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May 7, 2021

Mark Armstrong, Chair  
Community Preservation Committee  
c/o Lara Kritzer  
Community Preservation Program Manager  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: Nonantum Village Place

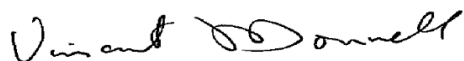
Dear Mr. Armstrong,

I am writing as a Newton resident in support of the proposal from Cascap, Inc. for funding of \$400,000 in CPA Community Housing Funds. These CPA funds, along with additional resources raised by Cascap, will enable the completion of capital repairs that are needed for the long-term sustainability of this important affordable housing resource for vulnerable very low- and extremely low-income senior citizens.

Nonantum Village Place was developed under the Section 202 program of the U.S. Department of Housing and Urban Development (HUD), and as such is subject to certain program requirements and resources. While the property has a rental assistance contract with HUD to subsidize tenants' rents, program rules prevent the owner from increasing the rents to carry payments on a mortgage which might support capital repairs, as is possible with properties with Section 8 contracts. Therefore, assistance in the form of soft debt and grants, such as a CPA award, is critical to the long-term sustainability of the property.

By way of disclosure, I'm on the board of directors of Homeowner's Rehab, Inc. (HRI) of Cambridge, a nonprofit housing developer which is collaborating with the owner, CASCAP, to ensure that the project execution is successful. Also, for information only, I'm a Commissioner of the Newton Housing Authority, an abutter of Nonantum Village Place, but this letter is intended to represent my own views. Thank you for your consideration of this recommendation.

Sincerely,



cc: Lara Kritzer