

Newton Housing Partnership Meeting
Meeting Summary from April 16, 2019 Meeting
Newton City Hall
6:00-8:00pm

Partnership Members in Attendance: Rev. Marc Caggiano, Eliza Datta, Chuck Eisenberg, John Hennessey, Lizbeth Heyer, Josephine McNeil, Kathleen Marchi, Marva Serotkin, Stephen Tise

Others in Attendance: Barney Heath, Dana Hanson, Rachel Powers, Amanda Berman, Eamon Bencivengo, members of the public

Approval of March 26, 2019 Meeting Summary

Amanda Berman stated that she will distribute the summary prior to the next meeting.

Inclusionary Zoning Ordinance Update

Chair Lizbeth Heyer and Barney Heath announced that since the Public Hearing for IZ is expected to be in June, tonight's meeting would focus on issues related to IZ. There were four questions that the Partnership was asked for comment:

- Help to determine an appropriate IZ baseline
- At what project size could an additional % requirement come into play?
- Identify new basis for cash payment and fractional cash payment calculation
- Alternative Compliance Option—worth pursuing?

Prior to the discussion of the 4 questions, members made the following Comments/questions?

- What are City resources to administer an increasingly complex IZ program?
- Has the City considered contracting out for post occupancy monitoring?

- What is affordable? Suggestion that there be a separate term for the 80-110% category
- Related to IZ are the special permit requirements, which can be quite extensive: transportation, traffic mitigation, parking, sewer improvement, open space, etc. These add to the cost of a project.
- Suggestion was made to use % gross floor SF versus % of units. This methodology would assist in addressing community need, such as three bedroom apartments
- Some cities are offering a bonus for exceeding the IZ requirements. Has Newton considered a bonus?
- What is the AMI for Metro Boston. Answer: \$107,800.
- Has the City considered adding a category for under 50% with deep subsidy recognizing that this could change the calculus for number of IZ units in general.
- If the alternative compliance option were to go forward, members felt it should be more broadly available for people at or below 30% AMI, and not just for those experiencing homelessness

There are several diverse housing types in the pipeline with some exceeding the current IZ requirement. Washington Place and Austin Street are at 25% and 33%, with caveats.

Since there were many comments/questions raised at the meeting, Chair Lizbeth Heyer asked for volunteers for a subcommittee to consider the four questions posed by the City. The following members volunteered: Chuck Eisenberg, Josephine McNeil, Marc Caggiano and Eliza Datta. Marc offered to hold the meeting at the church. The goal is to have the Partnership's recommendation by May 29th.

Discussion followed about the requirement for public notice about the meeting of the subcommittee. The consensus was that there does need to be a notice, however, staff will confirm.

Respectfully Submitted,

Marva Serotkin