



MHP housing profile:

How Newton uses CPA funds

The challenge

- The average cost of a house in Newton is nearly \$700,000.
- High housing prices are a threat to the town's affordability, especially for municipal workers and children of Newton residents.

Key local housing resources

- Led by the planning and housing departments, Newton officials have long been strong proponents of affordable housing.
- Local non-profit CAN-DO has taken the lead, developing a total of 29 affordable units thanks in part to CPA funds.
- Since passing CPA in 2001 (1 percent surcharge), Newton has used \$8.5 million (50 percent) for housing.

How Newton has used CPA for housing

- As of FY06, Newton has preserved or created 80 affordable housing units using CPA funds, second only to Cambridge (244 units).
- Newton has focused its CPA efforts on a homebuyer assistance program, supporting the development of housing for first-time, low and moderate-income homebuyers. CPA funds have also been used to support rental properties for families, seniors and special needs populations.
- In response to the high cost and lack of developable land, Newton in 2006 directed CPA funds to a pilot program to provide technical and financial assistance to help homeowners create accessory rental or homeownership units.



With \$700,000 in CPA funds, local non-profit CAN-DO converted two home sites into Millhouse Commons, a six-unit, mixed-income homeownership effort.

Community snapshot: Newton

- Known as the Garden City, Newton is located six miles west of Boston. First settled in 1630 as a part of Watertown, it was incorporated as Cambridge Village in 1688. In 1691, it was renamed Newton.
- Its population is 83,000.
- The median family income is over \$105,000.
- Beside its location near Boston, another attraction for Newton is its public schools. School spending accounts for 56 percent of the city's budget.
- Notable Newton natives include actor Jack Lemon (born in an elevator at Newton Hospital) and Roger Sherman, an early American lawyer who is the only person to have signed the Articles of Association, the Declaration of Independence, the Articles of Confederation, and the United States Constitution.

MORE INFORMATION

Community Preservation Coalition: Maintains a web site with information on how communities can adopt CPA and use it for open space and historic preservation, and for affordable housing. www.communitypreservation.org

Newton Community Preservation Committee: Contact Newton Community Preservation Planner Robert Ricchi at 617-796-1144 or rricchi@newtonma.gov. Web site is www.ci.newton.ma.us/planning/CPAC/committee.htm

Massachusetts Housing Partnership: MHP advises communities on how to use local resources like the CPA to increase their supply of affordable housing. Call 617-330-9955 or go to www.mhp.net