senior housing apartment buildings will be practically touching it. And, the owners of the 188-year-old Victorian on the corner of Pearl Street and Jackson Road will have a new 5-story building in their backyard, instead of an undeveloped wooded lot.

I'm in agreement with the League of Women Voters in Newton and their concerns about the loss of shade and green space, which is enjoyed now by the pedestrians as they walk along Jackson Road. Our neighborhood is sorely lacking green space. This street is one of the few in the neighborhood that has shade, and the loss of this green space to development is depressing.

Also concerning is the impact of shadows from this 5-story apartment building, which is situated directly east of the Jackson Garden apartments. Has a shadow study been done? Has a traffic study been done? Our Ward One councilors expressed their concerns about the height of this development early on.

It is my understanding that the Newton Housing Authority (NHA) originally wanted to build a 3-story apartment building. Unexpected cost increases created higher unit costs; therefore an increase in the number of units became necessary to satisfy low income loan requirements. If the CPC could greatly increase the funding for this project, then the loan requirement may be met while decreasing the size. Please consider providing additional unrestricted CPA funding.

Another way that this development could improve is to make all of the apartments available to low income seniors. Without market rate apartments, a smaller apartment building would be more manageable. The NHA could manage it on its own, instead of hiring an outside company, like Maloney Properties whose proposed annual management fee of \$45,000 could be saved.

Ideally, the use of additional CPA funds would lead to a smaller more environmentally friendly development benefiting the whole community. Adding solar panels, a roof garden, and water capture feature would improve the environmental footprint, while providing an outlet for the senior residents. Also, looking for a sponsor for the building and allowing naming rights as an incentive could help raise additional funds.

Again, please consider greatly increasing the CPA funding for Haywood House.

Thank you,

Maria Leo
Nonantum Neighborhood Association, Executive Board Member

From: John Pelletier [mailto:john.f.pelletier@gmail.com]
Sent: Wednesday, January 17, 2018 12:10 PM
To: Alice Ingerson
Subject: Support for Jackson Road, concern with Crescent Street

Good morning,

I would like to note my full support for the **Jackson Road senior housing project**. This is a good example of the type of housing Newton needs more of and will provide more options to our aging population here in Newton. While not in an ideal location for public transportation to allow seniors to travel on their own, it is located pretty close to stops for 5 different MBTA routes including options that serve both the Y and the Senior Center. I would encourage the project team to work with the city to coordinate seating, lighting, and any needed sidewalk repairs that would allow the residents to access these transportation options safely.

I also want to note my concern on the Crescent Street project. While I have supported this project in person in the past in front of the CPC the latest financial costs are very concerning and seem to far exceed reasonable development costs. At this time I am unable to continue my support of the Crescent Street project, even though we dearly need the affordable housing options it would provide.

Thank you,

John Pelletier
92 Central Ave
Newtonville

Dear Newton CPC members,

We, as members of the Jackson Homes Historic Neighborhood Association (JHHNA), are writing to share concerns over the current proposal for the Haywood House on Jackson Road.

We want to underscore our hope that Newton takes meaningful steps to address the severe shortage of affordable housing options in our city. We learned from our community meeting with NHA that the waiting list for low- and fixed-income seniors in need of affordable housing is much longer than what Haywood House would be able to accommodate. NHA was quite moving in its presentation, and made us feel the real urgency of their mission. This letter is in part to ask you and Mayor Fuller to prioritize finding and funding appropriate solutions for this important concern.

However, for many reasons, we feel that the plot of land on Jackson Road is not an appropriate solution. **First, the Jackson Road site presents NHA with a number of natural challenges (slope, soil, stream) that seriously frontload the development cost with more than \$1M to just excavate the foundation!** Whatever funding the City can allocate should work effectively toward the pressing human need for housing and services. A plan such as this, which includes relatively few affordable housing units, should not start with a \$1M+ hole in the ground.

We wish to bring to your attention three other reasons the site on Jackson road should not be home to a large scale development.

1. **The site is too small, and too critical to groundwater filtration to support the footprint of the proposed building.** Haywood House would be situated much too close to the Laundry Brook Culvert, when current guidelines recommend a minimum distance of 30 feet. Surrounding properties rely on this open space to collect and filter groundwater and thus prevent flooding. This past week's rapid thaw combined with an inch of rain created quite a swampy mess along Jackson Road the evening before our community meeting on this topic. Other houses are set back on Jackson Road for this reason, but the plot size and proposed building footprint size cannot accommodate this setback. Developers cannot insure that resulting reduction of permeable land area won't cause unexpected water challenges for this proposed and neighboring properties. If this site cannot be left open as we would prefer, it should be developed judiciously.
2. **Our neighbors need information about future construction planned at the intersection of Jackson/Pearl near the proposed Haywood House site, rather than being asked to respond to big development projects lot-by-lot.** This includes the future Lincoln Eliot School, which will include permanent full-day pre-K facilities. The Haywood House development (and a Senior Center) is adding to a substantial list of very proximal and potentially precedent-setting development projects in our neighborhood, including the Sunrise Senior Living facility coming to the corner of Washington Street and Hovey. The proposed Haywood House has incrementally grown from 33 to 55 units

in a 5 story building -- too tall and too dense for the small site and for the scale of the surrounding neighborhood. We believe that residents of our neighborhood should have the opportunity to see, understand, and feed back into the Mayor's vision for development in our neighborhood before unexpected and unwanted impacts mount rapidly, project by project, lot by lot.

- 3. We have heard about locating a new Senior Center on the Aquinas site, and many of us were not previously aware of the plan to divide up this site for multiple uses.** The NHA is sensibly motivated to use the Jackson Road land in part *because* of this proposed senior center. Not all of our neighbors agree that the Aquinas site is appropriate for this use, but rather wish to see it protected for the neighborhoods' children, and used for pre-K and elementary school education with excellent outdoor playground and field areas. We need the opportunity to see, understand, and feed back into the Mayor's vision for the Aquinas site. We are unable to support the Haywood House Project as proposed without first agreeing on a comprehensive plan for the Aquinas site and a commitment from the City not to deviate from the plan.

Building affordable housing designated for Newton's Seniors is a noble mission that deserves the Community's support. NHA owns this land on Jackson Road, and is willing to sell the land to the project for \$1 -- but this site is not appropriate for the project. If we are willing to spend \$26M on an affordable senior housing project, we respectfully ask you to consider an alternate development site which either allows for more residents or a more effective use of resources and taxpayer dollars.

Sincerely,

Wendy Plesniak, 38 Waban Street
Ravi Pappu, 38 Waban Street
Siobhan Cunningham, 72 Jewett St
Henry & Carole Dowd 21 Avon Pl.
Sue and Bill Dickinson, 93 Waban Park
Cindy Orrell, 79 Waban Park

Dear Madam or Sir:

We live on Waban Park in Newton Corner and would like to comment on the proposal for a senior housing apartment building on Jackson Road.

We would not have any objection to a 3-story building for seniors at that site. However, we are dismayed and unhappy about the proposal to build a 5-story building on that site. The mass and appearance of such a large building would have a negative impact on the single-family and duplex housing style and feel of our neighborhood. We do not want a tall, large building looming over our neighborhood.

The argument that the proposed building had to be enlarged to be financially feasible is unpersuasive. If you have a site that is unsuitable for an appropriately-sized building, the answer is not to pressure the people who live and own property there to accept a building that is out of character for the neighborhood and objectionable to the residents. Build somewhere else or find an alternative solution. We are not unreasonable people. We don't want our neighborhood to turn gradually into an urban landscape of large high apartment buildings with some sad, leftover, single family houses interspersed.

This proposed oversized building is particularly objectionable coming on the heels of the new, oversized construction of the Sunrise Senior Housing building at the corner of Hovey and Washington Streets, also right in our neighborhood. However, even if the Sunrise building were not happening, the proposed building on Jackson Road is, at 5 stories high, too big and too high for our neighborhood.

Please note our strenuous objection to the height and size of the proposed building on Jackson Road.

Thank you,
Jan Paradise and Gary Fleisher
101 Waban Park, Newton

January 16, 2018

Dear Newton CPC members,

I am writing to express my concerns over the current proposal for the Jackson Road New Senior Housing/Haywood House project.

First, I would like to state that I am in favor of the City of Newton taking aggressive steps to address the severe shortage of affordable Senior housing options. The City's website states that there is currently a 3 to 5 year waiting list for Seniors in need of affordable housing during a time in their lives when they are facing limited options and constrained finances. Building additional housing designated for Newton's Seniors is a noble mission that deserves the Community's support but there are some serious "trade-offs" associated with the current proposal that need to be factored into the decision-making process:

Newton Housing Authority (NHA) will provide the land for \$1 but this site is 'less than ideal' for the project. Specifically, the awkward shape of the lot, the presence of an under-ground stream and the irregular topography (which requires an extensive and expensive excavation process) places severe limitations on the project's size and design. The land's anomalies force the building's architecture to fit the available space rather than allowing for the development of a state of the art senior housing project that is appropriately scaled and incorporates recreational and transitional green-space as part of the plan

The project has grown from a modest 32 units/three story building to its current proposal of 55 units/5 story building. Placing a monolithic high-rise housing project on a narrow sliver of land within a residential block irreparably fractures the current zoning pattern. Of particular concern is the impact of a 5 story building looming over the Jackson Gardens housing complex; the proposed building casts Jackson Garden's Seniors into the shadows and eliminates the natural wooded barrier between their residences and Jackson Road

This proposal has an estimated price tag of \$26M that brings the cost per unit to \$473,829. The proposed Haywood House units will be between 600 to 650 square feet, putting the cost per square foot into the \$700+ range - for comparison, the average cost per square foot costs of homes in Newton are in the mid-\$400 range. If we're going to be spending \$26M on a senior housing project, why aren't we actively seeking a project site that either allows for more residents or is less expensive per square foot to build?

Helen Keller said, "the only thing worse than being blind is having sight but no vision." I believe that it is imperative that the City of Newton defines a comprehensive vision that provides for the long-term needs of our Seniors rather than backing into a solution that is 'the best we can do under the current circumstances with limited resources.'

Respectfully,
Julia Goulding
116 Jewett Street
Newton, MA 02458

*Sue and Bill Dickinson
93 Waban Park
Newton, Massachusetts 02458*

January 17, 2018

Dear Newton Community Preservation Commission Members:

Last year, many members of the Jackson Homes Historic Neighborhood Association (JHHNA) worked to reduce the size and density of a proposed Assisted Living facility on Washington and Jewett Streets. While supporting the need for additional senior housing, we were concerned about the precedent a four-story structure would set for future developments.

At that time, many of us wrote letters and spoke before various city committees about our fears of going from a three-story structure to a four. Would the next four story proposal become five? It seems like it will.

I worked for many years in assisted livings and adult day health centers. Through my volunteer work in my parish, I continue to support frail elders, some in Newton. I ask that we do both things this time – respect the neighborhood concern to limit density and height while providing much needed elder housing. It seems that each time we begin with a proposal that we can live with, time passes, and we find ourselves with something quite different.

Density is in right now – just look at the recent story in the January 14, 2018 Sunday Boston Globe. Once it is here, we are stuck with it until the next building phase comes along. We ask that you rework the design to return its height to the original, supported, plan. I also hope it would look a little less industrial.

Sincerely,

Sue and Bill Dickinson

Dear Newton CPC members,

I am writing in regards to the proposed Haywood House project. As you may know, this is the second large-scale project to be proposed in Newton Corner in a very short time frame, with the first being the proposed Sunrise Assisted Living project on the Clay Nissan property at 431 Washington St, just a few blocks from the proposed Haywood House site, to much neighborhood objection. Many others are writing to you with sound reasoning of why trying to make the Haywood House project fit into a small, unsuitable, residential piece of Newton Corner does not make good sense. What I would like to express today for your consideration is exploring more viable solutions.

No one disagrees there is a need for senior housing, and that need will only grow. What I suggest is moving away from an "every town needs a facility" to more of a regional-based approach. Newton and surrounding towns are very densely populated, with established neighborhoods and narrow roads, making it difficult to construct large-scale projects in neighborhoods where residents hope zoning is enforced for residential protection.

My idea stems from the Marist property near or in Framingham, that was advertised for sale and is a 28-acre site. Could several towns join together with construction costs and create large-scale senior living to serve the needs of multiple towns while enjoying the benefits of economy of scale? I don't pretend to understand the way tax structures work and who would get the tax revenues, but given how dense Newton and surrounding towns are, I believe we need to think much, much larger than trying to build vertically in a tight spot that is only a good fit for fiscal, and no other, reasons.

Whose job is it to scout out more viable locations? When I asked that of Sunrise and the City Council, no one had the responsibility. Does someone have this responsibility for the Haywood House project?

Respectfully,

Laura Coccozzella
18 Hovey St
Newton, MA

Jan 18, 2018

Dear CPC,

We are writing to voice our concerns about the proposed Hayward House project on Jackson Rd. There are so many reasons not to build on the Jackson Rd site - wetlands, soil, setbacks, but the most importantly is housing density and the impact a 55 unit/5 story building will have on a small parcel of land, street and neighborhood.

Nonantum is already home to many seniors who reside in affordable housing on Watertown Street (one block way from Jackson Rd), and we agree more affordable housing for senior should be made available in Newton, but at the cost and disservice to the Nonantum neighborhood is unjust. Housing density is a major concern, combined with our narrow streets and many homes that require off street parking would create havoc on our neighborhood streets. In particular, the heavy traffic already in place on Jackson Road that connects three schools (Lincoln Eliot, Jackson School and Walnut Park Montessori), along with the largest church parish (Our Lady's Help of Christian Church), one block away.

We strongly urge the City of Newton to "think outside the box" and work collaboratively with the residents of Nonantum and the City of Newton to relocate the proposed plan to a site that would better serve seniors quality of life and maintain the charm and quality of the Nonantum Village.

Sincerely,
Maria and Shaun Meaney
93 Faxon Street
Newton, MA 02458

Mobile|617.413.3696

From: Marian Knapp <knappml@comcast.net>

Sent: Thursday, January 18, 2018 3:03 PM

To: Alice Ingerson

Cc: Donna Murphy; Jayne Colino; Chryse Gibson; Adele Hoffman; Howard Haywood; Joyce Picard; Naomi Krasner; Carol Ann Shea; Julie Norstrand; Elizabeth Dugan

Subject: Re: Jackson Road Housing - revised COA ltr for CPC?

Alice,

The Council on Aging has met and agreed that our original letter of support dated, July 28, 2017, for the Jackson Road/Haywood development project still stands. Please let us know if there is anything we can do to further support this project.

Marian

Marian Knapp, Chair, Newton Council on Aging

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

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.



LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 www.lwvnewton.org
617-383-4598 Email: info@lwvnewton.org

January 21, 2018

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

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Dear Alice:

Thank you for the opportunity to comment. The League of Women Voters of Newton (LWVN) wishes to weigh in on three items before you:

1. Recent changes to the Community Preservation Plan
2. Current applications before the CPC:
 - a. Crescent Street Housing & Park
 - b. Jackson Road/Haywood House

1. LWVN fully supports the recent proposed changes to the allocation targets in the Community Preservation Plan as well as the welcome clarity in determining what are appropriate CPA-funded projects. Priorities can change over time and the CPC should be able to adjust the allocations to reflect the needs and priorities in Newton. Additionally, increased transparency in the process of applying for CPA funds will hopefully improve both the type of projects that are put forward and the efficiency of the CPC process.

2. LWVN reviewed the revised applications for both the Crescent Street and Jackson Road projects. While specific comments for each are below, overall we have some concerns and comments on both requests.

First, we want to be clear that LWVN recognizes the strong need for affordable housing units not only in Newton, but also regionally. Nevertheless, we critically evaluate these proposals to ensure, in our opinion, that these projects are the best use of the sites and the public money spent.

Together these two CPC applications ask for approximately \$5 million, meaning almost two years' allocation would go to these two projects alone. Our readers have expressed concern that CPC funds be used to also support community projects, and not mainly act as a "back pocket" for the city to fund its own projects. We would like the City to encourage community groups to apply for these funds, and are aware that tying up so much money in these two projects means that much less is available to go to future projects proposed by other groups.

(Crescent St. comments posted
separately on Newton CPC website)



LEAGUE OF WOMEN VOTERS NEWTON

PO Box 610207 Newton, MA 02461 www.lwvnewton.org
617-383-4598 Email: info@lwvnewton.org

2b. Jackson Road/Haywood House:

- Even with the additional units, the cost per unit remains very high in this project. While we appreciate that the City is leveraging CPA with outside funding, we are still concerned about these per unit costs. What is driving the high cost of construction here?
- What is the status of the non-Newton funding? The proposal notes a pre-application has been submitted and a full one will be submitted in February. What are the prospects for this funding?
- The mix of housing units now includes 13 market rate units and 10 “workforce or 99% AMI” units. Why?
- Our concern in the first-round application about the loss of green space is still relevant. What type of landscaping will there be? Will there be outside, ground-level gathering space for residents?
- Is Laundry Brook a future flooding problem, given expected increases in rainfall intensity?
- For those who eventually need unit upgrades for wheelchair accessibility, who will have the responsibility to pay? Would it be more cost effective to install these upgrades initially?
- Will there be services and/or transportation provided for residents? Having a large concentration of seniors is an opportunity to efficiently provide services.

Overall: LWVN has commented before about the high need for affordable senior housing, which this project addresses. Our main concerns are the high cost per unit (which we have been unable to explain) and the loss of green space (which is inevitable with any project on this site, but for which we would like to see a landscaping plan).

Thank you again for the opportunity to present our evaluation.

Sincerely,

A handwritten signature in cursive script that reads "Susan Flicop". The ink is dark and the signature is fluid and legible.

Sue Flicop
President, LWVN

January 23rd 2018

CPC Meeting Newton City Hall

Public Comments in regard to Jackson Road Low Income Senior Housing Proposal

Submitted by Sami O'Reilly, 249 Watertown Street, Newton

I respectfully ask the Newton Community Preservation Committee to consider the following concerns regarding the Newton Housing Authority Jackson Road Low Income Senior Housing Proposal:

1. Cost overruns related to building on wetlands – cost of site prep and special foundation work has been only superficially estimated in current proposal. Note similar building completed in 2017 at 99 Tremont Street in Oak Square with similar site characteristics experienced a six million dollar cost overrun related to foundation and site issues – enough of a problem that the developer converted the project to condominiums – from its original Boston Planning Department approval as rental units. (assumption is: The developer apparently does not care to stick around lest a few years down the road foundation problems rear up.)
2. Cost overruns related to lack of recent developer track record (Newton Housing Authority is proposing that NHA perform the Developer function – what is Newton Housing Authority's recent development track record?)
3. Confusion over building dimensions – it is hard to read the width and length of the proposed structure. The property line has not been marked at the site, so the community has been unable to visualize where the building will sit relative to the sidewalk.
4. Concern over a five story structure on Jackson Road; the proposal indicates four stories, however from Jackson Road – the neighborhood's viewpoint – the building is a full five stories and will loom 60 feet high. The basement is set back from the sidewalk, but the upper floors are "bumped out" and hang very close to the Jackson Road sidewalk. The building's mass is extremely out of context for the neighboring single and two family housing.
5. Confusion regarding 30 foot clearance from Jackson Road Laundry Brook Culvert, a protected waterway in Newton – the architectural rendering shows a generous setback with a wide expanse of lawn and walkways – but the actual site does not appear to have enough room for the 30 foot clearance from a protected waterway.
6. Future construction at the intersection of Jackson Road and Pearl Street. Directly across the street from the NHA proposed site on Jackson Road is the Aquinas site recently acquired by City of Newton. Within the next few years, both the Aquinas site and the neighboring Lincoln Eliot School are likely to be slated for construction...this is a tremendous burden of construction for one neighborhood intersection, can tie up roads for many years.

7. Water and Sewer infrastructure: a new 55 unit low income senior building would put a large burden on the existing water and sewer infrastructure in this neighborhood; is there any corresponding City of Newton Budget to address w&s needs vis a vis the NHA proposal?
8. Concern about future curbcuts on Jackson Road: NHA has been proactive in seeking neighborhood support for this project. One of the promises made has been: NO Jackson Road curbcuts. However, it is likely that a Jackson Road curbcut would be sought by NHA in the future, after such a large project was built and occupied, since there is likely to be inadequate access for emergency vehicles (firetrucks, ambulance) on JFK circle.
JFK is a narrow curving street, made narrower by all the cars parked alongside the curb. Based on the number of annual emergency visits made to the NHA nearby Nonantum Village Place (241 Watertown Street) which houses 34 units of low income senior housing, the Jackson Road 55 unit low income senior housing building could expect close to 100 emergency vehicle visits per year, based upon Fire Department statistics obtained during telephone call inquiry to Fire Department IT department.

It is likely that a Jackson Road curb cut would be required at a later date, after the property was built and occupied, and after the inadequacy of JFK access becomes apparent.

9 Loss of permeable space. This section of Newton has the least amount of permeable land and open space.

10. Have members of the Newton CPC visited the Jackson Road site to study the siting and massing of the proposed structure, and how it would fit into the neighborhood context?

Envelope postmarked 22 January 2018,
rec'd by CPC staff 25 January 2018

To: Newton Housing Authority
Date: January 8, 2018
RE: Funding for Haywood House

I would like to state my strong support for the Haywood House / Jackson Road Senior Housing Project. This project would be an excellent addition to the city of Newton, since it would add needed housing units that would be for seniors and that would be affordable to a number of different income levels.

Therefore I hope that the CPC approves the requested funding for this project.

Thank you,



Kevin McCormick
52 Madison Ave
Newtonville