

Newton Housing Partnership
Project Review Criteria
REVISED 6.18.20

The mission of the Newton Housing Partnership is to foster and support the preservation and creation of housing in order to promote a diverse City of Newton. The Partnership plays an advisory role to the Mayor, City staff, City Council, Boards, Commissions and Committees on Newton's housing needs, policies, programs, zoning and specific proposals.

As part of its role in reviewing development proposals as they move through the City's approval process, the Partnership seeks to promote projects that will create housing that is affordable, accessible, and sustainable and that will support a diverse population in Newton over the long term. The Partnership's goal in creating this list of project review criteria is to communicate our priorities to developers who are proposing to create housing in Newton. Our hope is that developers will use these criteria to guide early decisions about programming, design, and access as they develop project concepts.

Project Review Criteria:

Greater/deeper affordability

The Partnership supports housing that creates greater or deeper affordability than required by programs such as Chapter 40B or Newton's Inclusionary Housing Program. We ask developers to consider providing a greater percentage of affordable units than required under these programs and a greater percentage of family-sized units (2- and 3-bedroom units). We also ask developers to provide more deeply affordable units, and in particular more units that are affordable to households earning below 30% and 50% of Area Median Income (AMI).

Access to Opportunity

The Partnership advocates for projects that emphasize accessibility and create greater social and economic opportunities for low- and middle-income households. This includes developing housing in locations that have access to transportation, jobs, and services. It also includes design or programming features that enhance accessibility for residents with a range of social and mobility needs and allows residents to age in place. As part of its goal to increase access for residents of all

backgrounds, the Partnership does not support the 70% local preference that is allowed under certain housing programs.

Scale, Stability, and Sustainability

The Partnership supports larger projects that provide economies of scale on both development and operating costs; scale creates opportunities for more affordable housing units and more sustainable operations over the long term. We ask developers of larger projects to consider funding resident services for lower-income residents as applicable, to support housing stability and successful mixed-income communities.

The Partnership also supports projects that promote environmental sustainability, through smart growth strategies that balance building and open space and through incorporation of design features that promote energy efficiency and lower utility costs.