

**Newton, Massachusetts Community Preservation Program
FUNDING REQUEST**

#276-23

City of Newton



Ruthanne Fuller
Mayor

PRE-PROPOSAL

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 or contact us:

Lara Kritzer, Community Preservation Program Manager,
City of Newton Planning & Development Department, 1000 Commonwealth Ave., Newton, MA 02459
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.

Project TITLE	Newton Affordable Housing Trust Funding		
Project LOCATION	Full street address (with zip code), or other precise location. Citywide		
Project CONTACTS	Name & title or organization	Email	Phone
Project Manager	Ann Houston, Chair Newton Affordable Housing Trust	lkritzer@newtonma.gov	617-796-1144
Other Contacts	Lara Kritzer, Community Preservation Program Manager	lkritzer@newtonma.gov	617-796-1144
Project FUNDING	A. CPA funds requested: \$1,967,119	B. Other funds to be used: \$0	C. Total project cost (A+B): \$1,967,119
USES OF FUNDS	<input checked="" type="checkbox"/> Rental Assistance		<input checked="" type="checkbox"/> Mortgage Assistance
TARGET POPULATION, TYPE OF HOUSING, SPECIAL FEATURES			
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
Project SUMMARY	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 the Newton Affordable Housing Trust (NAHT) 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. The Community Preservation Committee strongly supported the creation of this new affordable housing tool and agreed to support the allocation of the City’s Community Housing funding target, currently 35% the CPA program’s annual funding, to the Trust for use in any affordable housing project allowable under the Community Preservation Act. This is the Newton Affordable Housing Trust’s second application for CPA funding to build up the Affordable Housing Trust Fund for use in future affordable housing projects.</p> <p>The Trust has spent the last year developing its application processes, guidelines, and funding priorities for future potential applicants with the goal of creating a concise and straightforward process for providing affordable housing funds. In May, the Trust received its first application for the Warren House Preservation Project, which proposes to use Trust funds to permanently restrict 6 units at 50% AMI and another 4 units at 80% AMI. This application is still under review at this time. The Trust also continues to work with the City’s Housing staff, the Housing Partnership, and the Fair Housing Committee to develop a clearer understanding of the City’s affordable housing needs and goals and will use this information to inform its own goals and priorities for funding applications in the future.</p>			

Project TITLE		Newton Affordable Housing Trust	
USE of CPA FUNDS		COMMUNITY HOUSING	
(To be completed by CPC staff.)	Acquire		X
	Create		X
	Preserve		X
	Rehabilitate/ Restore		X
	Support		X
COMMUNITY NEEDS	<p>From each of at least 2 plans linked to the Guidelines & Forms page of www.newtonma.gov/cpa, 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>Comprehensive Plan: 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>Consolidated Plan FY21-FY25: 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>Community Outreach: 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>		
COMMUNITY CONTACTS	<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>		
Name & title or organization	Email	Phone	Mailing Address
Fran Godine, Engine 6	godine@comcast.net	617-969-2625	
Jeanne Strickland, Exec. Director Newton Community Development Foundation	jstrickland@ncdfinc.org	617-244-4035	
Lizabeth Heyer, Chair Newton Housing Partnership	lheyer@2lifecommunities.org	617-912-8400	

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

Project TITLE	Newton Affordable Housing Trust	
SUMMARY CAPITAL/DEVELOPMENT BUDGET		
Uses of Funds		
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.		\$1,967,119
D. TOTAL USES (should equal C. on page 1 and E. below)		\$1,967,119
Sources of Funds	Status (requested, expected, confirmed)	
CPA funding	Requested	\$1,967,119
CPA Prior Year Funding	Confirmed	\$1,948,056
E. TOTAL SOURCES (should equal C. on page 1 and D. above)		\$3,915,175
SUMMARY ANNUAL OPERATIONS & MAINTENANCE BUDGET (cannot use CPA funds)		
Uses of Funds		
Not Applicable - Staff Support to come from Community Preservation Act Administrative Funds (Community Preservation Program Manager Position)		\$0
F. TOTAL PROGRAM ADMINISTRATION COST (should equal G. below)		\$0
Sources of Funds		
		\$0
		\$0
G. TOTAL ANNUAL FUNDING (should equal F. above)		\$ 0
Project TIMELINE	Phase or Task	Season & Year
	Application submitted for CPC Public Hearing	July 2023
	CPC and City Council review and approval process	August – October 2023
	City Council vote	September – October 2023
	Funding available for use by Trust	September - November 2023