

From: [Maria Scibelli Greenberg](#)
To: [Lara Kritzer](#)
Subject: Hi Lara Could you plz forward this to the CPC members NVP funding request
Date: Sunday, May 9, 2021 5:28:29 PM

May 4, 2021

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

Dear Mr. Armstrong,

I am writing in strong support of the Nonantum Village Place Senior Housing Preservation request for Community Preservation Act funding. As an advocate for affordable housing, I am pleased to see how Newton has supported our elders with affordable, permanent housing such as Nonantum Village Place (NVP). NVP is home to elders who are among our most vulnerable residents, those who have less than 50% of Area Median Income (AMI), and have difficulty with activities of daily living or have a disability. In 2003-2004 the City supported building NVP with CPA and other funding that was in addition to funds from the federal government HUD 202 Supportive Housing for the Elderly program. NVP was designed for residents to age in place, and in addition to the 35 apartments, has a common kitchen, dining area and lounge. Supportive services are provided by a part time service coordinator. Now it is almost twenty years later, and extensive exterior rehabilitation is needed to preserve this community resource. There are three roof levels that need to be replaced, and extensive exterior work is needed to replace the trim and siding. As the 35 roof air conditioner condensers for the 35 units must be removed and replaced, this is also an opportunity to reduce the building's energy consumption. As the Newton Leads 2040 Housing Strategy delineates, preserving affordable housing options for Newton's seniors are an important priority, given the limited affordable options and with over 2,000 Senior Households having annual incomes below \$25,000. NVP preserves Newton's economic diversity and creates a supportive housing environment.

I am asking the CPC to vote in favor of the requested funding to protect and maintain this vital housing facility for our most vulnerable neighbors.

Best,

Maria S Greenberg

Ward 1 City Councilor

Vincent F. O'Donnell
10 Leighton Road, Auburndale, MA 02466
vincent.odonnell4@gmail.com
617-513-7552

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

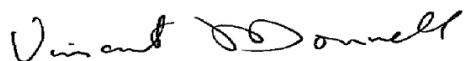
Dear Mr. Armstrong,

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



**Newton Housing Authority
82 Lincoln Street
Newton Highlands, MA 02461**

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Amy Zarechian
Executive Director

May 11, 2021

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

Dear Mr. Armstrong,

I am writing in strong support of the Nonantum Village Place Senior Housing Preservation request for Community Preservation Act funding.

In 2003, Cascap worked with neighbors in Nonantum and the greater Newton community to create new, permanent affordable housing for elders at Nonantum Village Place (NVP). Nonantum Village Place is a 35-unit elderly development funded through HUD's 202 Supportive Housing for the Elderly program with the support of the City of Newton, the Newton Housing Authority, and additional state and private funds. NVP is home to older adult households earning less than 50% of Area Median Income (AMI), with most residents earning less than 30% AMI.

NVP provides stable housing and on-site supportive services, as well as plentiful common spaces to foster community and well-being.

The development is in need of important capital improvements including, roof replacement, repair of deteriorating siding and trim, and updating of the air conditioning system for the units (35 air conditioning condensers) and common areas (3 roof top units), which will save energy.

The 35 current NVP residents will benefit greatly from the proposed improvements, and the Owner's ability to invest in roof and siding replacement in the near-term will preserve the building for many future residents.

As described in the Newton Leads 2040 Housing Strategy, preserving affordable housing options for Newton seniors is an important priority, particularly given the limited affordable options for the over 2,000 senior households with annual incomes below \$25,000. Therefore, NVP is an important resource contributing to Newton's economic diversity and providing a supportive housing environment for its needy residents.

Sincerely,

Amy Zarechian
Executive Director