

CITY OF NEWTON

IN BOARD OF ALDERMEN

LAND USE COMMITTEE

TUESDAY, FEBRUARY 4, 2014

Present: Ald. Laredo (Chairman), Albright, Cote, Crossley, Lennon, Lipof, and Schwartz;
absent: Harney; also present: Ald. Fuller
Staff: Daniel Sexton, Alexandra Ananth (Chief Planner for Current Planning), John Lojek
(Commissioner of Inspectional Services), Robert Waddick, (Assistant City Solicitor), Ouida
Young (Associate City Solicitor), Linda Finucane (Assistant Clerk of the Board)

REFERRED TO LAND USE AND FINANCE COMMITTEES

#79-12(2) **COMMUNITY PRESERVATION COMMITTEE** recommending the appropriation of nine hundred ten thousand one hundred seventy-nine dollars (\$910,179) from the Community Preservation Fund to the Planning & Development Department for a grant to Myrtle Village, LLC, to create 7 units of permanently affordable rental housing at 12 and 18-20 Curve Street, West Newton, as described in the proposal submitted in August – October 2013.
FINANCE TO MEET

ACTION: APPROVED 7-0

NOTE: Joel Feinberg, Chairman of the Community Preservation Committee (CPC) and Shelby Robinson, manager of the Myrtle Village Limited Liability Company (MVLLC), an LLC formed by the Myrtle Baptist Church as an outgrowth of its Affordable Housing Committee, presented the petition. This proposal was originally submitted to the CPC in 2012; however, because of a potential conflict of interest of a development team member, there was a one-year hiatus, so it has taken a while to get to this point. It has had two public hearings in front of the CPC and a third public hearing in conjunction with the CPC and the Planning & Development Board. Ms. Robinson explained that this project allows the congregation to serve the community and God. Although the Affordable Housing Committee has chosen to start with a small project, it hopes to continue its mission.

The Myrtle Baptist Church has been part of the community for 140 years. MVLLC plans to convert two existing houses, a single-family at 12 Curve Street and a duplex at 18-20 Curve Street (the former parsonage), into seven units of affordable housing which will contain one 1-bedroom, four 2-bedroom and two 3-bedroom units. One unit is HP accessible and two units are HP “visitable,” i.e. can accommodate mobility impaired visitors. The location is accessible to public transit.

MVLLC has hired the Newton Community Development Corporation (NCDF) as a development consultant and future property manager, NCDF will also handle the lottery. NCDF has a strong track record in affordable housing development and management having developed five rental projects containing 231 units and one 10-unit owner project. It also manages two other affordable developments on behalf of other non-profits. MVLLC has hired an architect with affordable housing experience. The project meets the criteria for 50%-80% Average

Median Income (AMI). Total development costs are projected to be \$3,077,604, which include acquisition value of the properties, construction work, and related soft costs. Sources are developer equity, a loan from Village Bank, a grant from the City's Community Preservation Program and deferred payment/forgivable loans from the Community Development Block Grant and HOME programs.

The acquisition cost is carried at \$1,032,000, which is \$113,000 lower than the appraised value. Construction is estimated at \$1,310,950 with a 10.5% contingency. The \$339,000 in HOME funds requested will provide two low-HOME units: a one-bedroom and a three-bedroom. Rent/occupancy and long-term affordability restrictions apply to HOME-fund units within a HOME project. The Community Preservation Funds sought are less than 1/3 of the project.

Maximum low HOME rents are \$917 a month for the one-bedroom and \$1,271 for the three-bedroom. Rents for the five non-HOME units are projected as follows:

- two 2-bedrooms: \$1,487
- two 2-bedrooms: \$1,806
- one 3-bedroom: \$2,006

Tenant incomes will range between 70% and 85% of the Average Median Income (AMI). When asked why 85% not the usual 80%, Ms. Robinson explained that it is to reach households that aren't served by the lower AMI. Relocation expenses will be provided to the three existing households and it is expected that they will relocate to the new units. The project will be constructed in two phases, 12 Curve Street followed by 18-20 Curve Street. The Church will deed 12 parking spaces, including one HP space and two short-term spaces, located to the rear of its property.

Public Comment:

Caroljayne McKenney, 15 Curve Street, who lives across from 18-20 Curve Street and next to the Church, supports the project, which is a mission of joy and love.

Esther Schlorholtz, 63 Smith Avenue, Co-chair of Uniting Citizens for Affordable Housing in Newton (UCHAN) also supports the project.

Also, two petitions, one in support and one in opposition, and several letters were received and are attached.

The Committee observed that the developer is not trying to maximize the profits and is contributing quite a bit of equity. The developer has not tried to cram more units onto the site. There is a good mix of public and private funds and a good mix of income levels. The proposal is contextually sensitive and maximizes open space and landscaping and is proximate to the Reverend Ford Playground. Sustainability will depend on several things, including unforeseen cost overruns. It is unlikely the project will get LEED gold like 193 Lexington Street, but it depends on what funds remain at a later stage. The Church is in the process of building a website which will keep neighbors informed throughout construction and will work with the city to address parking and other issues during the construction period.

The committee suggested that the petitioners be prepared to provide comparisons to other projects, such as costs per unit, etc., to other projects for its presentation to the Finance Committee.

Alderman Cote moved approval, which motion carried unanimously.

The Public Hearing on the following item was opened on January 14, 2014 and continued to February 4:

#412-13 LOUIS FRANCHI, TRUSTEE petition for SPECIAL PERMIT/SITE PLAN APPROVAL and EXTENSION OF NON-CONFORMING USE for waivers from the parking stall requirement for up to 15 parking stalls including stall dimensions, maneuvering aisle widths, end-stall maneuvering space, minimum entrance and exit driveway widths; tandem parking; perimeter and interior landscaping requirements; lighting, curbing, surfacing, and maintenance requirements; and, parking within the setbacks for an existing commercial/warehouse/storage building at 425-433 WATERTOWN STREET, Ward 1, on land known as SBL 14, 8, 6, containing approximately 18,470 sf of land in a district zoned BUSINESS 2. Ref: Sec 30-24, 30-23, 39-19(c), (d), (h)(1),(2)a), (2)b), (2)e), (3)a), (3)b), (4)a), (5)a), (i)(1), (i)(2), (j), (m), 30-21(a)(2)a) of the City of Newton Rev Zoning Ord, 2012.

ACTION: HEARING CLOSED; APPROVED 7-0

NOTE: Please refer to the January 14, 2014 Land Use Committee report. The Planning Department memorandum dated January 31, 2014 notes that based on building permit files the parking layout has been reconfigured from the dimensionally compliant layout shown in previous plans on file. As a number of uses have existed on the site prior to the establishment of parking requirements, this is not uncommon in older commercial buildings in the city. 54 of the 58 existing parking spaces are undersized. The existing spaces are considered grandfathered, i.e., the parking as configured is a legally nonconforming use. The petitioner provided the Planning Department with a Site Observation and Utilization report that indicates the existing parking is underutilized, with approximately 30 parking spaces available at any given time during most week days. The report points out that there is very limited use on weekends. It appears that the current uses on the site complement one another with offset peak hours. Also, the parking is used by tenants who are familiar with it and staff is assigned the complex spaces.

The Planning Department consulted with Director of Transportation Bill Paille. Although they have existed for many years and several other businesses on Watertown Street have a similar configuration with parking in the front, the greatest concern is the back out spaces on Watertown Street. The situation is dangerous for pedestrians and traffic. Mr. Paille suggested a number of potential measures to improve the situation including the removal of a parking stall and designation and maintenance of a five foot area of the removed parking stall with high contrast paint to delineate a No Parking zone abutting the public way; installation and maintenance of a high contrast painted Stop pavement marker in the access drive five feet back from the property line abutting the public way and installation of appropriate signage to inform pedestrians and vehicles.

The committee expressed some concern about future occupancy upsetting the delicate balance of tenants that currently exists. Will the 15-space waiver continue to be sufficient? Is there an opportunity to do better? Mr. Lojek explained that a new tenant would have to obtain a certificate of occupancy from the Inspectional Services Department and that would alert the city if it were a change in use. The petitioner is amenable to a condition that in the future if the existing buildings are enlarged or demolished and the site is redeveloped the existing back out parking will be removed and the 15-space parking waiver will terminate.

Alderman Lennon moved approval of the petition with the findings and conditions enumerated in draft special permit #412-13, dated February 18, 2014. The motion to approve carried 7-0

#188-12 ALD. HESS-MAHAN requesting a discussion regarding the types of information that should be required from petitioners applying for a special permit to exceed FAR under Sec. 30-15(u)(2) in order to meet their burden of proof to show that the “proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.”

ACTION: NO ACTION NECESSARY 7-0

NOTE: Alderman Hess-Mahan is not interested in pursuing this item.

#290-13 ALD. LAREDO, ALBRIGHT, HARNEY & CROSSLEY requesting a review of the process whereby conditions contained in special permits are tracked and monitored for compliance and a discussion of how that process can be improved.

ACTION: HELD 7-0

NOTE: Mr. Lojek joined the committee. This item was triggered by two recent petitions to amend special permits: The Russian School of Mathematics, granted in 2006, which had very detailed conditions, and the Riverside Children’s Center, granted in 1983. Both had violations of conditions contained in the original special permits. Mr. Lojek explained that in cases of older special permits, the Inspectional Services Department doesn’t even know of their existence. He agreed there should be some mechanism beyond complaints to initiate enforcement. The city lacks the technology. The committee noted that the Mayor in his State of the City address had referred to the new fiber optic system and wondered if it were possible to improve technology on the municipal side. This is a citywide issue. The committee decided it would docket an item asking the Executive, and Informational Technology departments to discuss this need.

The following Class 2 Automobile Dealer licenses were approved 7-0:

#368-13 ENZO’S AUTO SALES
10 Hawthorn Street
Nonantum 02458

#372-13 L. A. AUTO BODY, INC.
41 Los Angeles Street
Nonantum 02458

#380-13 NTC-NEWTON TRADE CENTER
103 Adams Street
Nonantum 02458

#389-13 CATALINA & JOHN BORTONE d/b/a VELOCITY MOTORS, INC.
14 Hawthorn Street
Nonantum 02458

The meeting was adjourned at approximately 9:30 PM.

Respectfully submitted,

Marc C. Laredo, Chairman

From: watandkarla@verizon.net
To: mlaredo@newtonma.gov, slennon@newtonma.gov, salbright@newtonma.gov, jcote@newtonma.gov, jharney@newtonma.gov, dcrossley@newtonma.gov, gschwartz@newtonma.gov, rlipof@newtonma.gov
Subject: Myrtle Village Proposal: Support For
Date sent: Tue, 04 Feb 2014 09:26:07 -0600 (CST)
Copies to: lfinucane@newtonma.gov

February 4, 2014

TO: Land Use Committee Members, City of Newton - Marc C. Laredo, Chair; Gregory Schwartz, Vice Chair; Susan Albright, James Cote, Deborah Crossley, Jay Harney, Scott Lennon, Richard Lipof

CC: Linda Finucane, Land Use Committee Clerk

RE: Myrtle Village Proposal

RECEIVED
Newton City Clerk
FEB -4 PM 2:15
David A. Olson, CMC
Newton, MA 02459

Thank you for the opportunity to express our support for the Myrtle Village LLC proposal for seven affordable units, including one fully accessible unit of rental housing at 12 and 18-20 Curve Street in Newton. We regret that we are not able to attend the Land Use hearing tonight, but we hope our confidence in this project will be heard.

Because the Myrtle Village proposal has been: championed by a very important neighborhood institution, the Myrtle Baptist Church; professionally and thoughtfully designed by a proven and trusted affordable housing developer, the Newton Community Development Foundation (NCDF); recommended by the Newton Housing Partnership, the Planning and Development Board, and the Community Preservation Committee; thought-out (and adapted) to meet the suggestions, concerns, questions, and vision of so many members of the community....

....and because this proposal helps the City of Newton meet its obligation to be an inclusive city that offers opportunity, a place to live, and a place to exist in community with hope - and without discrimination - to people of all walks of life, all backgrounds, and all socio-economic status, we respectfully urge you to give your support to this project.

With sincere regards,

Karla Armenoff & Wat Matsuyasu

57 Evergreen Avenue

Newton (Auburndale), MA 02466

617-332-1435

watandkarla@verizon.net

From: Doris Ann Sweet <dasweet3@gmail.com>
Date sent: Thu, 30 Jan 2014 16:29:20 -0500
Subject: Land Use Committee: I support Myrtle Village.
To: mlaredo@newtonma.gov,
slennon@newtonma.gov,
salbright@newtonma.gov,
jcote@newtonma.gov,
jharney@newtonma.gov,
dcrossley@newtonma.gov,
gschwartz@newtonma.gov,
rlipof@newtonma.gov
Copies to: lfinucane@newtonma.gov

Dear Members of the Land Use Committee,

I write in support of the Myrtle Village LLC proposal for 7 affordable units including one fully accessible unit of rental housing at 12 and 18-20 Curve St. in Newton. The request for CDBG, HOME and CPA funds for rehabilitation and construction are in keeping with the Newton Comprehensive Plan and with the urgent affordable housing needs of the city. The design and small scope of the project will allow it to fit in well with the surrounding community. In addition, I note the review and approvals by the Newton Housing Partnership, the Planning and Development Board, and the Community Preservation Committee for the project.

I support Myrtle Village as designed, and hope that the Land Use Committee will provide whatever approvals are necessary for this project to proceed.

Sincerely,

Doris Ann Sweet
281 Lexington St.
Auburndale, MA 02466

RECEIVED
Newton City Clerk
2014 JAN 31 PM 2:03
David A. Olson, CMC
Newton, MA 02459

To: mlaredo@newtonma.gov, slennon@newtonma.gov, salbright@newtonma.;
jcote@newtonma.gov, jharney@newtonma.gov, dcrossley@newtonma.gov
Subject: RE: Myrtle Village.
From: Andrea Kelley <rtcdesign@aol.com>
Copies to: lfinucane@newtonma.gov
Date sent: Thu, 30 Jan 2014 19:37:24 -0500 (EST)

To the Land Use Committee, Board of Aldermen,

I heartily support the proposal for Myrtle Village, after following this project for several years of process that included thought, research, design, community input. Of all the projects coming before your committee, I believe this is one of the most well-considered and needed.

This project serves the city at large, as well as its specific neighborhood. I am a West Newton and Ward 3 neighbor, and also an advocate of planning for affordable housing City-wide.

Andrea

Andrea W. Kelley, Principal
Rockwood Terrace Consultants
Landscape Design and Site Planning
28 Putnam Street
Newton MA 02465

617-633-0900
rtcdesign@aol.com

RECEIVED
Newton City Clerk
2014 JAN 31 PM 2:02
David A. Olson, CMC
Newton, MA 02459

From: "Doris Tennant" <dtennant@tlawgroup.com>
To: <mlaredo@newtonma.gov>,
<slennon@newtonma.gov>,
<salbright@newtonma.gov>,
<jcote@newtonma.gov>,
<jharney@newtonma.gov>,
<dcrossley@newtonma.gov>,
<gschwartz@newtonma.gov>,
<rlipof@newtonma.gov>
Copies to: <lfinucane@newtonma.gov>
Subject: Land Use Committee: I support Myrtle Village.
Date sent: Sun, 2 Feb 2014 19:53:24 -0500

TO: Planning and Development Board, Scott Wolf, Chair, Roger Wyner, Vice Chair, Leslie Burg, Tabetha McCartney, Joyce Moss, Doug Sweet, Peter Doeringer (Alternate Member)

CC: Linda Finucane, Land Use Committee Clerk

RE: Myrtle Village Proposal

RECEIVED
Newton City Clerk
2014 FEB -3 AM 11:01
DAVID A. OLSON, CMC
Newton, MA 02459

I am unable to attend the public hearing on February 4 so I write to state my strong support for Myrtle Village.

The proposal for funding requested by Myrtle Village, LLC was carefully considered and ample time was given for refining the project and for community input. It will provide affordable rental housing that is very much needed in Newton.

I urge the Planning and Development Board to approve the funding requested so that this project can begin in the very near future.

Thank you for your consideration,

Newton 02460

14 Churchill Terrace

Doris Tennant

Copies to: mlaredo@newtonma.gov,
slennon@newtonma.gov,
salbright@newtonma.gov,
jcote@newtonma.gov,
jharney@newtonma.gov,
dcrossley@newtonma.gov,
gschwartz@newtonma.gov,
rlipof@newtonma.gov,
lfinucane@newtonma.gov
From: martha lipson <mblipson@gmail.com>
Subject: Land Use Committee: I support Myrtle Village.
Date sent: Sat, 1 Feb 2014 19:58:31 -0500

RECEIVED
Newton City Clerk
2014 FEB -3 AM 11:01
David A. Olson, CMC
Newton, MA 02459

>>>> Dear Ms Walkup,

>>>>

>>>> I write in support of the Myrtle Village LLC proposal for 7
>>>> affordable units including one fully accessible unit of rental
>>>> housing at 12 and 18-20 Curve St. in Newton. The request for CDBG,
>>>> HOME and CPA funds for rehabilitation and construction are in
>>>> keeping with Newton priorities and will benefit our citizens and
>>>> identity as a city. This proposal has a strong team of accomplished
>>>> professionals well known, respected and trusted for their work in
>>>> this area. The review by Newton Housing Partnership is comprehensive
>>>> and offers unanimous approval to move forward with these
>>>> allocations.

>>>>

>>>> Myrtle Baptist Church and NCDF are longstanding contributors to the
~~>>>> life of Newton. This is a model other faith institutions in our city~~
>>>> might follow to contribute to our diversity and well being as
>>>> citizens. I support Myrtle Village as designed and without
>>>> qualification, believing that it meets all qualifications for the
>>>> funds requested, and hope that the Planning and Development Board
>>>> will so rule to assure this housing may finally progress.

Martha Lipson
69 Nehoiden Road
Waban, MA 02468
Newton resident: 50 years

>

From: "Esther Schlorholtz" <hunterschlor@verizon.net>
To: <mlaredo@newtonma.gov>,
<gschwartz@newtonma.gov>,
<salbright@newtonma.gov>,
<jcote@newtonma.gov>,
<dcrossley@newtonma.gov>,
<jharney@newtonma.gov>,
<slennon@newtonma.gov>,
<rlipof@newtonma.gov>
Copies to: <lfinucane@newtonma.gov>
Subject: In Support of Myrtle Village Housing Proposal
Date sent: Mon, 03 Feb 2014 19:49:19 -0500

RECEIVED
Newton City Clerk
2014 FEB -3 PM 7:49
DAVID A. OLSON, CMC
Newton, MA 02459

Dear Members of the Land Use Committee:

We are writing to express our strong support for the Myrtle Village housing proposal to be developed at 12 and 18-20 Curve Street in West Newton, Ward 3, by Myrtle Village LLC into 7 units of affordable rental housing. We have great confidence that the team of Myrtle Baptist Church and Newton Community Development Foundation will be successful in their efforts to build high quality housing. We know both groups well and are proud to support their efforts to create housing opportunities in our community.

We know that this housing development proposal has been under way for about three years and that it has been recommended already by the Newton Housing Partnership, the Planning and Development Board, and the Community Preservation Committee. We will be attending the hearing of the Land Use Committee on Tuesday, February 4, to support the application.

The creation of affordable rental housing in Newton has been identified in the City's Consolidated Plan and Comprehensive Plan as an important priority. Newton has very little housing stock that is affordable to people of modest means and rent levels are generally out-of-reach for even middle income renters. We strongly believe that if Newton is to remain a

growing and vibrant community, new affordable housing opportunities are essential.

We urge your support for the Myrtle Village housing proposal. Thank you for your consideration.

Sincerely,

Esther Schlorholtz and Joe Hunter

63 Smith Ave., West Newton

Ward 3

hunterschlor@verizon.net

MYRTLE VILLAGE AFFORDABLE HOUSING

RECEIVED
 NEWTON CITY CLERK
 2014 FEB - 4 PM 9:35
 David A. O'Connell, Clerk
 Newton, MA 02459

	MYRTLE VILLAGE LLC Affordable Housing Project
	We, the undersigned, are concerned citizens who urge our leaders to act now to approve this vital project

Printed Name	Signature	Address	Comment	Date
THOMAS TURNER	<i>Thomas Turner</i>	60 Wyoming Rd.	Please APPROVE	1/27/2014
Cynthia Daley	<i>[Signature]</i>	52 Robinhood St	support and approve	1/27/2014
Leah Nora T. Hill	<i>[Signature]</i>	52 Robinhood St.	Approve please	1/27/2014
Samuel Turner	<i>[Signature]</i>	17 Lodge Rd. W. Newton	Please Approve	1/27/14
ROBERT EMIN	<i>Robert Emin</i>	17 Lodge Rd W NEWTON	Please APPROVE	1/27/14
JUNE LOWE	<i>June Lowe</i>	31 Sharon Ave	Please Approve	1-27-14
Elizabeth Nichols	<i>Elizabeth Nichols</i>	35 Brookdale Rd	Please Approve	1-27-14
William A Robinson	<i>[Signature]</i>	35 Brookdale Rd	approve please	1-27-14
ETHELINE TURNER	<i>Etheline Turner</i>	60 Wyoming Rd. Newton	Please approve ^{Support}	1-27-14
Gerald Jones	<i>[Signature]</i>	49 Curve street	Please Approve	1/27/14
Elaine Thomas	<i>Elaine Thomas</i>	12 Curve St. Newton	Please Approve	1/27/14
Evelle M. Layne	<i>Evelle M. Layne</i>	Myrtle Baptist Church 21 Curve St.	Please approve	1/27/14
Penny Williams	<i>Penny Williams</i>	Myrtle Baptist Church 21 Curve St.	Please approve	1/27/14

Printed Name	Signature	Address	Comment	Date
Deborah Kipself	<i>[Signature]</i>	93 Beaumont Ave		1/28/14
Lynn Weissberg	<i>[Signature]</i>	5 Alden St Norton		1/28/14
Kent Wither	<i>[Signature]</i>	108 Thurston Rd		1/28/14
Madeline Cohen	<i>[Signature]</i>	98 Foster St Norton		1/28/14
Diores Acevedo-Garara	<i>[Signature]</i>	129 Pine Ridge Rd		1/28/14
Elizabeth Baum	<i>[Signature]</i>	27 Metacomb Rd Norton		1/28/14
Dorothy Moore	<i>[Signature]</i>	37 Curve St Norton		2/1/14
AUSTIN C Moore	<i>[Signature]</i>	87 Quercus St Norton		2/1/14
Richard Jefferson	<i>[Signature]</i>	1229 Walnut St Norton		2/2/14
Aileen Jefferson	<i>[Signature]</i>	1229 Walnut St Norton		2/2/14
Gisela Garrahy	<i>[Signature]</i>	363 Walnut St Norton		2/2/14
LEM A GARRAHY	<i>[Signature]</i>	363 Walnut St Norton		2/2/14
John Carter	<i>[Signature]</i>	39 Auburn St Norton		2/2/14
Madeline Cohen	<i>[Signature]</i>	205 Chester St Norton		2/2/14
Madeline Cohen	<i>[Signature]</i>	8 Council St Norton		2/2/14

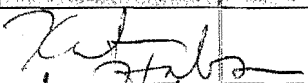
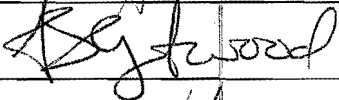

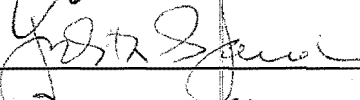

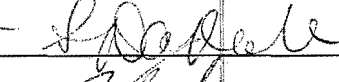
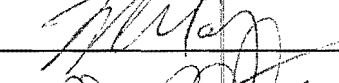

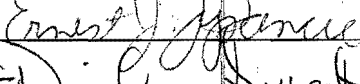
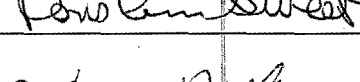
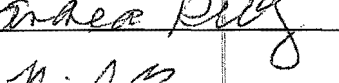
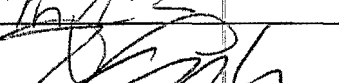
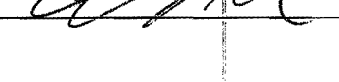
MYRTLE VILLAGE AFFORDABLE HOUSING

	MYRTLE VILLAGE LLC Affordable Housing Project
	We, the undersigned, are concerned citizens who urge our leaders to act now to approve this vital project

Printed Name	Signature	Address	Comment	Date
Anthony Carr	<i>Anthony L. Carr</i>	14-18 Prospect Street	In total Support of Project	1-27-14
BARBARA KEVANEY	<i>Barbara Kevaney</i>	11 CURVE ST.	TOTAL SUPPORT	1/28/14
CAROLJAYNE SMITH	<i>Carol Jayne Smith</i>	15 CURVE STREET	Total Support	1/28/14
Rudge McKenney	<i>Rudge McKenney</i>	15 Curve St	100% in Support	1/28/14
Nancy M. Pinner	<i>Nancy M. Pinner</i>	25 Curve St	Total Support	1/28/14
Willie Price	<i>Willie Price</i>	40 Curve St	100% Support	1/28/14
Wm B. Price	<i>William B. Price</i>	40 Curve St	100%	1/28/14
Wm B. Price	<i>William B. Price</i>	8 Curve St	100%	1/28/14
Alice Price	<i>Alice Price</i>	8 Curve St	100%	1/28/14
Hollie Speery	<i>Hollie Speery</i>	45 Curve ST	GOD BLESS US 100% GREAT IDEA	1-28-14
WILLIAM T. WALKER	<i>William T. Walker</i>	25 CURVE ST	100%	1-28-14
OJELL HAYWOOD	<i>OJELL HAYWOOD</i>	71 WALKER St	100% WITH THANKS	1-31-14
KAREN HAYWOOD	<i>Karen Haywood</i>	69 WALKER ST	100%	1-31-14

MYRTLE VILLAGE AFFORDABLE HOUSING

	MYRTLE VILLAGE LLC Affordable Housing Project
	We, the undersigned, are concerned citizens who urge our leaders to act now to approve this vital project

Printed Name	Signature	Address	Comment	Date
Kathleen Hobbs		128 Dorset Rd Waban, MA	YES!	1/27/14
Annie Greenwood		842 Chestnut St Waban		1/27/14
James Rutenbeck		106 Oliver Rd Waban		1/27/14
Judy Jacobson		289 Cypress Street		1-27-14
Frances Godwin		19 Crofton Rd.		1-28-14
Sandra DaDalt		205 Dorset Rd		1-28-14
Wakana Matsuyasu		57 Evergreen Ave		1-28-14
Nancy Zellers		154 Oliver Rd		1-28-14
Ernest Zupancic		37 Chestnut Rd.		1/28/14
Doris Ann Sweet		281 Lexington St		1/28/14
ANDREA KENNEDY Andrea Kelly		28 ALAN ST.		1-28-14
Nanci Binky Ritter		38 Wyman St		1/28/14
FRANK LASKI		154 OLIVER RD		1/25/14

Printed Name	Signature	Address	Comment	Date
Adrienne K. Haugaback	<i>[Signature]</i>	Lyrtle Baptist Church 21 Cume St, Newton	Please approve	1-27-14
Whe Nichols-Robinson	<i>[Signature]</i>	35 Brookdale Rd. Newtownville 02460	Please approve	1-27-14
Brandon Crossley	<i>[Signature]</i>	2 Hancock Street #615 Quincy, MA 02171	Please Approve	1-27-14
Earnl Shearn	<i>[Signature]</i>	21 Cume St. W. Newton m.a.	Please Approve	1-27-14
Yvonne Drake	<i>[Signature]</i>	19 North St Newton 02459	Please approve	1-29-14
Joann Banks	<i>[Signature]</i>	19 North St Newton 02459	approve	1-29-14
Priscilla Jackson	<i>[Signature]</i>	133 Cherry St. Newton 02465	Please approve	1-29-14
Paulette Jones	<i>[Signature]</i>	49 Currier St. W. Newton <small>02459</small>	Please approve	1-29-14
Joann Thom	<i>[Signature]</i>	23 Davis St W. Newton	Please Approve	1-29-14
Edward M. Ware	<i>[Signature]</i>	60 Rowin Road Newtown	PLEASE APPROVE	1-31-14
MATT TESSERA	<i>[Signature]</i>	94 Adala Rd.	please approve	1-31-14
<i>[Signature]</i>	<i>[Signature]</i>	314 W. Main St. N.		2/2/14
LEAH MARY HAYWOOD	<i>[Signature]</i>	19 SUMMERS ST W. NEWTON MA		2/2/14
HUBERT WILKINS	<i>[Signature]</i>	11 PROBERT ST NEWTON MA 02465	Please approve	2/2/14
<i>[Signature]</i>	<i>[Signature]</i>	409 Elmwood St Newtown	Please approve	2/2/14

Oct 30, 2013

To: Setti Warren, Mayor of Newton, Massachusetts

CC: Board of Newton Aldermen
Newton Planning and Development Board
Newton Community Preservation Committee
Newton Zoning Board of Appeals

Re: Petition Letter against Myrtle Village Rental Housing Development

RECEIVED
NEWTON CITY CLERK

2014 FEB -4 PM 2:00

DAVID A. OLSON, CMC
NEWTON, MA 02459

Dear Mayor Warren:

A Myrtle Village proposal is being considered to use \$1,853,858 public funds to build high density 7 rental units at 12 and 18-20 Curve St. We would appreciate your support in stopping this irresponsible and questionable proposal and keep the \$1,853,858 public funds for the project which can really benefit our neighborhood such as open space project at 70 Crescent St. Once the money was given out to commercial real estate company (Myrtle Village LLC), the city can never get it back. The neighborhood has reservations over this proposal for following reasons.

1) Traffic

As we all know, current traffic back-ups on Auburn St, Washington St, Curve St and Prospect St during morning and afternoon rush hours are nearly unbearable. The traffic resulting from the proposed additional 4 units would add to those gridlocks currently taking place on Auburn St & Washington St and Curve St & prospect St.

The main reason for existing very heavily traffic on Auburn st-Commonwealth Ave during rush hours is due to many drivers treat Auburn st-Commonwealth Ave as a shortcut to access I-90 West or I-95 from route 16 and to access free I-90 East from route 30. As the economy is getting better and more drivers are on the road for their jobs, there definitely will be significant increase of traffic backing up on those already very congested street. Adding multi-units houses can make it even worse. The neighborhood cannot absorb the any multi-units housing development.

In additions, unlike the proposal of 70 Crescent St housing developments, this Myrtle Village proposal never considers potential traffic impact on this already congested neighborhood. Therefore, it is not a responsible proposal for city to consider approving.

2) Parking

Based on information provided by developer, Myrtle Village LLC, there are only 1 parking and 2 loading zone spots on its lot. The other 12 parking are provided by Myrtle Baptist Church at church's parking lot which is far away from the rental units. As a result, many unnecessary street parking will be expected at already very congested Curve St and Prospect St. During winter snow time, it will be a nightmare for local residents to drive through this narrow Curve St

and Prospect St. For the tenants who live in the units, parking will become an inconvenience of daily life. This is not a desirable situation for an affordable housing project as many eligible people are seniors with less mobility.

Currently, Myrtle Baptist Church did not have enough parking capacity for it's weekend/holiday service. During the service time, all street parking and even public unpaved playground behind the church was fully loaded with cars. This proposed parking scenario of Myrtle village could significantly reduce the parking capacity of Myrtle Baptist Church. As results, there will be a significant increase of parking at already fully loaded and congested Curve St/Prospect st /Auburn st and public playground for the church service. It is unfair and unacceptable for local residents of this neighborhood.

3) Property Tax

The parking arrangement of the Myrtle Village proposal is very questionable from property tax point of view. Myrtle Baptist Church is exempt from the property tax. However, the proposed 7 rental units, owned by Myrtle Village LLC, are commercial rental property and not exempt from the property tax. By allowing the 7 rental units to use significant land of the church as its parking lot, this 7 units rental property in fact avoid paying property tax they otherwise have to pay. City of Newton will lose property tax it is entitled to. It definitely creates unfairness for all property tax payers.

4) Conflict of Interest

In April 2012, Newton city housing staff had identified a conflict of interest which involved current tenants at 18-20 Curve St and a church leader who is co-manager of Myrtle village LLC. The following resignation from manager position of LLC seems to have reduced the possibility toward a conflict of interest. However, in realty, the potential conflict of interest has not been completely eliminated since Myrtle village LLC is owned by Myrtle Baptist Church, therefore, its management is strongly influenced by the church leader. For details see Public Memo at <http://www.newtonma.gov/civicax/filebank/documents/44689>.

5) Public Interest

There is a concern about substantial taxpayer money (\$1,853,858) being requested by Myrtle Village LLC for what seems to be a permanent commercial rental development for Myrtle Baptist Church. The developer, Myrtle Village LLC is owned by Myrtle Baptist Church, which is not transparent to the public.

What is the real reason behind not conducting a lottery for tenants' selection of all proposed 7 units even though the Fair Housing regulations require/suggest doing so? Why Myrtle Village LLC wants to prevent the current tenants from relocation? What is the real relationship between current tenants of 12, 18 and 20 Curve St and leadership circle of Myrtle Baptist Church? Why Myrtle villages LLC want to prevent the current tenants from relocation which is actually denying the affordable housing opportunity to other eligible people? All those questions indicate that the purpose of Myrtle Village project is not completely serving the public need of fair and

affordable housing. It seems to us that Myrtle Village proposal intends to use the taxpayer money to serve the interest of Myrtle Baptist Church and its related persons instead of the public. It is even more ironic that Myrtle Baptist Church doesn't pay taxes and yet wants to use our tax money for its own benefit.

Our property tax rate has already been substantially raised to improve schools, infrastructure and safety for the city. Are we looking at even more tax hikes to fund commercial interests?

6) Eligibility for Public Funds

The developer of Myrtle Village project is Myrtle Village LLC which is owned by Myrtle Baptist Church. Is Myrtle Baptist Church a responsible organization which Tax payers can trust for this huge public funding (\$1,853,858)? Many of this neighborhood residents do not think so. The appealing evidence is that Myrtle Baptist Church has intentionally paved/occupied some land of our neighborhood playground behind church as part of church owned parking lot without any legal approval and permission. The neighborhood resident has not heard any explanation and apology from Myrtle Baptist Church on this matter. Myrtle Baptist Church has not expressed any intention to change this situation and return this piece of land to our neighborhood public playground.

7) Density

The proposal claimed that Myrtle Village development is in character with the existing neighborhood and do not adversely affect the quality of life of the current neighbors. Our neighborhood mostly consists of single family homes and two-families. It also has existing 5 units property (4600 sf living area on 18500 sf land, FAR=0.28) at 31 Auburn St and 8 units property (10000sf living area on 35020 sf land, FAR=0.28) at 15-29 Prospect St. However, those two properties both have their own parking spots on their lots and the FAR of them is far below than the proposed Myrtle Village development (7600 sf living area on 16000 sf land, FAR=0.47) which obviously violates the Newton zoning code. If this proposal gets approved, it will be a residential property with the highest density ever in our neighborhood which undermines Newton zoning regulation.

8) School

The already crowded schools (Williams or Pierce) will undoubtedly feel the effects of an additional influx of kids. Many people have paid a high price to move to a town like Newton for its quality of life and schools. This Myrtle Village project will undermine that.

9) Rental vs. Owning

The neighborhood residents have not got convincing reasons from Myrtle Village LLC to explain why proposed affordable housing units are for rental instead of Owning. It would be more acceptable to most of surrounding neighbors if the proposed affordable housing is for eligible people to buy. We all believe that home owners are much more integrated into the

community. We just don't feel that permanent rental units owned by commercial interests fit in this neighborhood.

Based on above reasons, we implore you to consider the negative effects and potential risk that the Myrtle Village housing development may have on our neighborhood and our city. Please deny the funding for this irresponsible housing development and use the saved money for open space project at 70 Crescent St instead. And if that is not feasible, please only allow the building of a reasonable number of housing units - no more than 4 (based on Newton zoning codes) as affordable housing units for eligible people to buy instead of rental. Thank you for your time, consideration, and understanding.

Sincerely,

RECEIVED
 Newton City Clerk
 2011 FEB - 16 PM 2:00
 DEPT. OF COMMUNITY DEVELOPMENT
 NEWTON, MA 02459

Print name of petitioner/Home Address	Signature/Date
Dorothy Wright 76 Crescent	11-4-13
[Signature] Tor 9 Sharon Ave	11-4-13
[Signature] 9 Sharon	11-4-13
Dorothy Mazzola 79 Crescent	11-4-13
Rick Mazzola 79 Crescent [Signature]	11-4-13
Valerie Mazzola [Signature] 79 Crescent	11-4-13
[Signature] Peng Dai 85 Auburn St.	11/4/13
Tina Jan 94 Crescent	11/5/2013
Kent Cseh 94 Crescent	11/5/13
[Signature] Jun Chen 85 Auburn	11/11/2013

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Sincerely,

RECEIVED
 NEWTON CITY CLERK
 FEB - 4 PM 2:00
 DAVID A. OIS
 NEWTON, MA 02459

Print name of petitioner/Home Address	Signature/Date
	11-7-13 maia Bonetto me 02466
Maria Bonetto 45 Heron Ave Aub W Newton MASS 02465	Albert Quern 11/7 2013
Albert Quern 13 Prospect St W Newton MASS 02465	Kathy Jordan 11/8 2013
Kathy Jordan 13 Prospect St W Newton MASS 02465	Cathy Davis 11-7-13
Cathy Davis 25 Auburn St W. Newton	Shannon Jordan-Quern 11/7/13
Shannon Jordan-Quern 13 Prospect St. West Newton Ma 02465	Corie Meth 11/9/2013
Corie Meth 11A South St Newton MA 02465	Trina Hillard 11/9/2013
Trina Hillard 31 Curve St West Newton, MA 02465	BRIAN CIMORELLI 11/9/13
BRIAN CIMORELLI 31 CURVE ST WEST NEWTON, MA	Eileen Budri 11/27/13
Eileen Budri 29 Prospect St. West Newton, MA	

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Based on above reasons, we implore you to consider the negative effects and potential risk that the Myrtle Village housing development may have on our neighborhood and our city. Please deny the funding for this irresponsible housing development and use the saved money for open space project at 70 Crescent St instead. And if that is not feasible, please only allow the building of a reasonable number of housing units - no more than 4 (based on Newton zoning codes) as affordable housing units for eligible people to buy instead of rental. Thank you for your time, consideration, and understanding.

Sincerely,

RECEIVED
 Newton City Clerk
 11/03/13 2:00 PM
 City of Newton, MA 02459

Print name of petitioner/Home Address	Signature/Date
CHARLOTTE ANDERSON 9 PROSPECT ST.	 03-NOV-2013
Ningkun Wang 36 Curve St.	 11/3/13
Shaonong Cai 36 Curve St	 11/3/13
Bin Wang 36 Curve St	 Nov 3, 2013
Yuxia Cao 15 Auburn St	 11/3/13
Liangping Wang 15 Auburn St	 11-3-13
Lulu Liu 34 Curve St	 11/3/13
JUDY JACQUES 23 PROSPECT ST.	 12-6-13
Humberto Sanchez 21 Prospect St.	 12-6-2013
MARGARET RUM 21 Prospect St	 12.9.13

