

CITY OF NEWTON HOUSING PROJECT REQUEST FOR CPA AND CDBG FUNDS
Myrtle Village LLC and 12 and 18-20 Curve Street, West Newton, MA 02465

**ATTACHMENTS CHECKLIST
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3. COMMUNITY NEED

Walk Score

Cities & Neighborhoods Why It Matters How It Works Add Walk Score to Your Site Blog

Type an Address:



Walk Score
75 Very Walkable

Like 6x Share

Overview More Amenities Your Comments 02466

- Restaurants**
- Finagle A Bagel 0.22mi
- Coffee**
- Keltic Krust Bakery 0.33mi
- Groceries**
- Star Market 0.52mi
- Shopping**
- North Eastern Sales 0.05mi
- Schools**
- Peirce Elementary S 0.35mi
- Parks**
- Brae-Burn Historic 0.23mi
- Books**
- Burstein Harold M & 0.21mi
- Bars**
- Windjammer Cocktail 1.19mi
- Entertainment**
- West Newton Cinema 0.47mi
- Banking**
- Sovereign Bank 0.44mi



Real Estate Professionals. Print a neighborhood flyer for this property.

Public Transportation

Transit Score: **38**

- 34 mi - Framingham/Worcester Line
- 24 mi - 553

- 09 mi - 505
- 24 mi - 554

- 00 mi - 555
- 34 mi - 170

4. COMMUNITY OUTREACH & SUPPORT



Myrtle Baptist Church

"Where Love Abides"

June 24, 2011

Pastor

Rev. Brandon T. Crowley

Pastor Emeritus

Rev. Howard M. Haywood

Diaconate Board Chair

Leahmara Hill

Trustee Board Chair

Jeffrey Turner

Treasurer

Thomas Turner

Financial

Secretary

Pemmy Williams

Clerk and

Collector

Evette Layne

Superintendent

Sunday School

Elaine Thomas

~~Josephine Eps
12-20 Curve Road
Newton, MA 02465~~

~~Dear Josephine,~~

This letter is to inform you of a community development plan that Myrtle Baptist Church intends to propose to the City of Newton. Myrtle Baptist Church owns 12-20 Curve St, and would like to develop these properties to provide reasonably priced rental units for families and senior citizens. To this end the church has created a development corporation, "Myrtle Village Development Corporation", to oversee the endeavor.

As you know Myrtle Baptist Church has been a thriving house of worship for over 137 years, and that the area surrounding the Church, Curve St., Prospect St., Simms Court and Prospect Place have been designated as The Myrtle Baptist Church National Historic District. With this in mind we would like to be clear that the units would be designed to maximize green spaces and would remain consistent with the character of the neighborhood. At this time we are still investigating the possibility of keeping the existing structures and renovating, adding on to them or building a duplex. Our goal is to create six to eight rental units, one of which we intend to make fully handicap accessible.

We are in the very early planning stages and wanted to communicate our vision to you at this time. We want you to have full knowledge of our intentions and to let you know that we will be keeping you abreast during all of the phases of the development including: designing, permitting and construction.

As soon as we have the preliminary design perspectives completed we will invite you to a meeting and give you an overview of the project, take questions, describe the process and schedule. We will seek city approval through the "Comprehensive Permitting" (40B) regulations which will require public hearings and Aldermanic approval. Your support will be critical to the success of the project and we promise to conduct an open and transparent development program that will value your input and concerns. We will create a website that you can use to access up to date information and contact information for questions.

We look forward to working cooperatively with you so we can complete this project that will be a benefit to our entire community.

Sincerely,

Thomas Turner
Project Director
Myrtle Baptist Church Affordable Housing Ministry

September 4, 2011

To Whom It May Concern:

My name is Barbara Revaleon I reside and own a home at 11 Curve Street West Newton which is directly across the street from the proposed Myrtle Village affordable housing project. I am writing to express my full support for the project and encourage your approval of this wonderful effort to provide affordable housing to our city.

This neighborhood has a wonderful history of being a loving and nurturing village that provides an environment that welcomes and embraces families and individuals that reside here. The proposed Myrtle Village LLC has given abutters early notification of their intentions, me and other abutters look forward to working with them to see this exciting opportunity come to fruition. Thank you again for your thoughtful consideration.

Sincerely,



Ms. Barbara Revaleon

11 Curve Street

West Newton, Ma

September 1, 2011

Dear Community Preservation Committee,

The Carter family has resided at 28 Curve Street for over 50 years and as a direct abutter of the proposed affordable housing project that is being planned by the Myrtle Village LLC. I am writing as a representative of my entire family because I still reside at our family home to give our 100% support for this project that will provide safe and affordable housing to deserving families. My sister Rosalie Carter-Dixon is the owner of our house but as the person who resides here she has asked me to speak on behalf of our family supporting the project.

As a lifelong resident of the city of Newton and being raised by very hard working parents of eight children I know personally the value of being raised in a loving and supportive community like our beloved "village" with the continued rising cost of housing in Newton families like ours would never have the opportunity to share in this nurturing neighborhood sensitive community.

Yours truly,

Leslie Carter-Lewis

A handwritten signature in cursive script, appearing to read "Leslie Carter-Lewis".



Corpus Christi - St. Bernard Parish of Newton, MA

June 28, 2011

Thomas Turner
Project Director
Myrtle Baptist Church Affordable Housing Ministry
21 Curve Street
West Newton, MA 02465

Dear Mr. Turner,

I wish to thank you for the information you provided in your letter dated June 24, 2011 concerning the newest project being undertaken by the congregation of Myrtle Baptist Church.

The need for affordable housing in Newton is a growing concern for many people, especially for families and senior citizens. The efforts being explored to address this situation by the Myrtle Village Development Corporation is to be commended.

I look forward to hearing from you about the development of this housing project and assure you that my prayers are with you and your efforts.

Sincerely,

A handwritten signature in dark ink, appearing to read 'F. Silva', is written over a light grey background.

Rev. Frank J. Silva
Pastor

To whom it may concern
From: Hubert Williams
Resident, 11 Prospect Street, Newton MA

Dear Sir/Madam

I am writing this letter to express my enthusiastic support for the Myrtle Village complex proposed for Curve Street by Myrtle Community Development, LLC.

I live at 11 Prospect street, one of the abutters of the project. I have been a 14 year resident of Newton, and love the city for its walk-able and friendly neighborhoods, green space and parks, safety, lack of congestion and historical character.

Myrtle Community Development has reached out to the abutting residents, explaining their mission and vision for the project, and inviting our participation in the planning for the project. In particular, they have explained how they will manage the property and screen residents through contracting with NCDF - the manager of the successful Warren House apartments.

I believe Myrtle Village will enhance the community in and around Curve Street by adding to the diversity (in ages) of residents there. By supporting working families seeking to use public transportation, Myrtle Village will contribute pedestrians to our neighborhood. I welcome that.

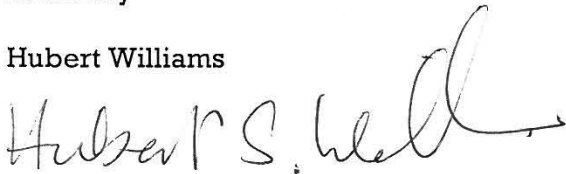
In addition, since those already resident in the property will not be displaced, we won't be missing anyone!

The design of the complex will enhance the appearance of Curve street greatly, with an attractive Victorian architecture and well maintained landscaping.

I plan to attend the neighborhood meetings for the project, and look forward to the successful addition of Myrtle Village into our community.

Sincerely

Hubert Williams



617-388-4532

hubert.williams@gmail.com



"you were a stranger and you took me in"

January 11, 2012

18 Curve Street
West Newton, MA 02465

RE: Notice of Non-Displacement: 12 and 18 – 20 Curve Street

Dear

On October 26, 2011, Myrtle Village LLC submitted an application to the City of Newton for federal financial assistance to rehabilitate the home which you occupy at 18 – 20 Curve Street as well as the home at 12 Curve Street, West Newton, MA.

This notice is to inform you that **you will not be displaced** if federal assistance is provided to Myrtle Village LLC and the homes at 12 and 18 – 20 Curve Street are rehabilitated. Therefore, the City of Newton urges you **not to move** anywhere at this time. *(If you do elect to move for reasons of your choice, you will not be provided relocation assistance.)*

If Myrtle Village LLC's application is approved and federal financial assistance is provided for the rehabilitation, you will continue to be able to lease and occupy your unit or another suitable, decent, safe and sanitary unit at the property. Of course, you will still be required to comply with your lease terms and conditions.

Depending on your household income, which the City would need to verify, your rent, including the estimated monthly utility costs, will not exceed 30 percent of your average monthly gross household income if you are determined to be low or moderate-income. If you must move temporarily so that the rehabilitation can be completed, suitable housing will be made available to you for the temporary period, and you will be reimbursed for all reasonable extra expenses, including all temporary moving costs and any increase in housing costs.

Again, we urge you not to move. If the project is approved, you can be assured that we will make every effort to accommodate your needs. Because federal assistance may be involved (if the project is approved), you are protected by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended.

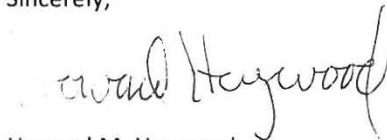
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January 11, 2012

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This letter to you is important and should be retained. You will be contacted once Myrtle Village LLC is notified of a commitment of federal funds. In the meantime, if you have any questions about the proposed project or this notice, please do not hesitate to contact me at 617-833-1849 or email hhaywood@kleinfelder.com.

Sincerely,



Howard M. Haywood
Project Manager

Cc: *Trisha Kenyon Guditz, City of Newton*
Jeanne Strickland, Newton Community Development Foundation, Inc.



"you were a stranger and you took me in"

January 11, 2012

20 Curve Street
West Newton, MA 02465

RE: Notice of Non-Displacement: 12 and 18 – 20 Curve Street

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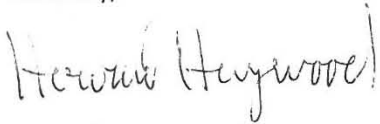
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January 11, 2012

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Sincerely,



Howard M. Haywood
Project Manager

Cc: *Trisha Kenyon Guditz, City of Newton*
Jeanne Strickland, Newton Community Development Foundation, Inc.



January 11, 2012

12 Curve Street
West Newton, MA 02465

RE: Notice of Non-Displacement: 12 and 18 – 20 Curve Street

Dear

On October 26, 2011, Myrtle Village LLC submitted an application to the City of Newton for federal financial assistance to rehabilitate the home which you occupy at 12 Curve Street as well as the dwelling at 18 – 20 Curve Street, West Newton, MA.

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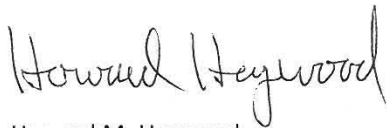
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[Redacted]
January 11, 2012

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Sincerely,



Howard M. Haywood
Project Manager

Cc: *Trisha Kenyon Guditz, City of Newton*
Jeanne Strickland, Newton Community Development Foundation, Inc.

January 30, 2012

Myrtle Village LLC
21 Curve Street
West Newton, MA 02465
Attention: Howard M. Haywood

RE: Notice of Displacement

Thank you for your letter dated January 11, 2012, which explained the details of what will happen should Myrtle Village LLC's application for federal financial assistance be approved to rehabilitate your property that I occupy.

The purpose of this letter is to inform you that it is my plan to remain in the property until such time that I receive notification from you that the renovations will begin and I must relocate during the renovation period. I am confident that I will find temporary housing for the period of time necessary to complete the project.

Lastly, I look forward to receiving further communication from you regarding the status of the project, and ultimately returning to the Myrtle Village Community once the project is complete.

Sincerely,



Elaine N. Thomas
12 Curve Street
West Newton, MA 02465



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
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(617) 796-1142
TDD/TTY
(617) 796-1089
www.newtonma.gov

Candace Havens
Director

November 22, 2011

Rieko Hayashi
Housing Planner
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

RE: Myrtle Village 40B Housing Project

Dear Ms. Hayashi,

At its November 22nd meeting, the Newton Historical Commission voted to support the proposed Myrtle Village 40B housing project. The Commission recognized that the subject properties 12 and 18-20 Curve Street are located within the Myrtle Baptist Church Neighborhood National Register Historic District. The project proposed to be undertaken by a church-affiliated non-profit will provide affordable housing and reuse of the existing buildings.

The Commission noted that the subject buildings have been substantially altered with additions, replacement siding, and replacement windows and that their significance is historically tied to the African American community. The Commission encouraged the applicants to use designs and materials consistent with the character of the historic neighborhood. Should you have any questions please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Brian Lever".

Brian Lever
Senior Preservation Planner
(617) 796-1129
blever@newtonma.gov