



Ruthanne Fuller
Mayor

Barney Heath
Director of
Planning & Development

Malcolm Lucas
Housing Planner

Members

Ted Hess Mahan, Chair
Vacant, Vice-Chair
Kathy Laufer
Esther Schlorholtz
Josephine McNeil
Donna Rigg
Tatjana Meschede
Judy Korzenowski
Alexandra Weiffenbach
Ellen Tanowitz

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

CITY OF NEWTON, MASSACHUSETTS

Fair Housing Committee

MEETING AGENDA

Date: September 1, 2021

Time: 8:00 a.m.

Place: Virtual (Zoom)

Zoom Online Meeting: <https://us02web.zoom.us/j/88206579640>

The Fair Housing Committee will hold this meeting as a virtual meeting on Wednesday, September 1, 2021, at 8:00 am. No in-person meeting will take place at City Hall. To view and participate in this virtual meeting on your smartphone, download the “ZOOM Cloud Meetings” app in any app store or visit www.zoom.us. At the above date and time, click on “Join a Meeting” and enter the following:
Meeting ID: 882 0657 9640.

You may also join the meeting from your smartphone by dialing 1(646) 558-8656 and entering 88206579640#. For audio only, call 1(646) 558-8656 and enter **Meeting ID: 882 0657 9640.**

To view and participate in this virtual meeting on your computer, at the above date and time, either copy the attached link into your browser or visit www.zoom.us, click “Join a Meeting” and enter the following **Meeting ID: 882 0657 9640.**

1. **Approval of May June and July’s meeting minutes**
2. **Passing of Committee Member Rosemary Larking**
3. **Upcoming events**
 - **Sheila Mondshein Fair Housing Award Ceremony, Thursday, 9/2/2021 @ 6:30pm, Mayor’s Office**
 - **Haywood House Groundbreaking, Thursday, 9/9/21 @ 9:30am-11am, 111 Kennedy Circle**
 - **Harvest Fair, Sunday 9/17/2021 in Newton Centre**
4. **Discuss Changing Monthly Meeting Day and/or Time**
5. **Draft Fair Housing Committee Letter to DHCD**
6. **Setting Fair Housing Committee goals for 2021-2022**

7. Next Scheduled Meeting Wednesday, October 6, 2021 (subject to change)

*Supplementary materials are available for public review in the Planning Department of City Hall (basement) the Friday before the meeting. For more information contact **Malcolm Lucas at 617.796.1149**. The location of this meeting/event is wheelchair accessible and Reasonable Accommodations will be provided to persons with disabilities who require assistance. If you need a Reasonable Accommodation, please contact the city of Newton's ADA/Section 504 Coordinator, Jini Fairley, at least two business days in advance (2 weeks for ASL or CART) of the meeting/event: jfairley@newtonma.gov or (617) 796-1253. The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711

Poll "Change of Fair Housing Committee Time"

<https://doodle.com/poll/4dm7k59xp7yabqs2>

	Monday	Tuesday	Wednesday	Thursday	Friday
Ellen Tanowitz		OK	OK	OK	OK
Kathy Laufer	OK	OK	OK	OK	OK
Tatjana Meschede		OK		OK	
Alex Weiffenbach		OK	OK	OK	
Josephine McNeil		OK		OK	
Esther Schlorholtz			OK		OK
Donna Rigg	OK				OK
Ted Hess-Mahan	OK	OK	OK	OK	OK
Count	3:0:5	6:0:2	5:0:3	6:0:2	5:0:3



Ruthanne Fuller
Mayor

Barney Heath
Director of
Planning & Development

Malcolm Lucas
Housing Planner

Members

Ted Hess Mahan, Chair
Kathy Laufer, Vice-Chair
Esther Schlorholtz
Josephine McNeil
Donna Rigg
Tatjana Meschede
Judy Korzenowski
Alexandra Weiffenbach
Ellen Tanowitz

1000 Commonwealth Ave.
Newton, MA 02459
T 617/796-1120
F 617/796-1142

www.newtonma.gov

CITY OF NEWTON, MASSACHUSETTS

Fair Housing Committee

September ___, 2021

Jennifer Maddox, Undersecretary
Housing and Community Development
Department of Housing and Community Development
100 Cambridge Street
Boston, MA 02114

Dear Undersecretary Maddox,

I received your letter dated June 7, 2021, in response to the letter from the Newton Fair Housing Committee ("NFHC") concerning DHCD's Affirmative Marketing and Resident Selection Plan Guidelines (the "AFMHP Guidelines") as they pertain to requirements set forth in the plan as to the timing of advertisements publicizing the lottery. Thank you for your response.

In your letter, you state that the AFMHP Guidelines require a detailed description of measures to be taken to ensure that an affordable housing development is affirmatively marketed, and that the size, content, and dates of advertising (unless advertising in minority newspapers occurs first) be comparable cross regional, local, and minority newspapers. You also noted that the AFMHP Guidelines require review and approval by the subsidizing agency which is intended to safeguard against developer plans for advertising that would undermine the goals of affirmative marketing, while retaining some flexibility given that different publications advertise on varying schedules and frequency. Finally, you indicated that DHCD is supporting advancements in web-based marketing efforts, in particular "Housing Navigator," to provide comprehensive information on income-restricted rentals across the Commonwealth with user-friendly search tools for renters and housing advocates, and will require developers to list with Housing Navigator prior to closing on state subsidies for a development.

The NFHC acknowledges the above measures taken and proposed by DHCD to ensure that affordable housing developments are affirmatively marketed. Your letter also indicated that DHCD is currently reexamining its AFMHP Guidelines, and would consider clarifying the timing of affirmative marketing in future related guidance. The NFHC would like more information regarding the timing and scope of DHCD's reexamination and any proposed changes or amendments to its AFMHP Guidelines, including without limitation clarifying the timing of affirmative marketing. In addition, the NFHC would like to know whether the public will have an opportunity to comment on DHCD's reexamination and/or amendments to its AFMHP Guidelines.

Thank you for your attention to this matter. Please feel free to contact me if you have any questions.

Sincerely,

Ted Hess-Mahan, Chairperson

Topic	Meeting Date	
Facebook & Website	August 2020	
Lottery process/procedures for clarity <ul style="list-style-type: none"> • look at for comparisons • Study local preference (Judi Barrett in April) 	August 2020 October 2020 January 2021 April 2021 June 2021	
Schedule Fair Housing Award Ceremony <ul style="list-style-type: none"> • First Year Award to Sheila Mondshein Set criteria for future years	September 2020 May 2021	
Trainings <ul style="list-style-type: none"> • Fair Housing Committee by MHP • Equity and Inclusion • Realtor AI	September 2020 December 2020 February 2021 March 2021 June 2021	
Create an Annual Report for all projects; rather than individual reports	October 2020	
Refine process for advertising/reviewing applications – deeded properties	December 2020 2021	
Zoning Redesign – Housing trust	January 2021	
Work on verbiage for Constant Contact; could go out in other Constant Contacts	February 2021	
HUD DOJ Update Fair Housing Act Guidance about Land Use Laws	May 2021	
Process for Tracking Lottery Agents	May 2021	
Create a system or work with an agency who could provide information for low-moderate income families	June 2021	

From April Meeting

- Judi B. stated that they can't solve this problem for Newton, and they can't even answer the question of what Newton can do. She laid out what the City can do then posed some city policy questions for Newton to think about
 - What does Newton want the local preference to accomplish?
 - Do you think that overall, the policy meets the City's expectations?
 - What advantages do you see in keeping the policy substantially as-is?
 - What are the downsides? Unintended consequences?
 - Like any public policy, local preference involves cost and benefits. What are the costs? The benefits? Do the benefits outweigh the cost?
- Judi B. talked about the next steps in completing the report and giving an outline to the City after the presentation was complete. She opened it up for questions. JM stated that we need to understand what happens when people are selected and what are the things that keep people from not being selected. She wondered about the low-income applicants # whether if they had vouchers and if that is a factor in the property management's selection process. She stated that this may give some comfort when it comes to the tenants' ability to pay rent and thought this question should be asked. JM stated we need to look at the tiers in Newton's inclusionary zoning and how many people would fit and who fits into the affordability tiers. This needs to be broken down to different income levels. She asked whether inclusionary zoning is achieving diversity. Judi B. got clarification and asked is JM speaking about the pricing of the units. She stated that the point about the vouchers is a good one and that they could reach out to SEB. Catherine B. stated that they have some data for some developments and not all and she could reach out to get data on that.