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Director

Newton Housing Partnership (NHP)

May 28, 2024 from 5:00 pm - 7:00 pm

Virtual meeting: <https://newtonma.gov.zoom.us/j/86407636834>

Meeting ID: 864 0763 6834

- 1. Review and Approval of March & April minutes, 2024 Meeting Summary**
- 2. 78 Crafts St.**
 - a. Discussion of Letter of Support for 78 Crafts Street 40B project from Boylston Properties
- 3. Update 144 Hancock St. (Civico Project)**
 - a. Brief staff update on Civico's 144 Hancock St. project
- 4. 136 Hancock St. & 168 Grove St., Walker Center (City Project)**
 - a. Update from staff regarding Real Property ReUse Process
- 5. Priorities Group Update**
 - a. Update from Chuck Eisenberg, David Rockwell, and Ann Houston on the Priorities Group
- 6. Newton THRIVE Update**
- 7. Recognition of Josephine and Chuck**
- 8. Leadership Transition**
- 9. Upcoming Meeting**
 - a. Next Meeting: June 25, 2024, 5:00 pm - 7:00 pm via Zoom

Attachments:

- March meeting minutes
- April meeting minutes
- Updated plans for 78 Crafts St.
- Partnership terms

Meeting Access Instructions

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

The Newton Housing Partnership will hold this meeting virtually on May 28, 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: 864 0763 6834

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: **864 0763 6834**. 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 + 1 312 626 6799
- 2) Dial the following Meeting ID: 864 0763 6834

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:
- 3) <https://newtonma-gov.zoom.us/j/86407636834>
- 4) Type the following Meeting ID into the dialogue box: 864 0763 6834

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.

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Newton Housing Partnership Meeting

Notes from

March 26, 2024 Meeting

Conference Call Meeting

5:00pm-7:30pm

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: Shaylyn Davis-Iannaco, Lara Kritzer, Allison McIntyre, Barney Heath, Councilors Gentile, Getz and Wright and members of the community

It was moved by David Rockwell, seconded by Eliza Datta to approve the minutes of the February 27, 2024 meeting. The vote to approve was unanimous.

144 Hancock Street

Lara Kritzer presented an overview of Total Development Costs (TDC) that is currently set at \$650,000/unit and is used to determine cash payment in lieu of an affordable unit under the Inclusionary Zoning Ordinance. The amount is reviewed at least every three years and will be reviewed this summer. Using an inflation factor, the amount would be \$686,868 today.

Description of the project and revised proposal was presented by Taylor Bearden from Civico, the developer. The project is on part of the grounds of the former Walker Center and is in the Auburndale Historic District. The developers are seeking an amendment of the special permit that originally included two affordable units plus a fractional payment. The developers are before the NHP seeking a letter of support for the amendment waiving the special permit's requirement for the two onsite affordable units and allowing them to provide a cash payment to the City instead. The reason for the amendment request is the increased cost of the project that is currently estimated at \$18.46M, or about \$1.24M/unit. The project is 16 units and the developer indicated the average market price they are projecting of \$1.5M is attainable. The developer offered a payment-in-lieu higher than required under the IZ ordinance -- \$1.572M, or \$200,000 higher than the IZ ordinance requires, which Mr. Bearden argued meets

the “unusual benefit” test in the ordinance. Currently the amendment request is before the Land Use Committee.

Discussion focused on the updated estimated cost. Chuck Eisenberg asked if the Planning Department has looked at the developer’s projections. Mr. Heath responded that they have not, and Mr. Eisenberg indicated he wants the NHP to see the numbers for deciding on its support for the amendment.

Mark Caggiano spoke in favor of the amendment, in that the payment-in-lieu offered would be good for the City.

Councilor Gentile spoke in favor of the amendment and adding affordable units on land next to the proposed project owned by the City. Shaylin Davis-Iannaco explained that the the City Council cannot earmark payment-in-lieu funds for a specific project, and Councilor Gentile responded that the two payment-in-lieu recipients – Affordable Housing Trust and Newton Housing Authority – can agree to direct the funds to a project of their choosing.

Ann Houston (chair of Affordable Housing Trust) commented that the site next door is too small to attract state or federal subsidies, and would thus require a high level of City subsidy. But she welcomed a meeting between the Trust and the Housing Authority.

Lizbeth Heyer inquired about developer’s timing needs for a response to the requested amendment and David Oliveri responded that it is stuck at Land Use and time is of the essence as costs continue to build. Lizbeth also noted that the unit sizes are very large, and wondered about redesigning the project with smaller units, and David Oliveri responded that starting the Special Permit process over again would be too expensive. He noted that Civico had offered the site to other developers through Boston Realty Advisers, and found no bidders interested.

The NHP agreed to postpone a decision on the amendment to the next NHP meeting, and offered that Chuck Eisenberg and David Rockwell would review the project’s financial feasibility and report back to NHP in time for the next meeting.

ACTION: David Rockwell and Chuck Eisenberg will meet with Planning to review the financials for the project.

ACTION: Lizbeth Heyer stated that the NHP will continue discussion of the project amendment at the April meeting.

Partner Discussion on Action Items

a. 78 Crafts Street.

Developers are meeting with ZBA the next day with focus on stormwater, design, and transportation.

b. 1149 Washington Street (formerly Dunstan East)

Steven Buchbinder representing the developers requested NHP's execution of a letter consenting to a conversion of the permit from a 40B Comprehensive Permit, to a permit under the Local Initiatives Program (LIP) to facilitate construction financing by the new developer Garden Homes. In response to questions from NHP members, Mr. Buchbinder said the affordability requirements and the community benefits required under the 40B Comprehensive Permit are exactly the same that will be required under the LIP permit.

VOTE: It was moved by Chuck Eisenberg and seconded by Eliza Datta for the NHP Chair to sign the LIP application. The vote passed unanimously.

c. 528 Boylston Street, Toll Brothers

Steve Buchbinder spoke for the developers who were in attendance. The project will be on the ZBA agenda on April 10th. Concerns have been raised about parking on Hagen Road, lack of transportation access and coordination of resident services. In response, Steve Buchbinder commented as follows:

- Post occupancy there will be a parking survey and, if warranted, developers will propose parking restrictions
- The developers are encouraging the City to add a shuttle from the nearest MBTA station
- The developers will reach out to community resources to establish a plan for coordinating resident services, especially for low income residents. Further, it was recommended that space in the building be allocated for service providers.

VOTE: It was moved by Chuck Eisenberg and seconded by David Rockwell to support the project that includes 9 units at 50% AMI and recommend that Toll Brothers engage in developing a concrete plan to work with service providers to provide resident services as needed. The vote passed unanimously.

d. Annual Action Plan

Shaylin Davis-Iannaco explained that the Plan will be reviewed by the Planning and Development Board. Josephine McNeil requested information about the status and funding for Second Step that has reduced the number of beds to 8-9 rooms.

When it was determined that there is no vote needed from the NHP, it was recommended that the NHP endorse two projects that will receive funding—Armory and Washington Street/Family Aid.

VOTE: it was moved by Mark Caggiano to endorse funding for the Armory and Family Aid and seconded by Marva Serotkin. The vote passed unanimously.

136 Hancock Street and 168 Grove Street, Walker Center (City Project)

Shaylin Davis-Iannaco reviewed the proposed project using \$2.45m ARPA funds for affordable housing and school expansion, which is located in the Auburndale Historical District. The consultants, who have submitted a report on the use of the land, working on the project will set up a JAPG. Josephine McNeil requested clarification regarding the use of ARPA funds to redress COVID related issues. Shaylin responded by stating that the funds will be allocated for affordable housing and the Williams School Expansion.

Staff Updates

1. A progress report on Thrive will be presented at the April NHP meeting. There is full enrollment.

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

Respectfully Submitted,

Marva Serotkin

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Newton Housing Partnership Meeting

Notes from

April 30, 2024 Meeting

Conference Call Meeting

5:00pm-7:00pm

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:

- City of Newton Staff: Shaylyn Davis-Iannaco, Lara Kritzer, Allison McIntyre, Cat Kemmett, Barney Heath,
- City Councilors Gentile, Malakie, Block and Wright
- Criterion Development Partners: Jack Englert and attorney Stephen Buchbinder
- Civico Inc: David Oliveri, Taylor Bearden, Andrew Consigli
- Members of the community

Moment of Silence for Phil Herr

Members reflected on the life of Phil Herr. Phil was an advocate for affordable housing in Newton and offered his expertise to individuals and groups working on affordable housing in Newton. Many members worked with him.

Minutes of the March, 2024 Meeting

A revised version of the minutes was submitted by David Rockwell. There was agreement that due to the details contained in the revision, that the revised minutes should be recirculated without the redlines for approval at the May meeting. Chuck Eisenberg recommended that staff and legal review the revision. VOTE: It was moved by Chuck Eisenberg and seconded by Marva Serotkin to defer vote on the March 2024 minutes to the May Partnership meeting. The vote was unanimous.

2-4 Los Angeles St, Allee on the Charles

Stephen Buchbinder, representing Criterion Development Partners, explained that the developers were seeking support in converting from a 40B NEF (New England Fund) to a LIP.

He explained that this is similar to the request from Dunstan East. LIP offers greater flexibility for financing. The difference is that Allee on the Charles is built and occupied. There are 205 units, 25% affordable at 80%.

Jack Englert from Criterion presented a slide-show overview of the project. In answer to a question from Mark Caggiano about the possibility for similar requests on other 40B projects, Stephen Buchbinder responded that given the conditions in the financing marketplace, he believed it is possible that more such requests will be forthcoming.

VOTE: It was moved by Chuck Eisenberg and seconded by David Rockwell to direct Lizbeth Heyer to sign the appropriate documents to approve the conversion to a LIP. The vote was unanimous.

144 Hancock Street (Civico Project)

David Rockwell and Chuck Eisenberg reviewed their recommendation on the Civico request for a waiver of on-site affordable units. The analysis that drove their recommendation was presented in a document submitted to the Partnership. Their recommendation, based upon a project pro-forma presented by the developers, was to agree to Civico's request for a waiver of the on-site affordability requirement in the current Special Permit, conditioned on a total payment-in-lieu of \$1,772,000 of the two foregone affordable units -- \$400,000 more than the IZ requirement and \$200,000 for than the developer's offer at the March NHP meeting -- which they recommended met the IZ ordinance's "unusual net benefit" test applicable to the payment-in-lieu option. Civico has requested the waiver based upon their analysis that the project would likely not be feasible in the current economic environment without the waiver.

Members of the Partnership and community offered comments as follows:

- Josephine McNeil supported the need for affordable units now and that applying PIL to future projects would delay available affordable units, especially home ownership.

- Mark Caggiano observed that denying the request might result in no project, market and affordable.
- Eliza Datta, Ann Houston, and Lizbeth Heyer raised concern about the precedence setting nature of the decision.
- Lizbeth Heyer asked the developer what adjustments to the financing, such as lower investor return expectations or revised layout, to protect onsite affordability. David Oliveri responded that value engineering to reduce costs is continuing, and that conversations were ongoing with the Land Use Committee to change the townhouses in the Barton Building to one-story flats and to increase the number of bedrooms in the overall project without increasing the unit count.
- Lizbeth asked if any City Councilors in attendance had any comments, and there was no response.
- Lizbeth then asked for comments from the community. David Hedison, a member of the community, urged the Partnership to recommend requiring onsite units and questioned that the project would be financially infeasible with the onsite units.
- After David Hedison's comments, Councilor Gentile noted that the Land Use Committee would appreciate the Partnership's guidance as it continues to entertain the developer's request. He also asked Ann Houston (chair of Newton Affordable Housing Trust) if she had put onto the Trust's next agenda an item to discuss, with the Newton Housing Authority, the use of payment-in-lieu proceeds from the Civico project as subsidy for an affordable housing development on the adjacent City-owned site, and Ann replied in the affirmative.
- In response to Josephine McNeil's query as to why the Partnership was asked by the Land Use Committee to review the Civico request, Barney Heath explained that Land Use is seeking guidance on the application of "unusual net benefit" which is not defined in the IZ Ordinance.

Following discussion regarding the recommendation from the Partnership, Mark Caggiano suggested that the NHP determine the payment-in-lieu figure at this meeting, and David Rockwell countered that he would prefer a decision be deferred to the May NHP meeting to consider new information affecting the developer return analysis that had surfaced during the discussion. Councilor Block noted that, as a member of the Land Use Committee, he was not aware that the NHP's recommendation needed to be rushed.

VOTE: After more discussion, Mark moved, with Ann Houston's second, to defer a recommendation until the May meeting, but to inform the Land Use Committee of our deliberations in the meantime. The motion passed, 8-1 (Charles Eisenberg opposed).

Staff Updates

Staff updates was deferred until the May meeting.

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

Respectfully Submitted,

Marva Serotkin

78 CRAFTS STREET DEVELOPMENT

NEWTON HOUSING PARTNERSHIP PRESENTATION
MAY 28, 2024



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SITE / LOCATION

PROJECT INFORMATION

AFFORDABILITY

RENDERINGS



78 Crafts Street Development

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Site Aerial | Existing Conditions



78 Crafts Street Development

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PROJECT OVERVIEW

- **295 units** of much-needed multifamily rental housing
- **59 affordable units** (20% of the total unit count) perpetuity at **50% of area median income (AMI)**
- Four (4) apartment buildings ranging from 4 to 6 stories
- One (1) small two-level parking structure at the site's western edge
- Designed and built to **Passive House** standards
- Amenities include outdoor space, dedicated co-working space, and fitness center
- **40,000 sf of outdoor open space**, including two courtyards, a dog park, a **Tot Lot**, a pocket park with an art mural on Crafts Street and a linear park on Court Street
- **Transforming an industrial, mostly impervious site** to a residential site with almost an acre of pervious green space, vastly **improving stormwater management** from current conditions
- **Increasing property tax revenue** for the City of Newton by an additional **~\$1M** per year
- **Improving connectivity** from Crafts Street to Court Street, **safer pedestrian and bike access to the Newtonville Village** at a location that currently excludes bicycles and pedestrians

AFFORDABLE UNIT RENT LIMITS

INCOME LIMITS

HH Size (# persons in household)	1	2	3	4	5
50% AMI	\$ 51,950	\$ 59,400	\$ 66,800	\$ 74,200	\$ 80,150
80% AMI	\$ 82,950	\$ 94,800	\$ 106,650	\$ 118,450	\$ 127,950

RENTAL RATE LIMITS

Unit Type	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
50% AMI - Net Rental Rate	\$ 1,131	\$ 1,144	\$ 1,302	\$ 1,446
80% AMI - Net Rental Rate	\$ 1,905	\$ 1,974	\$ 2,298	\$ 2,597
<i>Savings in Monthly Rent between 50% AMI and 80% AMI Rent Limits</i>	\$ 774	\$ 830	\$ 996	\$ 1,151

Source: EOHLC. BOSTON - Cambridge - Quincy, MA - NH MSA. 2023 Income and Rental Limits.

Note: 100% AMI 4 person MFI Income limit is \$149,300

- EOHLC establishes maximum rents for individuals who are at various income limits.
- For example, a family of four making \$74,200 per year would be eligible to **rent a 3-bedroom 50% AMI unit at a rent of \$1,446** per month.



LANDSCAPE PLAN











78 Crafts Street Development

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THANK YOU!

Newton Housing Partnership

Name	Term	End date	Appointing Authority	Notes
Josephine McNeil	2	3/8/2024	Mayor	<i>served 2 consecutive / eligible for reappointment after one year</i>
Charles (Chuck) S Eisenberg	2	3/8/2024	Mayor	<i>served 2 consecutive / eligible for reappointment after one year</i>
Albert H. Simmons	1	8/16/2024	Mayor	<i>eligible for reappointment for 2nd</i>
Eliza E Datta	2	3/8/2025	Mayor	
Lizbeth A Heyer	2	3/8/2025	Mayor	
David P Rockwell	1	4/21/2025	Mayor	<i>eligible for reappointment for 2nd</i>
Mark JT Caggiano	2	3/9/2026	Mayor	
Marva Serotkin	2	3/9/2026	Mayor	
Ann Houston	2	9/27/2026	Mayor	