



Ruthanne Fuller
Mayor

Barney Heath,
Director, Planning &
Development

Lara Kritzer,
Director of Housing and
Community Development

Shaylyn Davis-Iannaco
Housing Program
Manager

Members

Marva Serotkin, Chair
David Rockwell, Secretary
Bryan Decker
Ann Houston
Mike Lozano
Grace Mitchell
Esther Schlorholtz
Nicole Stewart
Steve West

Alternate Members

Judy Korzenowski
Tatjana Meschende

CITY OF NEWTON, MASSACHUSETTS

Newton Fair and Affordable Housing Partnership AGENDA

Meeting Date: October 28, 2025
Location: Zoom
Time: 5:00 p.m.

This meeting will be a virtual meeting that will take place via Zoom. To view and participate <https://newtonma.gov.zoom.us/j/84438978127> or +16469313860,,84438978127#

1. Review and Approval of September 16, 2025 and September 30, 2025 Meeting Summaries
2. Project Update Chart
3. 85 Dudley Rd. Presentation
4. Riverside Presentation
5. 793-821 Washington St. Presentation
6. Discussion of December 2025 Meeting Date
7. Upcoming
 - a. Next meeting: November 18, 2025
 - i. Follow Up Discussion from Fair Housing Integration Meeting
 - ii. Priorities Task Force
 - iii. Mitigation Fees Presentation
8. Adjournment

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities requiring assistance. If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec.504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253. For Telecommunications Relay Service, please dial 711 or call City Hall's TTY/TDD line at 617-796-1089.

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Newton Fair and Affordable Housing Partnership

DRAFT Minutes from September 16, 2025 Meeting

Hybrid Zoom Meeting

5:00pm-7:30pm

In Attendance (*indicates remote attendance):

- Newton Fair and Affordable Housing Partnership: Marva Serotkin (chair), David Rockwell (secretary), Michael Lozano*, Esther Schlorholtz (through Item #4), Steven West, Bryan Decker, Grace Mitchell; Tatjana Meschede* (alternate member)
- Others in Attendance:
 - City of Newton Staff: Shaylyn Davis-Iannaco, Housing Program Manager; Jen Caira, Deputy Director of Planning (through one-half of Item #3); Lara Kritzer*, Director of Housing and Community Development
 - Newton Housing Authority: Michael Lara*, Executive Director; Hannah Cross*, Director of Development
 - City Council: Pam Wright*, Julia Malakie*
 - Candidates for Mayor: Al Cecchinelli, Marc Laredo (attended at separate times during Items #2 and #3)
 - C. Stumpo Development Company: attorney Laurance Lee of Rosenberg, Freedman and Lee law firm (attended through Item #5)
 - Members of the Community: Josephine McNeil, Kathy Laufer, Sharyn Roberts

Decisions taken, and follow-up items assigned, are shown in bold.

1. Review and Approval of the July 22 meeting summary

David indicated that the version of the meeting summary containing some minor edits by Esther was accurate, and he thanked her for review. **That version of the Meeting Summary was unanimously approved, with a motion from Esther and second from Bryan.**

(off Agenda) Project Updates

As there were a few minutes available before the arrival of the guest for Item #2, Marva asked Shaylyn and David to review the project updates as outlined in the Project Update Chart distributed to members in the agenda package.

Shaylyn noted three public meetings:

- revised Riverside development (public hearing at upcoming Land Use Committee meeting, occurring at 7pm on September 16);
- recommendation from the Joint Project Advisory Group for the city-owned Walker Center parcel (public hearing at upcoming Real Property Re-Use Committee meeting on September 18), and

- Dudley Road proposed development for 71 homes (past and upcoming public hearings at Land Use Committee meetings of September 9 and 30, respectively).

David added that the Armory project is under construction and on schedule, the 78 Crafts and 528 Boylston 40B projects have negotiated settlements of the abutter lawsuits and are now completing their drawings and pursuing investor and lender financing, and that the Family Navigation Center outdoor sidewalk improvements are complete.

2. Conversation with Albert Cecchinelli, Mayoral Candidate

Mr. Cecchinelli arrived at 5:15pm and joined the meeting for the scheduled conversation about his campaign for mayor and ideas about housing. Marva opened with a brief description of the Partnership’s purpose, and asked each Partnership member to describe his or her background and experience with affordable housing.

Albert then introduced himself as a lifelong Newton resident from Nonantum with a career as a lawyer.

- He opened the housing discussion with his viewpoint that Newton’s problem was not of housing, but lack of low- and moderate-income housing. He said that there is a pipeline of 2,300 units under construction with only 48 of the units priced at the truly affordable level 50% of Area Median Income (AMI)*. He added that he feels the City has allowed the 40B program to bring too much density with mostly luxury-priced units and affordable units, priced at 80% of AMI, requiring incomes of \$92,000 for a single person and \$132,000 for a family of four, which he indicated are still beyond the incomes of low- and moderate-income residents. He urged that the Inclusionary Zoning Ordinance should be aimed at 30% of AMI households, not the 90% AMI households he said it is targeting, and that the City should change its zoning to make developers “give back” and provide truly affordable units.
- He said he is opposed to high density in the neighborhoods and wants to see “parks and nice back yards” instead.
- He said the City should require developers to partner with social service agencies that can serve the needs of “low-end residents”.
- Michael asked Albert how he thought his housing ideas could get funded. Albert said he did not know and asked Michael for funding information, and Michael identified the Low-Income Housing Tax Credit program as the largest source of funding; he also noted that the 40B program, originating in the 1960s, was about the only way to get the scale of housing production needed to meet housing demand.
- Grace asked Albert how he would convince neighbors who often oppose higher density projects, and Albert indicated that high-density housing developments should be located in areas that don’t impact neighborhoods. He noted that the Nonantum neighborhood rejected the initially proposed Village Center Overlay District rezoning (under the MBTA Communities Act) for 5- to 6-story buildings for Watertown Street in Nonantum because that was the wrong location for that level of density.
- Esther noted that the rent that can be paid by 30% AMI residents falls short of paying for property operating costs, much less debt service on the capital costs needed, and that large subsidies are therefore needed to produce housing for that income level.

*Actual figures recently assembled by Housing Priorities Task Force show the following data about the current pipeline:

- Total pipeline of permitted projects either under construction or not yet started with construction: 2,447
- Of the 2,447 pipeline units, 500 units (20.4%) are at 80% of AMI or less, 161 units (6.6%) are at 60% of AMI or less, and 132 units (5.4%) are at 50% of AMI or less.

- David asked Albert’s position on the revised Riverside proposal before the City Council and the recently approved revised development plan for Northland Needham Street, and he said he supported those projects. He added that he also supports the approved building for the Santander Bank site as well as the Dunstan East site, although he added that the traffic calming street improvements on that section of Washington Street are creating traffic hazards.
- Bryan asked what he would do as mayor to create truly affordable housing, and he said he would push for these developments in the right locations so that they don’t overwhelm neighborhoods, noting that 528 Boylston Street is a good location for dense development but Oak Hill Park is not.
- David asked Albert about his view of the Newton Housing Authority, and he expressed deep appreciation for the recently completed Haywood House for seniors and said he would like to see more projects like it. He added that the NHA could expand its existing properties to create more affordable housing.
- Marva asked Albert for any final thoughts, and Albert said he hopes Newton won’t become a dense suburb like Newark is to New York City, but rather wants it to preserve its 13 villages where neighbors know each other. He noted he likes the housing development at Adams Street (three 6-unit buildings).

3. Conversation with Marc Laredo, Mayoral Candidate

Mr. Laredo arrived at 6pm and joined the meeting for the scheduled conversation about his campaign for mayor and ideas about housing. Marva opened with a brief description of the Partnership’s purpose, and asked each Partnership member to describe his or her background and experience with affordable housing.

Marc then introduced himself as a lifelong Newton resident with a private career as a lawyer and a public career with several positions in Newton City government, including the School Committee and the City Council, where he serves as president and has twice served as chair of the Land Use Committee.

- He began by thanking the Partnership members for their service.
- He opened the discussion of housing by indicating that there are both opportunities and limitations to what the Mayor’s office can do in the housing arena. He said the remaining available land in Newton is limited, and that there is therefore no opportunity to create starter single-family homes, and further that there are significant financial challenges to meeting low-income housing needs.
- He then said there is an array of things the City can do:
 - He said the City should make sure the Newton Housing Authority is maintaining its properties in good condition, noting that renovations require tenant relocation.
 - He expressed appreciation for the new affordability model represented by 2Life’s Opus project, serving the needs of middle-income seniors, which also frees up homes sold by these incoming Opus residents to be occupied by new families.
 - He said the MBTA Communities Act has created opportunities for development, but that it did cause political divisions in Newton. He mentioned that an unnamed project in Newtonville to be developed under the new MBTA Communities Act zoning is under discussion.
 - He said services for low-income residents are very important elements to accompany housing for that population.
 - He raised the issue of developers tearing down single-family homes and replacing them with larger expensive homes that maximize the allowable build-out, something he said is unpopular with neighbors. He added that he wants existing homeowners to have incentives to add units to their properties.
- He added that he will stress team leadership in his style as Mayor, and noted that deputy director Jen Caira will be taking the acting Planning Director position when his new administration begins.

- Esther brought up the issue of the high cost of producing housing and noted Inclusionary Zoning and 40B are the primary mechanisms available to stimulate housing production. She noted the Armory was made possible in part by a \$1.00 land purchase price. Marc recognized the Armory is a unique project financially, but still required significant federal and state funding even with the free land, and that these resources are limited.
- Michael responded that there is significant private and public capital that the City can take advantage of with small local subsidies that can leverage the other funding sources. He added that Newton is a hard place for developers to work in, and that streamlining the permitting process would be helpful. Marc agreed that streamlining permitting is a priority, but that the challenge is to determine where exactly in the City process the permitting delays are occurring. David mentioned a pending Partnership survey of local permitting costs and time frames, and Marc indicated an interest in seeing the results of that survey.
- Marc raised the question of inclusionary zoning and indicated he is not sure what the right affordability set-aside should be, and would appreciate the Partnership's advice on that issue.
- Marva noted that the Mayor's office has the advantage of serving as a bully pulpit to promote the priority of affordable housing, and Marc recognized that advantage but commented that he is primarily interested in results more than just talk. He added that he doesn't feel the Mayor should tell people what they should do, but rather should focus on achieving actual results. He added that the MBTA Communities Act was divisive. He asked the Partnership to advise the City on ways to make progress in affordable housing.
- David asked Marc's opinion on payments-in-lieu in place of onsite units. Marc referred to the ongoing Dudley Road development as an example of this issue, and asked Partnership members for their advice on this point. Steven noted it is a case-by-case decision.
- Marva noted that the Partnership is actively involved in a policy analysis of resident services, and noted the THRIVE program as an impressive example of how services can improve lives of vulnerable households. Marc recognized the THRIVE program's work but added that he wants programs like this to have sustainable results. Steven noted that services for vulnerable populations probably require permanent support, adding that other non-revenue-producing programs like parks and recreation are consistently included in municipal budgets.
- Marva thanked Marc for meeting with the Partnership, and was joined in expressions of thanks by other members, and she indicated the Partnership looks forward to further engagement with the new administration.

4. Inclusionary Zoning Ordinance: Outstanding Items for Partnership Review *(note: this item was taken up subsequent to Item #5)*

- a. Extremely Low-Income Alternative Compliance: Removal supportive services provision**
 - Shaylyn presented staff's recommendation, contained in the latest IZ Ordinance redline distributed with the agenda package prior to the meeting, that the mandatory inclusion of resident services be eliminated as a condition for developers to take advantage of the ELI Alternative in Article 5.11.10. She noted that this recommendation is in line with the recommendation of the consultant RKG Associates, that the ELI Alternative has never been chosen by any developer, perhaps because it has not been well publicized, but that developer feedback has been that the ELI Alternative may be attractive but only if this mandatory service provision were excluded. She added that the staff hopes its removal, along with more publicity by the City, will result in its being chosen by developers in the future.
 - Steven noted that developers of larger projects have the capacity and expertise to provide resident services, but not small-and medium-sized projects. He therefore expressed reservations about eliminating this provision of the article, and Grace echoed his concern. David said he recognizes

the need for resident services, but that experience has shown such a mandatory provision will preclude developers from selecting the ELI Alternative, meaning no 30% AMI units would be developed under this provision. Michael questioned whether such a provision is an appropriate element of a zoning code.

- Marva asked the question be called and asked for a motion. **David made a motion to accept the consultant RKG’s recommendation for an elimination of the mandatory resident services element of the ELI Alternative article. The motion was seconded by Bryan. Marva called for a vote and it passed 4-2 (Marva, David, Bryan and Michael in favor; Steven and Grace opposed).**

b. Public Funding Limitation: Language update

- Shaylyn presented the staff’s recommendation that this entire article 5.11.9 be eliminated from the ordinance, noting both that it is confusing to explain and implement, that it is probably unnecessary since publicly funded developments will have deeper affordability than the IZ Ordinance requires, and that the Legal Department had determined it to be problematic in that it can be deemed to be involving the City in the untenable position of mandating terms of state and federal funding awards.
- **Marva asked for discussion, and, there being none, asked for a motion. Steven moved approval of staff’s recommendation to eliminate this article, and Grace seconded the motion. Marva called for a vote and it passed unanimously, 6-0.**

c. Elder Housing with Services: Revised payment-in-lieu calculation

- Shaylyn presented the staff’s recommendation that, due to the highly onerous financial impact on senior housing developments of the current payment-in-lieu formula because of its inclusion of the estimated cost of providing medical services for a senior resident (3 hrs/day, 7 days/wk, and 52 wks/year for ten years), the formula be revised in two ways: (1) removal of the medical services element of the payment-in-lieu formula, so that it imposes a cost based simply on \$650,000 times the number of affordable units (5% of the total units) required in the ordinance, and (2) cutting that calculation by 50%. The formula would therefore be:

number of units in the project

times

5%

times

\$650,000/unit

times

50%

- David questioned the rationale for the 50% reduction, and Shaylyn replied that, because senior projects are high unit-count projects, and because their per-unit construction costs are lower than conventional apartments due to their small size and the absence of kitchens, the 50% reduction aligns the burden of the payment in lieu amount more equitably with that required of family apartments.
- After some discussion, **Marva called for a motion to accept the staff recommendation, which was made by David and seconded by Grace, and was passed unanimously 6-0.**

David indicated he will coordinate with staff on conveyance of the Partnership’s recommendations to the Land Use Committee ahead of its September 25 public hearing.

5. Introduction to Project at 85 Dudley Road (*note: this item was taken up prior to Item #4*)

Marva introduced attorney Laurance Lee of the Newton law firm Rosenberg, Freedman and Lee, representing the developer Cindy Stumpo of C. Stumpo Development Company, and invited him to speak about the Dudley Road development proposal.

- Laurance shared a screen of several slides showing the site plan and renderings, and described the project as 71 homes in 27 buildings on the 15-acre wooded property consisting of three parcels – 85 Dudley Road holding an existing single-family home, 132 Brandeis Road holding another single-family home, and 0 Dudley Road comprising the vast majority of the 15 acres. He said the single-family home at 85 Dudley Road would be rehabbed and resold as one of the 71 units, the single-family at 132 Brandeis Road would be demolished, and the rest of the site would consist of 70 homes in 25 two-, three- and four-unit attached townhouse buildings arranged around a private circular drive with vehicle access solely from Dudley Road at approximately the location of the existing driveway serving the 85 Dudley Road home. The homes would be two stories in height and range from 2900sf to 4500sf. They would be organized legally as condominiums.
- He noted that the sitework will be very expensive due to the need for regrading of the site's slope, for removal of extensive ledge, and the construction of a significant stormwater management program.
- He noted that given that a part of the marketing target is senior individuals and couples selling their existing homes and seeking to downsize into a community setting without responsibility for property maintenance, all buildings will have elevators and accessibility features like wider than normal doorways and bedrooms on the first floor.
- He described the permitting as requiring (1) a rezoning of all three parcels from single-family to multi-family and (2) a Special Permit providing fairly minor dimensional zoning relief and a waiver of the IZ requirement for onsite affordable units, which would be 12 under the IZ Ordinance (seven homes at 80% AMI and 5 at 110% AMI).
- He said the IZ payment-in-lieu formula results in a payment of \$8,076,250 (=17.5% times 71 units, equaling 12.7 required units, times \$650,000), which he said would be the largest payment-in-lieu in the history of Newton's IZ program. He stated that those funds, split 50/50 between the Newton Affordable Housing Trust and the Newton Housing Authority, would be available to those agencies immediately, and could leverage significant state and federal funding to support the creation of far more than the 12 or 13 onsite units called for in the IZ ordinance. He argued that this payment-in-lieu would meet the IZ Ordinance's test of providing an unusual net benefit.
- He noted that the carrying costs for the new homeowners will involve the costs of utilities and property taxes and insurance on top of a high condominium fee needed to support extraordinarily high common area costs of maintenance of the private road, snow removal, and operation of the stormwater system. He argued that these carrying costs will be beyond the means of households who would be income-qualified under the IZ ordinance.
- He said the property tax revenue to the City would be in the range of \$2 million annually.
- Marva asked Laurance to explain what on-site affordability would look like. Laurance reiterated his earlier comments about carrying costs and added that there will be occasional special assessments imposed on the homeowners for repair and replacement of common area elements.
- Grace asked about the property's proximity to Newton South High School and the nearby Oak Hill and Brown Middle Schools, and to what types of households the development would be marketed. Laurance said there will be families with children as well as downsizing elders seeking single-floor living.
- David questioned Laurance's comment about the payment-in-lieu funds being available "immediately", given that the timing of the in-lieu payments, as he understood it, would be at each purchase and thus spread out over the entire sales period. He withdrew this comment when Shaylyn explained that the IZ

ordinance requires the developer to pay half of the total in-lieu payment upon building permit issuance and half upon the issuance of the first certificate of occupancy.

Marva thanked Laurance for his appearance at the meeting, and invited him back to the next Partnership meeting on October 28.

6. Newton THRIVE Graduation Ceremony

Marva encouraged Partnership members to attend the upcoming Newton THRIVE graduation ceremony on Saturday, Sept 20 at 10am in the Newton City Hall War Memorial room.

7. Upcoming

Marva noted the upcoming fair housing integration meeting for Partnership members on September 30 at 10am at Newton City. She and David noted the upcoming projects and various committee hearings on 85 Dudley Road, Riverside, and 38 Crafts Street.

8. Adjournment

Meeting adjourned at 7:35pm

Respectfully Submitted,

David Rockwell, Secretary
September 24, 2025

Newton Fair and Affordable Housing Partnership

DRAFT Minutes from September 30, 2025 Meeting Special Meeting on Fair Housing Integration

Zoom Meeting
10:00am-12noon

In Attendance (all remote):

- Newton Fair and Affordable Housing Partnership:
 - Members: Marva Serotkin (chair), David Rockwell (secretary), Michael Lozano, Esther Schlorholtz, Steven West, Bryan Decker, Ann Houston
 - Alternate Members: Tatjana Meschede, Judy Korzenowski
- City of Newton Staff: Barney Heath, Director of Planning; Shaylyn Davis-Iannaco, Housing Program Manager; Lara Kritzer, Director of Housing and Community Development; Allison McIntyre, Housing Development Planner; Jini Fairley, ADA Officer

Decisions taken, and follow-up items assigned, are shown in bold.

Please note that, in order to allow participation from a key Partnership member before her departure from the meeting, Item #4 was taken up after Item #1 and prior to #2 and #3.

1. Overview of Integration Plan for Fair Housing

Marva noted that this meeting is a follow-up to the recent merger of the Fair Housing Committee and the Newton Housing Partnership to form the Newton Fair and Affordable Housing Partnership (NFAHP). She asked Esther (chair of the former Fair Housing Committee) to provide an overview of the purpose of today's special Partnership meeting in the context of the fair housing issues of the day. Esther noted that, while changing federal policies are very challenging for fair housing, all the federal and state fair housing laws remain in place, and that the new state Office of Fair Housing (OFH) is now established within the Executive Office of Housing and Livable Communities (EOHLC). She noted that the state legislature has recently funded OFH with a \$1 million budget that will be used by OFH to support nonprofit organizations in the Commonwealth that it recognizes are affirmatively furthering fair housing. She stressed the importance of the City of Newton's continuing efforts to identify where discrimination in the housing market continues to exist and to work as best it can to eliminate it from the marketplace. She thanked the staff of the Planning Department for its role in the merger and its ongoing responsibilities for various fair housing activities now under the NFAHP's responsibility.

2. Role of Members and Alternates

Marva reiterated that the new composition of the NFAHP is nine plus two alternates. Of the nine full members, seven are former members of the Newton Housing Partnership and two – Esther Schlorholtz and Stephen West – are former members of the Fair Housing Committee. The two alternates – both formerly with the Fair Housing Committee – are Tatjana Meschede and Judy Korzenowski. The alternate members are welcome and encouraged

to attend and participate in all NFAHP meetings, but cannot vote when the nine full members of the Partnership are all present at the meeting. She noted that they are eligible to be nominated to formal membership of the NFAHP when a seat becomes available.

3. Staff Responsibilities for Development Project Reviews, Training, Testing and Annual Award

Shaylyn reviewed the following items of staff responsibility and activity:

- Analysis of discriminatory impediments in the housing marketplace:
 - Shaylyn noted the study completed in 2021 by consultant Barrett Planning Group LLC for the City of Newton (a study required as part of the settlement of a civil rights complaint brought to HUD after the City's withdrawal of funding for a supportive housing development in a former fire station known as Engine 6), and published by West Metro HOME Consortium, found impediments continue to exist in the Newton housing market. This finding was more recently confirmed, Shaylyn noted, by a February 2025 testing study completed by the Center for Housing Justice and Policy (CHJP) at Suffolk University involving testing in the 13 communities west of Boston covered by the Consortium (Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Newton, Sudbury, Waltham, Watertown and Wayland), where discrimination was found in 15-20% of the test cases.
 - Shaylyn said the staff is working on a continuing phase of discrimination testing with the CHJP, where the range of testing will be expanded beyond only race to all protected classes: family composition, disability, income source, and others under federal and state law, as well as race. **She said the staff is working on a new testing contract with the CHJP, but that it depends on staffing and funding elements to be determined.**
 - Jini noted that discrimination against persons with disabilities is the most common type of discrimination among protected classes, and asked that any new testing include testing for persons with disabilities, and **Shaylyn indicated that discrimination against persons with disabilities will be included in the testing protocol.**
- Fair housing training:
 - With the merger of the Fair Housing Committee into the Newton Housing Partnership, Shaylyn said the staff has taken on responsibility for fair housing trainings for various audiences – real estate brokers, developers and property managers, as well as policy makers with the City. **Shaylyn said she is working with Suffolk to identify trainers and a schedule for these trainings, and hopes to have a schedule in place by the end of the calendar year for trainings anticipated to occur every April and October.**
- Fair housing listening sessions with EOHL (Executive Office of Housing and Livable Communities):
 - Shaylyn said she has been speaking with Whitney Demetrius, the director of EOHL's new Office of Fair Housing (created as part of the Affordable Homes Act of August 2024), about holding a listening session in Newton for any persons interested in fair housing issues. Shaylyn said EOHL is responsible for organizing the session.
- Sheila Mondschein annual fair housing award:
 - Shaylyn noted this annual award is to be conferred on an awardee in April of 2026 (Fair Housing Month), with nominations due in January.

- Marva asked about the process for attracting nominations, and Esther indicated it has been based on personal outreach in the past under the Fair Housing Committee.
 - Barney suggested expanding the award consideration to a “larger story” about fair housing.
 - **Shaylyn said she will also seek assistance from Hannah Sternburg, Outreach Coordinator in the Planning Department.**
 - **Shaylyn asked Partnership members to contact her with any ideas for nominations, and said the Partnership will need to make a recommendation at its January 2026 meeting.**
- Project Review Criteria
 - Shaylyn asked Partnership members for feedback on the redlined update to the Project Review Criteria document, included in the agenda package, which offers updates from the document adopted by the Partnership in April 2025 prior to the merger with the Fair Housing Committee. The following discussion took place:
 - The updates, she noted, added language about accessibility and visitability, and proximity to transit, employment and services as criteria for the Partnership to consider in its due diligence on projects.
 - She added that she included the pre-existing Fair Housing Committee’s project review criteria document in the agenda package as background for consideration of the updated Criteria document.
 - Esther clarified that the Fair Housing Committee did not use an actual scoring system even though such a system was available under the Committee’s criteria documents. She noted that the Committee had developed a scoring matrix, which Shaylyn then shared on the screen for viewing by Partnership members.
 - David said he appreciated all the documentation, but was concerned about imposing required paperwork on developers appearing before the Partnership, that might duplicate what the staff already does in its inclusionary review. Shaylyn clarified that there is no intention of mandatory paperwork in the project review process, and added that the inclusionary review comes much later in the process as a pre-requisite to the issuance of the building permit. Jini noted that some developers actually appreciated the use of the matrix. With these clarifications, David indicated he is comfortable with the revised document.
 - Ann asked whether it is mandatory for developers to appear before the Partnership, and Shaylyn indicated it is optional, but that many developers of larger projects tend to appear before the Partnership seeking some type of endorsement.
 - Allison suggested review of a developer’s eviction abatement plans. Esther responded that the Partnership’s review should keep development and operating considerations separate, and noted that “improving the resident experience” (Item #6 on the agenda) is something for the Partnership’s future consideration.
 - Marva asked for a motion to adopt the document. Esther suggested that this approval go before a regular meeting of the Partnership, rather than be voted on at this special meeting, to which Marva agreed. **It was agreed that adoption of the revised document will be on the agenda of the Partnership’s regular meeting on Oct. 28.**

4. Data Collection and Analysis Planning

Esther gave background information on the Fair Housing Committee’s efforts prior to the merger to collect data that helps to identify barriers to housing access, in areas such as credit application, lottery application and administration, and lease-up. She said Tatjana, a nationally recognized researcher on housing,

homelessness and racial disparities and associate director of the Heller School's Institute for Economic and Racial Equity, has been leading the Committee's efforts to date to create a standardized data collection system from all the data provided from lotteries, landlords and other housing industry sources. Tatjana said the plan is to create a standardized reporting format to be administered electronically for a meaningful analysis of housing disparities for fair housing protected class members. Ann inquired about the plans for implementing this data collection effort and for protecting confidential tenant information, and Esther indicated staff is still working on the structure of this data collection effort, while Esther and Tatjana both confirmed that sensitive information will be kept confidential.

Tatjana said that she would share with Shaylyn the most recent version of the data collection spreadsheet that the Fair Housing Committee had used. Shaylyn said staff will be using the spreadsheet to collect data from developers and sending them to the Partnership for its review.

5. Identifying Barriers, Improved Outcome and Greater Process Efficiencies

Marva and Shaylyn indicated **this agenda item is being deferred for discussion at a later meeting** of the Partnership, when staff is ready to put it on the Partnership's agenda.

6. Improving the Resident Experience of Affordable Housing

Marva and Shaylyn indicated **this agenda item is being deferred for discussion at a later meeting of the Partnership**, when staff is ready to put it on the Partnership's agenda.

7. Discussion of Priorities and Timelines

Marva and Shaylyn indicated **this agenda item is being deferred for discussion at a later meeting of the Partnership**, when staff is ready to put it on the Partnership's agenda. The intention is for the creation of a fair housing implementation plan and timetable to guide further Partnership work in this area.

8. Upcoming – next meeting Oct. 28, 2025

Marva noted the **next regular monthly meeting of the Partnership will be 5pm Tuesday October 28.**

9. Adjournment

The Partnership adjourned the meeting at approximately 12:15pm.

Respectfully Submitted,

David Rockwell, Secretary
October 14, 2025

NEWTON HOUSING PARTNERSHIP -- PROJECT UPDATE CHART

Last Update
10/24/2025

Project Name	Location (Address, Neighborhood)	Brief Physical Description	Size of Site	Total Units	Affordable Units at what % AMI Level	Developer	Approval Type and Date	October 2025 Updates	Next Steps
386-390 Watertown Street	386-390 Watertown St, Nonantum	Development of 10-unit apartment with one street-level commercial space	0.22 ac	10	1u @ 80%AMI; 1u @ 50% AMI	Nicolas Beaujean (dba Newton Park Watertown Realty LLC), as successor to John Mula	Special permits starting in 2017, concluding Sept 2024 with approval to eliminate below-ground parking requirement	After request for increase from 10 to 13 units and from 3 to 3.5 stories was withdrawn by applicant at 3/17/25 Council meeting, applicant moved forward with original 10-unit, 3-story program. Inclusionary Housing Plan was approved 5/20/25. Building permit in process.	Developer working with ISD to obtain Building Permit.
Northland Needham Street	275-281 Needham Street, 156 Oak Street, and 55 Tower Road, Upper Falls	Project-includes 10 new buildings varying in height from 3 to 8 stories, and adaptive reuse of existing mill building for 100 units. 822 units (145u affordable), 90,000sf retail space. Surface parking for 1,070 cars. Public splash park.	22.7 acres	822	124u @ 50-80% AMI; 21u @ 80-110% AMI	Northland Newton	Original special permit issued 12/2/2019; revised Special Permit approved 5/5/25	Mill building will have 100 housing units instead of 193,000sf office space. Number of new buildings reduced from 15 to 10; total SF reduced 11% from 1.45M to 1.3M. Number of housing units increased from 800 (140 affordable) to 822 (145 affordable), with the conversion of one market-rate 3-BR to an affordable unit. Number of parking spaces reduced from 1,350 (some below ground) to 1,070 (all surface). Developer applied for building permit June 2025.	Developer assembling financing; site and foundation work continues. Working with staff to prepare State materials in early 2026.
Dunstan East a/k/a Newton Crossing	1149-1185 Washington Street at Dunstan St and Kempton Pl	Construction of 234 units in three buildings	3.17ac	234	51u (22%) @ 80% AMI; 8u (3%) @ 50% AMI	Garden Homes (successor to Mark Development)	Comprehensive permit 7/31/2020	Comp Permit issued 7/31/2020; under construction	Completion of two buildings expected late 2026; completion of 3rd building early 2027
Riverside REVISED PROJECT	Portion of MBTA Riverside T Station parking lot (355 and 359 and O Grove Street, Auburndale)	Development of a portion of existing MBTA parking lot for mixed use. New proposal eliminates lab and office space, increases housing unit count, and retains an 8-level parking garage (1,119 spaces, 755 for residents, rest for MBTA commuters) and 20,000sf retail. New proposal eliminates Charles River walking trails.	9 acres	757 (up from 750 in the revised plans, and 681 from the original plans)	113u (15%) @ 65% avg AMI; 38 (5%) @ 110% AMI, totalling 152 (20%) inclusionary units.	Mark Development	Original special permit 9/9/21	Developer has met with the Land Use Committee of the City Council several times over the last two months to amend their special permit. Last meeting with Land Use held on 10/21/25.	Next meeting scheduled for November 18.
967 Washington Street	967-979 Washington St.	Development of 28 residential units	34,210 sq. ft.	28	3u b/w 50-80% AMI; 2u @ 110% of AMI	Rogers and Company, Inc.	Special Permit, 12/20/2021	Developer working with the Housing Division of the Plannign Dept. to complete their Inclusionary Housing Plan.	
136-144 Hancock Street, Auburndale	portion of former conference center (Walker Center for Ecumenical Exchange)	Adaptive re-use of two vacant buildings, plus new construction, to result in 16 ownership units in rehabbed and new buildings	1.3 acres	16	2u @ 50-80%	Civico Inc.	Special permit 12/19/22	Special permit issued 12/19/22; construction to begin as soon as building permit issues. Building Permit in progress.	Developer working with ISD to obtain Building Permit.
1314 Washington Street	1314 Washington Street	New construction of 50 apartments in rear parking lot of Santander Bank; adaptive reuse of bank for retail or restaurant	30,031sf (3 lots)	50	4u @ 50; 4u @ 80%; 1u @ 110%	Mark Development	Special permit 1/3/23	Special permit and rezoning to MU4 approved by Council 1-3-23; developer reconsidering project	
West Newton Armory	1135 Washington St, West Newton	Adaptive re-use and partial replacement of surplus 3-story Armory building with a 3- and 4-story building of apartments, below-grade parking, and office and community space	33,150sf	43	28u @ 60% and 15u at 30%	Joint venture of MetroWest Collaborative Development Corp (non-profit) and Civico Inc.(for-profit)	Comprehensive permit 1/17/23	Comprehensive permit approved 1/17/23 with State approval on 4/29/25. Building permit issued 5/9/25.	Under construction

NEWTON HOUSING PARTNERSHIP -- PROJECT UPDATE CHART

Last Update
10/24/2025

Northland Charlemont	160 Charlemont Street, Newton Highlands	Development of a industrial site off Charlemont and Chirstina Streets.	3.45 acres	370	74u @ 80% AMI; 19u @ 50% AMI	Northland 160	Comprehensive permit 11/1/23	Comprehensive Permit approved 11-1-23.	Construction start expected in 2027
528 Boylston St	528 Boylston St (Rte 9), Thompsonville	Replacement of commercial landscape yard and two 2-family homes with a six-story rental apartment building with amenities	5.82 ac	184	37u @ 80% and 9u @ 50%	Toll Brothers	Comprehensive permit 5/28/24	Comprehensive permit approved 5/28/24; lawsuit settled in April. Developer agreed to slightly alter the massing of the building and made minor changes to the color palette.	Developer completing working drawings and seeking financing; working with Staff to coordinate state compliance.
41 Washington St	41 Washington St, Newton Corner	Replacement of Victorian home with a 4-story condominium building	25,902sf	16	4u @ 80%	Joseph Keegan and Sheila Gleeson (husband and wife)	N/A- Comprehensive permit denied by ZBA 10/16/24	Comprehensive permit denied by the ZBA 10/16/24; appeal filed 11/5/24 to the Housing Appeals Committee. HAC hearing took place at Newton City Hall 7/28/25	Awaiting HAC decision. Expected 2026.
78 Crafts Street	78 Crafts St, Newtonville	Replacement of 10+ industrial buildings and one residential building with four 4- to 6-story rental apartment buildings and one 2-story parking structure	4.76 ac	295	59u @ 50%	Boylston Properties	Comprehensive permit 10/23/24	Comprehensive permit approved 10/23/24; lawsuit settled in April shortly before an upcoming hearing to dismiss the case. Both parties reached their agreement privately and minimal concessions were made.	Developer completing working drawings and seeking financing; construction start expected in May 2026.
134 Hancock Street and 161-163 and 169 Grove St., Auburndale	portion of former conference center (Walker Center for Ecumenical Exchange)	Proposal for adaptive re-use of three vacant single-family historic buildings into an estimated 5-11 units of affordable housing	0.8 ac (36,350s in two separate non-contiguous parcels, but 10,000sf of open space is set aside for Williams Elem School)	TBD	TBD	TBD -- City of Newton owns property	To be determined, depending on action by Real Property Re-Use Committee.	JAPG recommendation sent to Real Property Reuse Cmte on 6/12/25. JAPG recommendation is to (1) demolish Howard House (on Hancock St) and possibly the Hume House (attached to the Harding House on Grove St.) to make room for future school expansion, and (2) preserve the Harding House for adaptive re-use for housing.	Reuse Committee recommended the entire parcel be transferred to the School Dept. The full Council recommended the parcel be further studied by the Reuse Committee as they heard the School Dept. did not necessarily want the buildings. Site visits with several Councilors have taken place and the Real Property Reuse Committee will meet to discuss further at a date to be determined.
Newton Gardens Acquisition	132 North Street, West Newton	Acquisition of 112-unit apartment complex for long-term affordability	4.14 ac	112	16u @ 30%AMI; 14u @ 80% AMI; 82u @ 110% AMI	Winn Development	No permit needed	AHTF \$4MM funding approved 1/21/25	Closed on September 18, 2025