

Councilor Gentile--


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Newton City Clerk

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We need more affordable housing in Newton and that is a direly understood fact for many middle-class families here. Washington Place in Newtonville could partially help with this challenge in the short-term and set a very positive precedent for future developments in the long-term.

If you look online at available rental options you will find listings for studio apartments averaging around \$1500 a month, 1 bedrooms for \$1900 a month, 2 bedrooms for \$2,200 a month, and 3 bedrooms for \$2,950. These are prices directly taken from available listings on Zillow and they all say the same thing: not affordable. I have seen instances where rentals exceed \$5,000 a month. This alarming trend is taking place all over the Greater Boston area. Entire families are being forced out of from cities and towns where they have lived for generations in many cases. Newton is obviously not immune to this epidemic, and something must be done to make this great town more accessible for people who already live here.

The Washington Place development will help deal with this persistent and growing problem. Of course, some of the units will be offered at costs like some of the listings mentioned above, but I'm very excited for the unprecedented ratio of low and moderate priced income apartments that will also be put on the market. These fixed-rent apartments will be offered at rates that are income-restricted to middle class individuals and families. We need to do everything we can to bring more units like this to Newton, and dense mixed-use projects like Washington Place is the best way to do it. Finally, the Washington Place development will also bring new life to Newtonville as the existing buildings will be replaced with new modern looking structures, attracting new business and residents to the area. The times are changing, and Newton needs to adapt to them and put our residents in the best possible situation to succeed. Washington Place should be part of the course of action we take to do that.

Sincerely,

  
Amanda Thompson