

Memorandum

To: Newton Aldermen's Land Use Committee
Date: 4/7/2015
From: Philip Herr pherr@alum.MIT.edu
Topic: KESSELER 3/11/2015 "Inclusionary Housing Plan" concerns

The Newton Housing Partnership normally reviews housing developer's proposed Inclusionary Housing Plan with the proposer, but in this case meeting schedules precluded that. Following are the items I personally noted as being problematic in a quick review of the applicant's submitted March 11, 2015 "Kessler Woods Inclusionary Housing Plan." Based upon telephone response with the developer's staff (Margaret Murphy) all of these concerns appear likely to be positively addressed by the developer. The Partnership is scheduled to discuss these items tomorrow morning. *Telephone responses from the developer's staff are shown below in italics.*

Page 9. The last paragraph states, "Inclusionary Units will be rented such that the mean income of Eligible Households living in the project is no more than 80% of the area median income as described above."

However, Newton Zoning § 30-24 (3) v) states that "the percentage of AMI used in establishing rent and income limits for all inclusionary units in the development shall average no more than 65% of AMI." *The developer staff agreed to repair the language.*

Page 10. The second paragraph, last sentence states that if there are too few eligible applicants meeting income criteria that units may be rented to market-rate applicants. Newton zoning doesn't address that contingency and I believe that contingency has never been encountered. *The developer staff identified that as taken from another document and is willing to remove it.*

Page 12. The first sentence appears to be mistyped: it isn't understandable. *The Developer staff agrees and will fix it.*

Page 13. The last paragraph is unreadable. *Developer staff agrees and will fix it.*

Page 14. The next to last paragraph is conditioned by stating "If the Project is located in the Boston-Cambridge-Quincy MA-NH Metropolitan Statistical Area..." The proposal is so located. *The developer staff agrees with removing the language.*
