

Members of the Newton City Council,

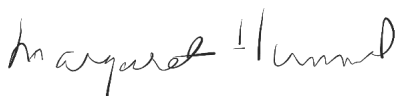
For the last decade, housing affordability has been a continuously growing challenge, affecting most of the Greater Boston area. Housing prices and rents have been going through the roof. This prompts many middle-income families to pack their bags and leave.

Newton is by no means immune to this problem. With the average home costing close to \$1 million dollars and the average two bedroom apartment costing close to \$3,000 per month, Newton's working families just can't keep their heads above water. Factor in the continuing increase in living costs, and it's hard to imagine how some of these families get by. To prevent this challenge from becoming worse, it is vitally important that Newton increases its housing supply. To do this - and include a larger number of affordable housing units, per Newton's 15% inclusionary zoning ordinance - we must consider building taller and more densely to get the largest number of affordable units online as possible.

Amongst other reasons, this is why I support the current proposal by Northland to redevelop their property in the Upper Falls. It's 800 rental units located above retail, office, and bountiful public green space will increase Newton's housing supply while offering local businesses a steady supply of walk-through customers and local residents more leisure opportunities. Of these 800 units, 123 will be specifically limited to those neighbors most in need of finding a budget-friendly roof over their head.

It is my opinion that Northland's proposal to redevelop its site in the Upper Falls is exactly the type of development Newton needs more of.

Sincerely,

A handwritten signature in cursive script that reads "Margaret Hummel".

Margaret Hummel
262 Lake Ave #1
Newton Highlands, MA 02461