

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

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**Amy Zarechian
Executive Director**

April 28, 2021

Cat Kemmett, Planning Associate
Department of Planning & Development
City of Newton
1000 Commonwealth Avenue
Newton, MA 02459

Re: NHA Inclusionary Zoning Funds

Dear Ms. Kemmett,

As you may know, the Newton Housing Authority (NHA) is in the process of building a new 55-unit affordable housing development on NHA-owned land adjacent to its Jackson Gardens development to be known as Haywood House.


The NHA has been working diligently over the last several years to complete the necessary predevelopment work and secure project funding with the generous support of the City of Newton Planning and Development Board, Community Preservation Committee, the Department of Planning and Development, and Mayor Fuller. The project is now scheduled for a financial closing over the next few days and will soon begin construction.

Through the long predevelopment and funding process for Haywood House, and as a result of the ongoing economic volatility in connection with the COVID-19 pandemic, certain project costs have increased significantly. Most recently, the rising costs of lumber have led to an increase in the cost of framing the building.

The NHA would like to request access to the balance of Inclusionary Zoning funds, approximately \$643,215, held by the City for the intended use of the NHA in the development of affordable housing.

We will be happy to answer any further questions at your next meeting. Thank you for your assistance with this matter.

Sincerely,


Amy Zarechian
Executive Director