



CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

January 14, 2013

Setti D. Warren
Mayor

Ald. Ted Hess-Mahan, Chairman
Land Use Committee
Newton Board of Aldermen
Newton City Hall
Newton, MA 02459

Candace Havens
Director
Planning & Development

Robert Muollo, Jr.
Housing Planner

RE: 152 Adams Street Special Permit Application

Dear Alderman Hess-Mahan:

Members

Bart Lloyd, Chair
Dan Violi, Vice-Chair
Sheila Ardery
Mark Caggiano
Andrew Franklin
Judy Jacobson
Phil Herr
Henry Korman
Peter Macero
Josephine McNeil
Hallie Pinta
Jeanne Strickland
Lynne Sweet
Dan Violi
John Wilson
Matthew Yarmolinsky

At the Newton Housing Partnership meeting on January 9, 2013 the nine eligible members present unanimously agreed to support the special permit project at 152 Adams Street proposed by Jennie Marie One LLC/Jennie Marie Two LLC. The project as proposed would include one unit of inclusionary housing, per Section 30-24(f) of the Newton Zoning Ordinances. This unit will be affordable to households earning no greater than 80 percent of the area median income.

The Partnership's Project Review Committee and then the full Partnership have reviewed and discussed the proposal with the petitioner prior to this action. The Partnership has found the proposal to be consistent with the criteria for our support, which are *affordability, feasibility, suitability, livability, and sustainability*. Particularly of note was the creation of rental units, three of which will be adaptable for persons with disabilities, in a compact development well-located within a village center.

As noted at both meetings; to maximize opportunities for persons protected under fair housing laws to apply our recommendation is subject to the petitioner providing a satisfactory management and marketing plan for the affordable unit that meets fair housing requirements..

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In concluding, the Housing Partnership voted unanimously to support this petition. If you have further questions for the Partnership please let me know.

Sincerely,



W. Bart Lloyd, Chairperson
Newton Housing Partnership

cc Jason Rosenberg, Esq.
Candace Havens, Director