



CITY OF NEWTON, MASSACHUSETTS

Newton Housing Partnership

May 22, 2013

Ms. Joyce Moss, Chair
Newton Planning and Development Board
Newton City Hall
1000 Commonwealth Avenue
Newton, MA 02459

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Subject: Support Letter for 2042-2044 Beacon Street Proposal

Dear Ms. Moss:

The Newton Housing Partnership has had the opportunity to meet with the sponsor, Metro West Collaborative Development, Inc., on May 8, 2013 to discuss the proposed project located at 2042-2044 Beacon Street. The project will create nine units of permanent, supportive housing for chronically homeless individuals. A live-in house manager will live in the tenth unit.

The Newton Housing Partnership has carefully considered the technical and financial information related to the project, including the timing and sources of financing, the supportive services component, and zoning and community engagement strategies. We found the proposed project to be consistent with the criteria for our support, which are affordability, feasibility, suitability, livability, and sustainability.

We support and endorse the sponsor's concept of providing permanent, supportive housing for chronically homeless individuals. This concept aligns with city, state and federal housing priorities and housing needs. We also support and endorse the use of state resources and historic tax credits to leverage the City funds requested. Particularly of note were the supportive services model managed by Pine Street Inn and the reuse and substantial renovations of an existing building near public transportation.

Our recommendation includes the expectations that CDBG funding will be contingent upon the sponsor receiving the Mayor's support for a Chapter 40B site eligibility application to the Commonwealth of Massachusetts and that CDBG funding will be due if the additional financing cannot be obtained by the proposed construction start date.

In concluding, the Newton Housing Partnership voted unanimously to support the use of the CDBG and HOME funds requested for this project. If you have further questions for the Partnership please let me know.

Sincerely,

W. Bart Lloyd, Chair

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