

CITY OF NEWTON

CITY COUNCIL

February __, 2021

That, pursuant to Section 2-7 of the Revised Ordinances of 2007, as amended, after a public hearing and upon recommendation of the Real Property Reuse Committee, through its Chair Victoria L. Danberg, it is hereby

ORDERED:

That Her Honor the Mayor be and is hereby authorized to lease the land commonly known as the West Newton Armory, located at 1135-1137 Washington Street, containing approximately 33,150 square feet of land, identified as Section 31, Block 7, Lot 21, in West Newton, Ward 3, in a Business 2 zoning district, and,

The property shall be leased, subject to the minimum financial terms and conditions as voted by the Honorable City Council as set forth as follows:

TERMS OF LEASE:

That the price for lease of the property shall be nominal and reflect the use recommendations made below.

FURTHER BE IT RESOLVED:

1. Term.
That the term of the lease shall be sixty-five (65) years, or such longer term as permitted by Special Legislation.
2. Intended use.
That the site shall be used solely for a 100% permanently affordable housing development, subject to necessary affordability restrictions, in accordance with the terms of the special legislation authorizing the Massachusetts Division of Capital Asset Management and Maintenance (DCAMM) to convey the property to the City of Newton.
3. Request for Proposal (RFP).
That an RFP for the lease and development of the property shall be issued seeking proposals from responsible and experienced development teams to construct and maintain affordable housing on the property. The terms of the RFP should be broad enough to attract various proposals for development of the property in order to provide

flexibility to the City in selecting the proposal that best serves the populations in need of affordable housing. These populations may include, but are not limited to, families, seniors, chronically homeless individuals, veterans, or individuals with special needs.

4. Affordability levels.

That the housing shall be affordable to low- or moderate-income households earning up to 80 percent of the area median income and at a cost that does not exceed 30 percent of monthly gross income. Proposals to the RFP providing for deeper levels of affordability shall be given preferential consideration, to the extent feasible. Applicants shall be notified of this preferential consideration.

5. Comprehensive Plan/Washington Street Vision Plan.

That the development should be consistent with the goals and policies contained in the Newton Comprehensive Plan and the Washington Street Vision Plan including specifically that the City seek affordable housing opportunities, leverage public land, and invest directly in affordable housing. That the architectural design of the development should be both appealing and compatible with the Washington Street Vision Plan. The design shall be reviewed by the urban design commission.

6. RFP Evaluation.

That the Mayor shall appoint a committee composed of individuals with expertise in a number of related fields, including but not limited to, affordable housing development and finance, supportive housing related services, and architecture, and which also shall include at least one (1) City Councilor, preferably from Ward 3, to consult with the Mayor and assist staff in evaluating the proposals received by the City.

7. Quality of Life

The architectural design of the development shall provide for a highly-livable and comfortable environment for its residents, including common/recreational space for the populations it serves to the extent feasible.

8. Funding/Financial Feasibility.

That the development shall be financially feasible and efficiently use all available funding sources, including funding for affordable housing and historical preservation.

9. Historic Preservation.

That the City shall work closely with the Massachusetts Historical Commission and the Newton Historic Commission to develop and agree to a Memorandum of Agreement outlining the process to be followed with respect to future development of the property.

10. Accessibility.

That the development shall be accessible to persons with disabilities, that the design of the buildings and the site plan shall comply with the Americans with Disabilities Act and

the rules and regulations of the Massachusetts Architectural Access Board, and that consideration should be given to issues of accessibility, adaptability, visitability, and universal design in development of the site plan and the building.

11. Sustainability.

That the development should utilize sustainable design to reduce the use of energy, water, and other natural resources and minimize adverse environmental impacts in both construction and long-term operation. Solar panels should be installed if feasible and architecturally appropriate.

12. Parking.

That the development should provide sufficient parking to accommodate its residents.

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