

Newton Housing Partnership Meeting
Notes from May 14, 2019 Meeting
Newton City Hall
6:00-8:00pm

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

Others in Attendance: Barney Heath, Dana Hanson, Amanda Berman, members of the public

Approval of March 26, 2019 and April 16, 2019 Meeting Summaries

It was moved by Chuck Eisenberg and seconded by Kathleen Marchi and voted unanimously to approve the summaries from the meetings.

Inclusionary Zoning Ordinance

Chair Lizbeth Heyer introduced Mark Caggiano to present the recommendations of the Inclusionary Housing Subcommittee. The recommendations were distributed at the meeting. The recommendations addressed the 4 areas requested by the staff:

- Baseline IZ requirement/opportunity to increase % requirement.
The subcommittee recommendation added a fifth category for greater than 100 units. The difference in this category is increasing the 110% AMI to 5% rental and 10% ownership for a total % of 20%. Further, the recommendation included a 3-year look back.
- Basis for cash payment and fractional cash payment calculation.
The subcommittee recommendation increased the amount from \$399,000 to \$550,000 based on recent construction project data.
- Alternative Compliance Option.
The subcommittee recommendation added an ACO that included a new table for extremely low income for rental only set aside for projects with 21 units and over with a discount for meeting the ELI

proposed requirement. The subcommittee reviewed policies from other cities.

Elizabeth Heyer asked Partnership members for questions/comments. Steve Tise advocated for increased resources to administer the growing IZ program. Staff were asked about the impact of the new developments on current staffing. There were estimates provided though staff asked to return with a plan. It was suggested that a fee be required of developers. Discussion followed regarding the potential negative impact on developers who pay a steep building permit fee and other project mitigation fees. Further there might be legal impediments to implementing a new fee. This issue will be referred to legal for review. All agreed that the impact on the Planning Department should be addressed.

Another issue brought forth by Steve Tise was the option of using square feet instead of number of units to calculate the IZ requirement. This methodology would allow developers to build smaller units. It was agreed that at this time changing the methodology would delay submission of the report. The discussion did generate conversation about how to encourage construction of three bedroom apartments and related how to address funding for offsite housing as raised by Josephine McNeil. Amanda Berman explained that the City will be conducting a housing needs survey within the year.

Lizbeth Heyer recommended that the Partnership vote on the subcommittee recommendation and add comments related to costs related to monitoring the IZ program and the need for additional ELI and three bedroom units.

It was moved by Marva Serotkin, seconded by Mark Caggiano and voted unanimously to approve the recommendations of the IZ subcommittee with the addition of the two comments.

Following the vote, the route for submission of the NHP IZ recommendation was discussed. Staff will advise as to appropriate person/committee for submission. IZ will be on the agenda of the Zoning & Planning Committee on June 10th. All members were encouraged to attend.

Project Updates

Elizabeth Heyer distributed proposed action items and outline for the summer meetings. Barney Heath reviewed the status of the major projects:

- Northland. Special permit currently under review with vote projected in the fall. Currently there are 123 affordable units out of a total of 800 or 15%.
- Hello Washington. The vision plan will be presented for a vote and zoning will be considered later in 2019.
- Riverside. The vision plan is complete. June 4th there is a discussion on zoning and later in June discussion about the special permit.
- Zoning Redesign. Consideration of zoning redesign will occur in the first half of 2020.
- West Newton Armory. The Mayor will propose to City Council to purchase the Armory from the State for \$1 and rehab the building for affordable housing under 80% AMI. There will be an affordable housing development consultant hired. The Mayor will then seek authorization to lease the property to a developer. The role of NHP is to advise on the development of the RFP for the consultant.

Discussion focused on the proposed action items. Members volunteered to take a deep dive into the various projects. Members reviewed the agenda for the upcoming two meetings. Elizabeth Heyer asked members to plan on a longer meeting in June for inservice on open meeting law.

Respectfully Submitted,

Marva Serotkin