



Ruthanne Fuller
Mayor

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By City Clerk at 3:29 pm, Sep 22, 2023

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Barney S. Heath
Director

Newton Housing Partnership (NHP)

September 26, 2023 from 5:00 pm - 7:00 pm

Virtual meeting: <https://newtonma-gov.zoom.us/j/87948987259>

Meeting ID: 879 4898 7259

1. Review and Approval of August minutes, 2023 Meeting Summary

2. Updates



- a. Village Center Zoning
- b. Comprehensive Permit Proposals (40B)
- c. Family Aid Proposal
- d. Economic Stability / Mobility Initiative – EMPATH Partnership

3. Coordination with Affordable Housing Trust and Fair Housing Committee

- a. Partnership discussion

4. Upcoming Meeting

- a. Next Meeting: October 24, 2023, 5:00 pm - 7:00 pm via Zoom

Attachments:

- August 2023 Meeting Minutes

Meeting Access Instructions

No in-person meeting will take place at City Hall.

The Newton Housing Partnership will hold this meeting virtually on September 26, 2023 at 5:00 pm.

Access the meeting audio and video on your smartphone:

- 1) Open your smartphone's app store. If the Zoom app is already installed on your smartphone, this step is not necessary
- 2) Download the "ZOOM Cloud Meetings" app
- 3) At the above date and time, open the ZOOM Cloud Meetings app, and tap, "Join a Meeting"
- 4) Type the following Meeting ID into the dialogue box: 879 4898 7259

It is also possible to open your smartphone's internet browser app, navigate to www.zoom.us, and join the meeting with the same Meeting ID: 879 4898 7259. Doing so would provide access to the meeting's audio and video.

OR

Access the meeting audio only on your phone or smartphone:

- 1) Dial +1-301-715-8592
- 2) Dial the following Meeting ID: 87948987259#

OR

Access the meeting audio and video on your computer:

- 1) Open your internet browser on your computer
- 2) At the above date and time, copy the following link into your browser's URL bar:
<https://newtonma-gov.zoom.us/j/87948987259>
- 3) Type the following Meeting ID into the dialogue box: 879 4898 7259

The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.

DRAFT

Newton Housing Partnership Meeting

Notes from

August 22, 2023 Meeting

Conference Call Meeting

6:00-7:20pm

Partnership Members in Attendance: Mark Caggiano, Eliza Datta, Chuck Eisenberg, Lizbeth Heyer, Ann Houston, Josephine McNeil, David Rockwell, Marva Serotkin, Albert Simmons

Others in Attendance: Councilors Malakie and Wright, Allison McIntyre, Lara Kritzer, and members of the community

It was moved by Chuck Eisenberg and seconded by David Rockwell and voted unanimously to approve the minutes of the May 16, 2023, meeting with Eliza Datta abstaining.

Project Updates

- a. Northland Charlemont 40B. Peter Standish and Stephen Buchbinder presented an update to the project. The following revisions were noted: the number of units have been dropped from 410 to 370 accommodated by reducing one floor; original one building now 2; 93 affordable units at 50% AMI, 19 units deeply affordable, 3 3 bedrooms; no retail. It was reported that the project was well received by ZBA. Josephine McNeil complimented the developers on the number of deeply affordable units. A member of the community who resides on Charlemont expressed concern about additional traffic on the street.
- b. 528 Boylston 40B. Will Adams and Kathy Winters made the presentation for Toll Brothers and highlighted the following features: the project has been reduced from 244 units to 198 with 20% affordable in three separate buildings (10 at 50% AMI weighted toward 2-3 bedrooms); the buildings will be passive house (all electric); playground for children. Questions raised about traffic, which the developers stated would not be significant, and due to location, there is minimal public transportation. An abutter on Hagen Street, Marie Fredick, reported that she represented a committee of 1000 members working with the developers to reduce the size of the project and the concerns have been shared with ZBA. Stephen Buchbinder stated that there will be an update in the fall.

Village Center Zoning and Affordable Incentives

David Rockwell led a well-received discussion focused on the Housing Choice Law and the MBTA Communities Act and affordable incentives. The deadline for submission is 12/31 for the MBTA Communities Act. In answer to the question about the number of projected units required under these requirements, David responded that the required unit count target is 8330 while the current plan would accommodate 10,000 units.

The Partnership discussed options incentivizing developers to include more affordably priced units in their village center projects than is required by the city's inclusionary zoning (IZ) ordinance. It was the consensus of the members to send a letter to the City Council and Mayor supporting the addition of 1 or 2 floors in VC 2 and VC 3 zones, and deeper affordability targeting than IZ requires. It was recommended by Mark Caggiano to include sending the letter to our State senators and representatives and Housing Secretary Augustus. Lizbeth Heyer stated that she will work with David Rockwell and Chuck Eisenberg to write this letter advocating these enhanced affordability incentives.

Coordination with Affordable Housing Trust and Fair Housing Committee

Ann Houston as Chair of the Newton Housing Trust led the discussion. The priority of the Trust is to increase the level of affordable housing in the City, in particular serving those with income at lower AMI, i.e below 50%. Ann is speaking to groups in the City concerned about this issue as well as conversations among the Trust, Partnership and Fair Housing. Josephine McNeil advised about the importance of input from those in need and soon to be published 2020 census data. The immediate plan is to convene a group to include two members from each of the three groups listed above plus CPC to review data about the housing stock, income, and population with the goal of developing a draft plan to create shared priorities for affordable housing by 12/1 and dissemination by 2/1/24. One key source of data is the 2040 blueprint produced in 2016.

Lizbeth requested Partnership members to let her know by end of week if interested in serving on this group.

Newton Housing Partnership Updates

The Economic Mobility Initiative is underway with EmPath. 19 families have been deemed eligible from a pool of families impacted by COVID. The selection process according to the contract is to begin in September. Ultimately the total number of families participating in the program will be 53.

Note: meetings will be held on the fourth Tuesday of each month 5-7p.

Respectfully Submitted,

Marva Serotkin