



# Finance Committee Report

## City of Newton In City Council

**Monday, November 8, 2021**

Present: Councilors Grossman (Chair), Humphrey, Noel, Kalis, Oliver, Norton and Malakie

Absent: Councilor Gentile

City staff present: Comptroller Sue Dzikowski, Chief Financial Officer Maureen Lemieux, Commissioner of DPW Jim McGonagle, Director of Assessment Administration and Assistant Financial Planning & Analysis Manager Perry Rosenfield

### **Referred to Public Facilities and Finance Committees**

#### **#405-21 Reallocate \$277,739.25 for rehabilitation of the stormwater infrastructure**

HER HONOR THE MAYOR requesting authorization to reallocate the Stormwater Fund surplus funds from the following accounts/ projects that have been completed for the rehabilitation of the stormwater infrastructure for the section of Chestnut Street between Beacon Street and Commonwealth Ave:

Laundry Brook Culvert Replacement-Cabot School (7203D401-586007) .....	\$130,257.25
Forest Grove Pump Station Rehabilitation (7204D401-586004) .....	\$147,482.00

**Public Facilities Approved 7-0 on 11/03/2021**

**Action: Finance Approved 7-0**

**Note:** Jim McGonagle, Commissioner of DPW presented the request to reallocate the Stormwater Fund surplus funds from the Laundry Brook Culvert Replacement and Forest Grove Pump Station Rehabilitation projects for the rehabilitation of the stormwater infrastructure for the section of Chestnut Street between Beacon Street and Commonwealth Ave. Commissioner McGonagle explained that the improvements include relining, some infrastructure work and replacement of drainage.

Sue Dzikowski, Comptroller explained the attached email from Cinder McNerney who assists the city with bonds. The email explains that the City can use the funds from the completed capital projects to complete the project at Chestnut Street between Beacon Street and Commonwealth Ave.

It was questioned what the leftover funds will be used for since the budget for the Chestnut Street project is \$226,391 and the amount reallocated per this docket item is \$277,739.25. Commissioner McGonagle explained that these funds can be repurposed to another eligible project.

Councilor Humphrey motioned to approve which passed unanimously.

**#195-21 Resolution to the Massachusetts General Court in support of real estate transfer fee local option**

COUNCILORS HUMPHREY, MARKIEWICZ, MALAKIE, LIPOF, WRIGHT, CROSSLEY, NOEL, OLIVER, DOWNS, BOWMAN, NORTON, AND LUCAS offering a resolution to the Massachusetts General Court giving the sense of the Newton City Council that Newton and all other municipalities in the Commonwealth should be empowered to consider setting and implementing a reasonable local real estate transaction fee in appropriate circumstances, as proposed in S. 868 and H. 1377, to generate revenues for creating and preserving affordable housing.

**Action:** Finance Approved 6-0-1 (Councilor Kalis abstaining)

**Note:** Councilor Humphrey presented the request for a resolution to the Massachusetts General Court in support of a real estate transfer fee local option. He explained that this is the transfer fee proposed by the Transfer Fee for Affordable Housing Coalition. The attached resolution would support the Coalition's efforts in the State Legislature. Jim Shaughnessy, Director of Assessment Administration provided the attached charts to show the revenue that would be raised by a transfer fee set at different thresholds. This revenue would be used for affordable housing in the municipalities that chose to utilize the real estate transfer fee local option. The thresholds proposed in the legislation are flexible and can be as low as \$500,000. There is also flexibility in the percentage fee that could be applied to the sale of a home. It was noted that this is just a resolution and no decision needs to be made on the threshold or the percentage at this time.

Maureen Lemieux, Chief Financial Officer explained that there is a shortage of affordable housing in the Greater Boston Area and Newton's Inclusionary Zoning ordinance will not solve this issue. She also noted that if the legislation is approved by the State, there would need to be significant public input before Newton adopts it. There also have been questions throughout the years if a transfer fee should be added to support water and sewer laterals and this may not be possible with the legislation being proposed. Ms. Lemieux explained that the Planning Department and Economic Development should be consulted on this matter.

Councilors asked the following questions:

Q: Would the seller or the buyer pay the transfer fee?

A: The proposed legislation states that the payment would be split between the buyer and seller.

Q: Is the City Council allowed to submit suggestions on the legislation?

A: That would need to be brought directly to the State Legislature and does not necessarily need to be a part of the resolution.

Q: Would the fee kick in for the amount of a home sale over the determined threshold amount?

A: It was noted that the fee could be set to apply to the entire amount of a sale. It is also possible the legislation would allow for the threshold amount to be exempted from the fee. The attached chart shows the example of revenues raised if the fee only applies to the amount of the sale over a \$2,000,000 threshold.

Q: Could this be put to a ballot question?

A: It was noted that this could potentially be a ballot question but could also be approved by the City Council.

Q: Would this cause residents to lower the price of their homes to stay under the threshold?

A: Ms. Lemieux explained that this could affect the price of a home if they were to sell it at \$2,040,000 because at a 2% fee the seller would be netting the same amount as if they were to sell at \$1,999,999. After \$2,040,000 this would not matter. There are a number of different factors that would affect the asking price, including where the real estate market is at the time of the sale.

Q: How quickly are the prices of homes rising in Newton?

A: Mr. Shaughnessy explained that over the past 5 years the prices have increased by approximately 20% to 25%.

Councilors made the following comments:

It was noted that this legislation would be important for other communities in Massachusetts regardless if Newton decides to adopt it. This funding source would be important for affordable housing. Attached is a list of other communities that are pursuing the transfer fee option.

The Committee should hear from the Planning Department as to whether other cities have approved and implemented this outside of Massachusetts. There are also questions regarding allowable exemptions, where the money is held, how it is distributed and who decides how it is distributed. It was also questioned if this is considered double taxation.

It was noted that this resolution only shows that Newton supports the option of municipalities to implement a transfer fee and does not require Newton to adopt it.

The impact the transfer fee may have on first-time home buyers needs to be considered. If the seller has to pay a portion of the fee, they may raise the asking price.

The legislation is also written with the flexibility for a municipality to choose their exemptions because there are different housing market conditions in every city or town.

Councilor Norton motioned to approve which passed 6-0-1 with Councilor Kalis abstaining.

**#402-21 Reappointment of Antonio Bianchi as a Constable**

HER HONOR THE MAYOR reappointing ANTONIO BIANCHI, 15 Colonial Avenue, Newton as a CONSTABLE for a term of office to expire on November 1, 2024. (60 days: 12/31/21)

**Action:** Finance Approved 7-0

**Note:** The Chair noted that Mr. Bianchi has been a constable since 2011. The Committee also discussed the attached fact sheet about what a constable does.

Councilor Kalis motioned to approve which passed unanimously.

The Committee adjourned at 8:21 p.m.

**Respectfully submitted,**

**Rebecca Walker Grossman, Chair**

**Susan Dzikowski**

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**From:** Cinder McNerney (HTS) <[REDACTED]>  
**Sent:** Wednesday, October 27, 2021 2:44 PM  
**To:** Susan Dzikowski; Megan Hyland (HTS)  
**Cc:** Stephen Curley  
**Subject:** RE: Stormwater Fund surplus funds.pdf

[DO NOT OPEN links/attachments unless you are sure the content is safe. ]

The rule is you can appropriate the excess for a purpose that has a legal permissible term at least equal to the term the bonds that have excess, were issued for. The bonds with the excess were issued for 15 and 20 year terms and the purposes you'd like to appropriate the excess from those, can each legally be issued to mature over up to 30 years. So the answer is yes....you can do what you say you want to do. THANKS Sue. Let us know if you have any questions. Thanks

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Cinder McNerney  
Regional Managing Director  
Hilltop Securities Inc.  
54 Canal Street, Suite 320, Boston, MA 02114  
Direct: 617.619.4408 | Fax: 617.619.4411  
[Cinder.McNerney@hilltopsecurities.com](mailto:Cinder.McNerney@hilltopsecurities.com)

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**From:** Susan Dzikowski <[sdzikowski@newtonma.gov](mailto:sdzikowski@newtonma.gov)>  
**Sent:** Wednesday, October 27, 2021 10:02 AM  
**To:** Cinder McNerney (HTS) <[REDACTED]> Megan Hyland (HTS)  
<[REDACTED]>  
**Cc:** Stephen Curley <[scurley@newtonma.gov](mailto:scurley@newtonma.gov)>  
**Subject:** FW: Stormwater Fund surplus funds.pdf

EXTERNAL SENDER

Megan and Cinder.

Please confirm this attached docket item is ok in that the two projects listed, which were bonded, are similar to the new request in terms of useful life, etc.

Thank you,

Sue

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**From:** Cassidy Flynn <[cflynn@newtonma.gov](mailto:cflynn@newtonma.gov)>  
**Sent:** Wednesday, October 27, 2021 9:52 AM  
**To:** Susan Dzikowski <[sdzikowski@newtonma.gov](mailto:sdzikowski@newtonma.gov)>  
**Subject:** Stormwater Fund surplus funds.pdf

Attached is the Docket request we discussed.

Thank you!  
Cassidy

When responding, please be aware that the Massachusetts Secretary of State has determined that most email is public record and therefore cannot be kept confidential.

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TO MEMBERS OF THE MASSACHUSETTS GENERAL COURT REGARDING A REAL ESTATE TRANSFER FEE LOCAL OPTION

Whereas the City of Newton recognizes the shortage of affordable housing in the Metro West Boston area, including Newton,

And

Whereas the City of Newton has responded to the shortage of affordable housing by implementing an Inclusionary Zoning Ordinance which requires projects of 7 or more housing units to provide a percentage of those units for income restricted tenants or owners

And

Whereas the City of Newton wants to increase the number of affordable units beyond what is possible through the Inclusionary Zoning Ordinance

And

Whereas the City of Newton needs to generate revenues for creating and preserving additional affordable housing through a vehicle such as an affordable housing trust

Whereas fees on real estate transfers would represent a source of revenue for an Affordable Housing Trust to be drawn from a relatively small number of large dollar real estate sale transactions that would not affect most sales and transfers in Newton

And

Whereas state law currently prohibits local assessment of fees on real estate transfers;

And

Whereas the real estate market is different in each municipality and thus the crafting of specific thresholds and fee rates should be left to local control as much as possible;

Therefore, it is the sense of the Newton City Council that Newton and all other municipalities in the Commonwealth should be empowered to consider setting and implementing a reasonable local real estate transaction fee in appropriate circumstances, as proposed in S. 868 and H. 1377 or similar legislation.

Dear All:

In an effort to provide as much data as possible, I have attached a spreadsheet with all real estate transactions from 2017-2021 (through September 2021).

I have excluded all sales less than \$529,000. I have also included all family sales and any sales that may have been to or from exempt property owners and all sales that may have been foreclosures. I think this will at least provide you with valid estimates.

I broke it down into four categories:

1. At or Over \$529,000
2. At or Over \$1,000,000
3. At or Over \$1,500,000
4. At or Over \$2,000,000

I included ALL property classes. I also then gave you every calculation from .05 to 2.0% by increments of .01. The estimated totals raised by year are located in the summary workbook.

If you have any questions, please let me know.

Sincerely,  
Jim Shaughnessy  
Newton Assessors



Threshold: \$529,000

<u>Rate</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Fee.5	\$6,861,199.11	\$6,990,435.13	\$6,761,304.15	\$8,115,185.01	\$7,176,666.70
Fee.6	\$8,233,438.93	\$8,388,522.16	\$8,113,564.97	\$9,738,222.01	\$8,612,000.03
Fee.7	\$9,605,678.75	\$9,786,609.18	\$9,465,825.80	\$11,361,259.01	\$10,047,333.37
Fee.8	\$10,977,918.57	\$11,184,696.21	\$10,818,086.63	\$12,984,296.02	\$11,482,666.71
Fee.9	\$12,350,158.39	\$12,582,783.23	\$12,170,347.46	\$14,607,333.02	\$12,918,000.05
Fee1.0	\$13,722,398.21	\$13,980,870.26	\$13,522,608.29	\$16,230,370.02	\$14,353,333.39
Fee1.1	\$15,094,638.03	\$15,378,957.29	\$14,874,869.12	\$17,853,407.02	\$15,788,666.73
Fee1.2	\$16,466,877.85	\$16,777,044.31	\$16,227,129.95	\$19,476,444.02	\$17,224,000.07
Fee1.3	\$17,839,117.67	\$18,175,131.34	\$17,579,390.78	\$21,099,481.03	\$18,659,333.41
Fee1.4	\$19,211,357.49	\$19,573,218.36	\$18,931,651.61	\$22,722,518.03	\$20,094,666.75
Fee1.5	\$20,583,597.32	\$20,971,305.39	\$20,283,912.44	\$24,345,555.03	\$21,530,000.09
Fee1.6	\$21,955,837.14	\$22,369,392.42	\$21,636,173.26	\$25,968,592.03	\$22,965,333.42
Fee1.7	\$23,328,076.96	\$23,767,479.44	\$22,988,434.09	\$27,591,629.03	\$24,400,666.76
Fee1.8	\$24,700,316.78	\$25,165,566.47	\$24,340,694.92	\$29,214,666.04	\$25,836,000.10
Fee1.9	\$26,072,556.60	\$26,563,653.49	\$25,692,955.75	\$30,837,703.04	\$27,271,333.44
Fee2.0	\$27,444,796.42	\$27,961,740.52	\$27,045,216.58	\$32,460,740.04	\$28,706,666.78

Threshold: \$1,000,000

<u>Rate</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Fee.5	\$4,873,085.44	\$5,140,615.23	\$5,181,372.88	\$6,568,153.26	\$6,031,051.76
Fee.6	\$5,847,702.52	\$6,168,738.27	\$6,217,647.46	\$7,881,783.91	\$7,237,262.11
Fee.7	\$6,822,319.61	\$7,196,861.32	\$7,253,922.03	\$9,195,414.56	\$8,443,472.46
Fee.8	\$7,796,936.70	\$8,224,984.36	\$8,290,196.61	\$10,509,045.21	\$9,649,682.81
Fee.9	\$8,771,553.78	\$9,253,107.41	\$9,326,471.18	\$11,822,675.86	\$10,855,893.16
Fee1.0	\$9,746,170.87	\$10,281,230.45	\$10,362,745.76	\$13,136,306.51	\$12,062,103.51
Fee1.1	\$10,720,787.96	\$11,309,353.50	\$11,399,020.34	\$14,449,937.16	\$13,268,313.86
Fee1.2	\$11,695,405.04	\$12,337,476.54	\$12,435,294.91	\$15,763,567.81	\$14,474,524.21
Fee1.3	\$12,670,022.13	\$13,365,599.59	\$13,471,569.49	\$17,077,198.46	\$15,680,734.56
Fee1.4	\$13,644,639.22	\$14,393,722.63	\$14,507,844.06	\$18,390,829.11	\$16,886,944.91
Fee1.5	\$14,619,256.31	\$15,421,845.68	\$15,544,118.64	\$19,704,459.77	\$18,093,155.27
Fee1.6	\$15,593,873.39	\$16,449,968.72	\$16,580,393.22	\$21,018,090.42	\$19,299,365.62
Fee1.7	\$16,568,490.48	\$17,478,091.77	\$17,616,667.79	\$22,331,721.07	\$20,505,575.97
Fee1.8	\$17,543,107.57	\$18,506,214.81	\$18,652,942.37	\$23,645,351.72	\$21,711,786.32
Fee1.9	\$18,517,724.65	\$19,534,337.86	\$19,689,216.94	\$24,958,982.37	\$22,917,996.67
Fee2.0	\$19,492,341.74	\$20,562,460.90	\$20,725,491.52	\$26,272,613.02	\$24,124,207.02

Threshold: \$1,500,000

<u>Rate</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Fee.5	\$2,755,797.99	\$3,145,782.41	\$3,474,482.40	\$4,657,282.24	\$4,153,830.04
Fee.6	\$3,306,957.58	\$3,774,938.89	\$4,169,378.87	\$5,588,738.69	\$4,984,596.05
Fee.7	\$3,858,117.18	\$4,404,095.37	\$4,864,275.35	\$6,520,195.14	\$5,815,362.06
Fee.8	\$4,409,276.78	\$5,033,251.85	\$5,559,171.83	\$7,451,651.58	\$6,646,128.06
Fee.9	\$4,960,436.37	\$5,662,408.33	\$6,254,068.31	\$8,383,108.03	\$7,476,894.07

Fee1.0	\$5,511,595.97	\$6,291,564.81	\$6,948,964.79	\$9,314,564.48	\$8,307,660.08
Fee1.1	\$6,062,755.57	\$6,920,721.29	\$7,643,861.27	\$10,246,020.93	\$9,138,426.09
Fee1.2	\$6,613,915.16	\$7,549,877.77	\$8,338,757.75	\$11,177,477.38	\$9,969,192.10
Fee1.3	\$7,165,074.76	\$8,179,034.25	\$9,033,654.23	\$12,108,933.82	\$10,799,958.10
Fee1.4	\$7,716,234.36	\$8,808,190.73	\$9,728,550.71	\$13,040,390.27	\$11,630,724.11
Fee1.5	\$8,267,393.96	\$9,437,347.22	\$10,423,447.19	\$13,971,846.72	\$12,461,490.12
Fee1.6	\$8,818,553.55	\$10,066,503.70	\$11,118,343.66	\$14,903,303.17	\$13,292,256.13
Fee1.7	\$9,369,713.15	\$10,695,660.18	\$11,813,240.14	\$15,834,759.62	\$14,123,022.14
Fee1.8	\$9,920,872.75	\$11,324,816.66	\$12,508,136.62	\$16,766,216.06	\$14,953,788.14
Fee1.9	\$10,472,032.34	\$11,953,973.14	\$13,203,033.10	\$17,697,672.51	\$15,784,554.15
Fee2.0	\$11,023,191.94	\$12,583,129.62	\$13,897,929.58	\$18,629,128.96	\$16,615,320.16

Threshold: \$2,000,000

<u>Rate</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Fee.5	\$1,672,947.79	\$1,891,921.70	\$2,448,889.57	\$3,027,742.66	\$2,639,071.70
Fee.6	\$2,007,537.35	\$2,270,306.04	\$2,938,667.48	\$3,633,291.19	\$3,166,886.03
Fee.7	\$2,342,126.91	\$2,648,690.38	\$3,428,445.40	\$4,238,839.72	\$3,694,700.37
Fee.8	\$2,676,716.46	\$3,027,074.72	\$3,918,223.31	\$4,844,388.26	\$4,222,514.71
Fee.9	\$3,011,306.02	\$3,405,459.06	\$4,408,001.23	\$5,449,936.79	\$4,750,329.05
Fee1.0	\$3,345,895.58	\$3,783,843.40	\$4,897,779.14	\$6,055,485.32	\$5,278,143.39
Fee1.1	\$3,680,485.14	\$4,162,227.74	\$5,387,557.05	\$6,661,033.85	\$5,805,957.73
Fee1.2	\$4,015,074.70	\$4,540,612.08	\$5,877,334.97	\$7,266,582.38	\$6,333,772.07
Fee1.3	\$4,349,664.25	\$4,918,996.42	\$6,367,112.88	\$7,872,130.92	\$6,861,586.41
Fee1.4	\$4,684,253.81	\$5,297,380.76	\$6,856,890.80	\$8,477,679.45	\$7,389,400.75
Fee1.5	\$5,018,843.37	\$5,675,765.10	\$7,346,668.71	\$9,083,227.98	\$7,917,215.09
Fee1.6	\$5,353,432.93	\$6,054,149.44	\$7,836,446.62	\$9,688,776.51	\$8,445,029.42
Fee1.7	\$5,688,022.49	\$6,432,533.78	\$8,326,224.54	\$10,294,325.04	\$8,972,843.76
Fee1.8	\$6,022,612.04	\$6,810,918.12	\$8,816,002.45	\$10,899,873.58	\$9,500,658.10
Fee1.9	\$6,357,201.60	\$7,189,302.46	\$9,305,780.37	\$11,505,422.11	\$10,028,472.44
Fee2.0	\$6,691,791.16	\$7,567,686.80	\$9,795,558.28	\$12,110,970.64	\$10,556,286.78

1st \$2,000,000 Exempted

<u>Rate</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
Fee.5	\$672,947.79	\$671,921.70	\$1,118,889.57	\$1,697,742.66	\$889,071.70
Fee.6	\$807,537.35	\$806,306.04	\$1,342,667.48	\$2,037,291.19	\$1,066,886.03
Fee.7	\$942,126.91	\$940,690.38	\$1,566,445.40	\$2,376,839.72	\$1,244,700.37
Fee.8	\$1,076,716.46	\$1,075,074.72	\$1,790,223.31	\$2,716,388.26	\$1,422,514.71
Fee.9	\$1,211,306.02	\$1,209,459.06	\$2,014,001.23	\$3,055,936.79	\$1,600,329.05
Fee1.0	\$1,345,895.58	\$1,343,843.40	\$2,237,779.14	\$3,395,485.32	\$1,778,143.39
Fee1.1	\$1,480,485.14	\$1,478,227.74	\$2,461,557.05	\$3,735,033.85	\$1,955,957.73
Fee1.2	\$1,615,074.70	\$1,612,612.08	\$2,685,334.97	\$4,074,582.38	\$2,133,772.07
Fee1.3	\$1,749,664.25	\$1,746,996.42	\$2,909,112.88	\$4,414,130.92	\$2,311,586.41
Fee1.4	\$1,884,253.81	\$1,881,380.76	\$3,132,890.80	\$4,753,679.45	\$2,489,400.75
Fee1.5	\$2,018,843.37	\$2,015,765.10	\$3,356,668.71	\$5,093,227.98	\$2,667,215.09
Fee1.6	\$2,153,432.93	\$2,150,149.44	\$3,580,446.62	\$5,432,776.51	\$2,845,029.42
Fee1.7	\$2,288,022.49	\$2,284,533.78	\$3,804,224.54	\$5,772,325.04	\$3,022,843.76
Fee1.8	\$2,422,612.04	\$2,418,918.12	\$4,028,002.45	\$6,111,873.58	\$3,200,658.10
Fee1.9	\$2,557,201.60	\$2,553,302.46	\$4,251,780.37	\$6,451,422.11	\$3,378,472.44
Fee2.0	\$2,691,791.16	\$2,687,686.80	\$4,475,558.28	\$6,790,970.64	\$3,556,286.78

# TRANSFER FEE FOR AFFORDABLE HOUSING!

**FY2021-2022 LEGISLATION**-An Act empowering cities and towns to impose a fee on certain real estate transactions to support affordable housing

**S.868**: Sponsored by **Senator Joanne Comerford**, serving Hampshire, Franklin and Worcester

**H.1377**: Sponsored by **Representative Mike Connolly**, serving Cambridge and Somerville

From Greater Boston to the Cape and Islands to the Pioneer Valley, cities and towns are grappling with the adverse effects of rapidly escalating home prices on their communities' economy, workforce, quality of life, and social identity. Longtime local residents are being displaced by higher income buyers or speculators, and housing demand far outstrips supply in many communities across Massachusetts. As a result, forced overcrowding is causing severe public health consequences, exacerbated by the pandemic.

**A local option real estate transfer fee would be an effective, efficient and equitable tool for raising necessary revenue for affordable housing in communities across the Commonwealth. Find more information on the bill and the Transfer Fee for Affordable Housing Coalition here-**  
<https://www.realestatetransferfee.org/>

## KEYS TO THE BILL

### GIVES MUNICIPALITIES A CRITICAL FUNDING TOOL FOR THE CREATION AND PRESERVATION OF AFFORDABLE HOUSING

Authorizes a transfer fee of between 0.5% and 2% on real estate transactions **above** the **statewide median sale price** for single family homes (currently~\$529,000) or the **county median sale price** if a locality's median is lower than the statewide median. All funds raised by a municipality's transfer fee would go towards **affordable housing** preservation and/or creation.

### ALLOWS FOR BROAD & LOCALLY-DETERMINED EXEMPTIONS

Mandates certain exemptions, including on properties below 100% of the state or county median sale price, and **allows cities and towns to tailor additional exemptions** to meet their specific community needs.

### DISCOURAGES SPECULATIVE SALES

Municipalities are also authorized to charge a fee of up to 6% for **speculative sales** (properties sold within 1 year at a price 3 times the state median sale price).

### REQUIRES LOCAL DECISION-MAKING PRIOR TO ADOPTION

Each municipality seeking to adopt a transfer fee would have to engage in a **local process** to determine if a transfer fee is right for their municipality, and, if so, what exemptions, terms and conditions are appropriate based on local prices and market conditions.

### WIDELY USED TOOL TO GENERATE REVENUE

Boston, Brookline, Concord, Nantucket, Provincetown, Truro, Chatham and Somerville have all filed Transfer Fee Home Rule Petitions, with Arlington, Cambridge, Northampton, Wellfleet and others working toward filing as well. These HRP's would all be permissible if our enabling bill were to be approved. **This growing demand for local authority to respond to the housing crisis makes transfer fee enabling legislation the logical path forward.**

In addition, **37** states and the District of Columbia assess real estate transfer fees for a variety of uses- this is a reliable and widely-used tool.

## The growing list of supporters of our Real Estate Transfer Fee Bill includes:

ACKNow	Equitable Arlington	Massachusetts Senior Action Cambridge/Somerville Chapter
Amherst Community Connections	Equal Justice in Needham	Massachusetts Alliance of HUD Tenants
Amherst Municipal Affordable Housing Trust	Franklin County Continuing the Political Revolution	Mayor Joseph Curtatone/City of Somerville
Berkshire County Branch- NAAPC	Fresh Pond Residents Alliance	Metropolitan Area Planning Council
Berkshire County Regional Housing Authority	Greater Boston Food Bank	Metro West Collaborative Development
Boston Building Trades Council	Green Cambridge	North Shore Community Development Coalition
Boston Neighborhood Community Land Trust	Greening Greenfield	Our Revolution Somerville
Boston Tenants Coalition	Heading Home	Preservation of Affordable Housing, Inc. (POAH)
Brazilian Worker Center Inc.	Homeowners Rehab Inc. of Cambridge	Progressive Massachusetts
Cambridge Residents Alliance	HomeStart	Real Estate Cafe
Central Massachusetts Housing Alliance	Housing Corporation of Arlington	Right to the City Boston
Chinese Progressive Association	Housing Families	Rural Development Inc.
Citizen's Housing and Planning Association (CHAPA)	Institute for Policy Studies	Somerville Community Corporation
City Life Vida Urbana	Jamaica Plain Progressives	Somerville Community Land Trust
Coalition to Create the Martha's Vineyard Housing Bank	Just-A-Start	Somerville Homeless Coalition
Community Action Agency of Somerville	Lawrence CommunityWorks	Somerville Stands Together
Community Development Partnership	Lynn United for Change	Somerville YIMBY
Community Teamwork	Massachusetts Affordable Housing Alliance	South Shore DSA
Concord Housing Foundation	Massachusetts Association of Community Development Corporations (MACDC)	Springfield No One Leaves
Department of Veteran's Affairs- City of Somerville	Massachusetts Association of Regional Planning Agencies	The Welcome Project
Dudley Street Neighborhood Initiative	Massachusetts Communities Action Network	Those Who Can, For Those In Need (Winthrop)
Dukes County Health Council	Massachusetts Coalition for the Homeless	Western Mass. Network to End Homelessness
Eliot Community Health Services - Homeless Services	Massachusetts Law Reform Institute	Worcester Community Action Council
	Massachusetts Public Health Association	

To get your organization added to the list or for any questions, please reach out to Hannah Carrillo at [hcarrillo@somervillema.gov](mailto:hcarrillo@somervillema.gov)

What do constables do?

Constables are appointed by the Mayor, with the consent of the Board of Aldermen, to serve civil process e.g. summonses, subpoenas, eviction notices, and to serve civil and criminal arrest warrants. In addition, constables are often used to track down debtors and individuals who have failed to appear for court dates.

How many are there in the city?

There are at present eight constables in the City.

Is there a need for more?

Based on input received from the City Clerk's Office and my own personal experience in the Law Department, there does not appear to be a need for more constables, however, there is no limit in either the Ordinances or the General Laws as to the number of constables the Mayor may appoint, with the consent of the Aldermen.

What is the Mayor's role in appointing constables?

The Mayor is charged with appointing constables for a term of three years. The Mayor must obtain the consent of the Board of Aldermen. The Mayor may also remove constables with the consent of the Aldermen (Consent of the Aldermen means a majority vote of those present and voting). Rev. Ords. 2012, § 24-6.