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Newton Housing Partnership (NHP)

January 23, 2024 from 5:00 pm - 7:00 pm

Virtual meeting: <https://newtonma-gov.zoom.us/j/85648812685>

Meeting ID: 856 4881 2685

- 1. Review and Approval of November minutes, 2023 Meeting Summary**
- 2. Staff Updates**
 - a. Updates from Previous Meeting
- 3. SHI Safe Harbor Update**
 - a. Partnership Discussion
- 4. Mitigation Fees**
 - a. Staff Update & Partnership Discussion
- 5. Real Estate Transfer Fee**
 - a. Partnership Discussion
- 6. Coordination with Affordable Housing Trust and Fair Housing Committee**
 - a. Partnership discussion
- 7. Upcoming Meeting**
 - a. Next Meeting: February 27, 2024, 5:00 pm - 7:00 pm via Zoom

Attachments:

- November 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 January 23, 2024 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: 856 4881 2685

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: 856 4881 2685. 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 +1-646-931-3860
- 2) Dial the following Meeting ID: 85648812685#

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/85648812685>
- 3) Type the following Meeting ID into the dialogue box: 856 4881 2685

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

November 28, 2023 Meeting

Conference Call Meeting

5:00pm-7:30pm

Partnership Members in Attendance:

Eliza Datta, Chuck Eisenberg, Lizbeth Heyer, Ann Houston, Josephine McNeil, David Rockwell, Marva Serotkin, Albert Simmons

Others in Attendance: Allison McIntyre, Shaylin Davis-Iannaco, Lara Kritzer and members of the community

There was a discussion about the format of the minutes. It was moved by Josephine McNeil and seconded by David Rockwell to continue the format used for the past several years. The vote was 6 in favor and 2 opposed. The vote passed.

It was moved by Chuck Eisenberg and seconded by David Rockwell to approve the October minutes amended to delete the sentence referring to 'everyone expressing their confidence in the initial proceedings regarding Village Center Zoning at the Council meeting'. The vote passed unanimously.

Staff Updates

- a. Northland Project has been approved. Shaylin Davis stated that this is the only project update since the last meeting.
- b. Affordable Housing Trust and CPC Updates. The Trust has awarded \$500,000 to the Family Housing project and \$1.5m to Coleman House. CPC has awarded funding for Haywood House, Golda Meir (second round of funding) and \$1.97M to the Trust. A question was asked about the role of the Council in regard to CPC funding for the Trust. Staff stated that the Council can approve, deny or decrease the amount proposed by the CPC.
- c. Village Center Zoning. There is another discussion at the Council on November 29, 2023.

ACTION: NHP members requested to know who is responsible for getting back to NHP when a question is asked? Shaylin Davis responded that she is responsible for getting back to members. David Rockwell requested to know the name of the new developer for Dunstan East project. In addition, a

question was asked regarding the timeline for the City to be paid for payment in lieu of taxes. Lara Kritzer will respond to this question.

Real Estate Transfer Fees

Chuck Eisenberg introduced the topic of Real Estate Transfer Fees. The topic is being considered by the Legislature. If approved by the Legislature, cities and towns could approve such a fee. Newton could apply fees to the Trust. As proposed there would be a marginal fee of between .5% and 2% applied to the amount of the real estate transaction above \$1M. Chuck recommended that local Representatives and Senators be asked to vote in favor. Josephine McNeil spoke in favor of getting more information from those in favor and those against. LOHA(Local Options for Housing Affordability) is advocating lobbying in favor and the Greater Boston Real Estate Board is advocating against, among other groups. **ACTION:** Staff advised that there is time (Spring) to educate the Partnership. Allison and Shaylin will send reports on this topic to Partnership members so that members can educate themselves in advance of the discussion.

INI Mitigation Fees

Inflow and infiltration is defined as groundwater and stormwater that enters a sewer system. David Rockwell requested information about the impact of INI mitigation fees, as well as other fees and costs, such as offsite improvements, assessed by the City on affordable and mixed income housing developments and asked staff if there is a database listing these fees by project. David indicated he wonders if City-imposed fees and costs might interfere with the degree of affordability feasible in these projects. Josephine McNeil recommended that the conversation include water and sewer rates for multifamily units, currently charged commercial, not residential rate. **ACTION:** Shaylin will inquire about the existence of a database for fees and costs that have been assessed on affordable and mixed-income housing developments, and the Partnership and will retain this item on the agenda.

Shelter Crisis

Josephine McNeil introduced the topic of the shelter crisis in MA and questioned the focus in the City of Newton in addressing the crisis. There is an unanswered question about the status of individuals and families on the waiting list for housing. Josephine asked about rules for churches to open their doors for

temporary shelter. It was recommended to contact ISD to obtain information about regulations for temporary shelters. Lizbeth Heyer wondered if doubling up in public housing was prohibited. Staff identified that through the ESG grant, there are three shelters and the Family Aid Navigation Center will open in the Spring. Josephine asked if anyone is interested in pursuing this critical issue that they contact her. Lizbeth asked that she keep the Partnership posted for possible action.

ACTION: Josephine McNeil will advise the Partnership on her investigation of addressing the shelter crisis in Newton.

Coordination with Affordable Housing Trust and Fair Housing Committee

Ann Houston announced that the first meeting of the group has been scheduled and she will report back to the Partnership at the next meeting.

It was voted unanimously to cancel the December NHP meeting. The next meeting is scheduled for January 23 from 5-7pm. The agenda will include an update on Newton Thrives.

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

Respectfully Submitted,

Marva Serotkin