

**Nadia Khan**

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**From:** David A. Olson  
**Sent:** Tuesday, February 14, 2017 8:34 AM  
**To:** Nadia Khan  
**Subject:** FW: Letter to the Newton City Council

**From:** Rebecca Kanter | \_\_\_\_\_  
**Sent:** Monday, February 13, 2017 2:42 PM  
**To:** citycouncil  
**Cc:** David A. Olson  
**Subject:** Letter to the Newton City Council

Dear City Councilors,

In the past six months, we have had multiple rulings by the Commonwealth's Department of Housing and Community Development that the City of Newton has not yet met the state's requirement to be exempt from 40B projects. We can keep fighting that – though I would argue it may not be ethically the right step – but I don't see the city prevailing on the merits.

With that in mind, I desperately hope the city approves the Washington Place project as currently designed. I can see a developer that is already as supportive of affordable and moderate income housing as this one is happily moving forward with a denser, more affordable project. And while that might have benefits of its own from an accessibility of housing perspective, the community loses all the benefits associated with a mixed use project and faces much higher density and size potential.

There is no way that the city should force the developers hand and push a 40B project forward by fighting what is essentially a solid project design for Washington Street.

Rebecca Kanter  
535 Auburn Street, #2  
Auburndale, MA