

# Newton, Massachusetts Community Preservation Program FUNDING REQUEST

City of Newton



Ruthanne Fuller  
Mayor

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PRE-PROPOSAL

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PROPOSAL

(For staff use)  
date rec'd:

Please submit this completed file directly – do not convert to PDF or other formats.

For full instructions, see [www.newtonma.gov/cpa](http://www.newtonma.gov/cpa) or contact us:

Lara Kritzer, Community Preservation Program Manager,  
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459  
[lkritzer@newtonma.gov](mailto:lkritzer@newtonma.gov) 617.796.1144

You may adjust the space for each question, but the combined answers to all questions on this page must fit on this page.

<b>Project TITLE</b>	Newton Affordable Housing Trust Funding			
<b>Project LOCATION</b>	Full street address (with zip code), or other precise location. Citywide			
<b>Project CONTACTS</b>	Name & title or organization	Email	Phone	Mailing address
<b>Project Manager</b>	Ann Houston, Chair Newton Affordable Housing Trust	<a href="mailto:lkritzer@newtonma.gov">lkritzer@newtonma.gov</a>	617-796-1144	Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Other Contacts</b>	Lara Kritzer, Community Preservation Program Manager	<a href="mailto:lkritzer@newtonma.gov">lkritzer@newtonma.gov</a>	617-796-1144	Newton City Hall 1000 Commonwealth Ave. Newton, MA 02459
<b>Project FUNDING</b>	<b>A. CPA funds requested:</b> \$1,948,056	<b>B. Other funds to be used:</b> \$0	<b>C. Total project cost (A+B):</b> \$1,948,056	
<b>USES OF FUNDS</b>		<input checked="" type="checkbox"/> Rental Assistance	<input checked="" type="checkbox"/> Mortgage Assistance	
<b>TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES</b>				
Individuals <input checked="" type="checkbox"/>	Families <input checked="" type="checkbox"/>	Seniors <input checked="" type="checkbox"/>	Homeless/At Risk of Homelessness <input checked="" type="checkbox"/>	
Rental <input checked="" type="checkbox"/>	Ownership (including condominiums) <input checked="" type="checkbox"/>		% Area Median Income:	Up to 100% AMI
<b>Project SUMMARY</b>	Explain how the project will use the requested CPA funds. You may provide more detail in attachments, but your PROJECT SUMMARY MUST FIT IN THE SPACE BELOW.			
<p>In December 2021, the City of Newton established its first Affordable Housing Trust for the purposes of preserving the City's existing affordable housing units and creating new units that are affordable to low and moderate income households. During the review process for the ordinance, the Community Preservation Committee expressed its support for the creation of the new affordable housing tool and agreed to support the allocation of 35% of the City's annual CPA funding to the Trust for use in any affordable housing project that is allowable under the Community Preservation Act. This proposal is the Newton Affordable Housing Trust's first application for CPA funding to provide the initial funds to establish the Affordable Housing Trust Fund and begin the work of developing and furthering projects that further the City's affordable housing goals.</p> <p>The Trust is anticipated to be ready to accept new proposals for the use of its funding as soon as the CPA funding is in place. The goal of the Trust is to establish a simplified process for the allocation of these funds so that the funds can be quickly put to use to meet the affordable housing needs of the community. While the Trust has a stated goal of focusing funding on low and very low income households, the current proposal is for the use of the funding up to the 100% AMI allowed by the Community Preservation Act to allow the Trust with the greatest flexibility in using the funds to meet the affordable housing goals.</p>				

<b>Project TITLE</b>		<b>Newton Affordable Housing Trust</b>	
<b>USE of CPA FUNDS</b>		<b>COMMUNITY HOUSING</b>	
<b>(To be completed by CPC staff.)</b>	<b>Acquire</b>	X	
	<b>Create</b>	X	
	<b>Preserve</b>	X	
	<b>Rehabilitate/ Restore</b>	X	
	<b>Support</b>	X	
<b>COMMUNITY NEEDS</b>	<p>From each of at least 2 plans linked to the <a href="#">Guidelines &amp; Forms</a> page of <a href="http://www.newtonma.gov/cpa">www.newtonma.gov/cpa</a>, provide a brief quote with plan title, year, and page number, showing how this project meets previously recognized community needs. You may also list other community benefits not mentioned in any plan.</p> <p>The NAHT supports affordable housing as recognized in the following plans:</p> <p><b>Comprehensive Plan:</b> Funding of the NAHT meets the goals of the Comprehensive Plan for affordable housing by consolidating the City's available funding resources in a single location which provides affordable housing advocates and developers with a simplified, one-stop process for future funding. The Comprehensive Plan called for CPA funding to be a leading resource in the preservation of existing and creation of new affordable housing (Page 5-9) and the Trust provides the City with opportunities to work with the Plan's Strategic Action for Strengthening Financial Resources (Page 5-16).</p> <p><b>Consolidated Plan FY21-FY25:</b> Funding of the NAHT will assist the City in meeting the Strategic Plan Goals for Newton (Page 182) by providing funding for the production of new units and the preservation and rehabilitation of existing units. Trust funding can also be used to support affordable housing units and programs and to further the goals of Fair Housing in Newton.</p> <p><b>Community Outreach:</b> The Mayor, City Councilors, and numerous City residents and affordable housing advocates took part in the discussions surrounding the development of the Affordable Housing Trust Ordinance in 2020 and 2021 and its approval in December 2021.</p>		
<b>COMMUNITY CONTACTS</b>	<p>List at least 3 Newton residents or organizations willing and able to comment on the project and its manager's qualifications. No more than 1 should be a supervisor, employee or current work colleague of the project manager or sponsor. Consult staff on the community contacts required for your specific proposal.</p>		
<b>Name &amp; title or organization</b>		<b>Email</b>	<b>Phone</b>
Fran Godine, Engine 6		<a href="mailto:godine@comcast.net">godine@comcast.net</a>	617-969-2625
Jeanne Strickland, Exec. Director Newton Community Development Foundation		<a href="mailto:jstrickland@ncdfinc.org">jstrickland@ncdfinc.org</a>	617-244-4035
Lizbeth Heyer, Chair Newton Housing Partnership		<a href="mailto:lheyer@2lifecommunities.org">lheyer@2lifecommunities.org</a>	617-912-8400

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Full proposals must include separate, detailed budgets in addition to this page.

<b>Project TITLE</b>	<b>Newton Affordable Housing Trust</b>	
<b>SUMMARY CAPITAL/DEVELOPMENT BUDGET</b>		
<b>Uses of Funds</b>		
To fund future affordable housing projects that acquire, create, preserve, restore, rehabilitate, and support affordable housing in Newton as allowed in the Community Preservation Act Legislation.		\$1,948,056
<b>D. TOTAL USES</b> (should equal C. on page 1 and E. below)		<b>\$1,948,056</b>
<b>Sources of Funds</b>	<b>Status</b> (requested, expected, confirmed)	
CPA funding	Requested	\$1,948,056
<b>E. TOTAL SOURCES</b> (should equal C. on page 1 and D. above)		<b>\$1,948,056</b>
<b>SUMMARY ANNUAL OPERATIONS &amp; MAINTENANCE BUDGET (cannot use CPA funds)</b>		
<b>Uses of Funds</b>		
Not Applicable - Staff Support to come from Community Preservation Act Administrative Funds (Community Preservation Program Manager Position)		\$0
<b>F. TOTAL PROGRAM ADMINISTRATION COST</b> (should equal G. below)		<b>\$0</b>
<b>Sources of Funds</b>		
		\$0
		\$0
<b>G. TOTAL ANNUAL FUNDING</b> (should equal F. above)		<b>\$ 0</b>
<b>Project TIMELINE</b>	<b>Phase or Task</b>	<b>Season &amp; Year</b>
	Application submitted for CPC Public Hearing	August 2022
	CPC and City Council review and approval process	August – October 2022
	City Council vote	September – October 2022
	Funding available for use by Trust	November 2022