

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 \$650,000 in Community Preservation Act (CPA) funds for the Millhouse Commons Homeownership Project.

This project will provide desperately needed affordable housing in the Upper Falls area of Newton and is ideally located within walking distance of the Eliot Street T station, as well as various community resources and amenities, and will create 3 new units of community housing in which quality affordable housing is needed. The site plan and design were approved by the Historical Commission and CAN-DO's application for a comprehensive permit is pending. CAN-DO will leverage CPA funds with CDBG money and a loan from a private lender. As you know, CAN-DO has previously used CPA funds to develop another successful affordable housing project in West Newton, and this committee recently recommended funding for CAN-DO's Eliot Street project in Upper Falls, for both affordable housing and historical preservation.

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 to 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, reading "Ted Hess-Mahan", followed by a horizontal line.

Ted Hess-Mahan
Alderman-at-Large

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: Millhouse Commons

Dear Community Preservation Committee:

U-CHAN is pleased to support the application for funding in the amount of \$650,000 for the Millhouse Commons homeownership 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.

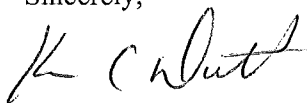
The application for funding by CAN-DO for the Millhouse Commons homeownership project, located at 1093-1101 Chestnut Street, Upper Falls, offers strong public benefits and promotes key goals of the Community Preservation Plan:

- It will create new homeownership housing in Newton including: three market rate units, two units that will be affordable to buyers at less than 80% of the median income and one will be affordable to a family earning up to 100% of the median income.
- The affordable homeownership units will have long-term affordability restrictions.
- The Newton Historical Commission has approved the site plan and design, and the proposal incorporates historic renovation and reconstruction.

The City of Newton has already dedicated Community Development Block Grant (CDBG) funds towards the project and other remaining financing commitments are in place. CAN-DO currently owns the property and has submitted a comprehensive permit application to the Zoning Board of Appeal, which is expected to be heard in November.

U-CHAN appreciates the opportunity to support this important homeownership initiative that promotes the goals of the Community Preservation Plan. We are pleased to support Millhouse Commons for CPA funds. Thank you for your consideration.

Sincerely,



Kevin Dutt
Secretary