

Newton Housing Partnership Meeting  
Notes from March 17, 2020 Meeting  
Conference Call Meeting  
6:00-8:00 pm

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

Others in Attendance: Amanda Berman, Barney Heath, Eamon Bencivengo, Dana Hanson, City Councilor Deb Crossley

Approval of February 18, 2020 Meeting Summary

Summary of the meeting was unanimously approved with Josephine McNeil abstained.

Riverside Project

Barney Heath updated the Partnership on the status of the project. It is expected that the Land Use Committee will consider the project by the end of the month. Public hearings are expected in April for the special permit.

Steve Tise stated that he is not in favor of supporting the project in its entirety and favors endorsing only the affordable units. Chuck Eisenberg stated that he did not want to pass up the number of affordable units and that the project has more positive than bad. He favored endorsing the project. Eliza Datta stated her support of the project. Lizbeth Heyer stated her support and further expressed her concern that if the NHP letter indicates disappointment, the risk is that the project and the affordable units are at risk.

All agreed that the NHP was late in the review process and so had limited opportunity to influence the final version of the project. Chuck Eisenberg reiterated his concern that it would be a mistake to be critical at this late date. Josephine McNeil stated that the NHP can be an advocate and be critical.

Following further discussion, members agreed to support the project with a focus on the positive: transit oriented, affordability, density and open space. Having a quorum, the vote to support the project was unanimous. Lizbeth Heyer will circulate a letter for review and comment by the membership.

Northland Project

Staff reported that following the city vote in favor of the project, demolition will start this year.

### Amory

The City released an RFP to bidders for a feasibility study. 9 potential bidders attended a bidders conference. The JAPG continues to meet to assess all alternative uses for the building. The JAPG will issue a report.

### 40B Projects

Dunstan East. The project is before the ZBA. Members recalled discussion with the developer regarding changing the proportion of affordable units to 20 units at 50% from 25 units at 80%. Lizbeth Heyer stated that affordability must be balanced against density. It was voted unanimously to urge the ZBA to negotiate with the developer to incorporate 20 units at 50% while preserving the original density requested by the developer. Josephine McNeil reminded the membership that at 50%, services will be needed for the residents.

### 15 Riverdale

The issues discussed regarding Dunstan East are the same for 15 Riverdale. It was voted to write a letter to the ZBA regarding both projects. Councilor Crossley asked if CPC funds can be used to further affordability. Chuck Eisenberg stated that these funds can be used. It was agreed that the NHP letter to the ZBA include this recommendation.

### Rezoning

Councilor Crossley who is leading the city's rezoning process for the Council, asked how zoning can advance diversification of housing opportunities for the city. She stated that she is looking to the Partnership for expertise.

### Upcoming Meetings

NHP meetings will be held the 3<sup>rd</sup> Tuesday of every month 6-8pm

Respectfully Submitted,

Marva Serotkin