



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
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www.newtonma.gov

CITY OF NEWTON, MASSACHUSETTS

Fair Housing Committee

MEETING AGENDA

Date: February 2, 2022

Time: 8:00 a.m.

Place: Virtual (Zoom)

Zoom Online Meeting: <https://us02web.zoom.us/j/83069144723>

The Fair Housing Committee will hold this meeting as a virtual meeting on Wednesday, January 5, 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: 830 6914 4723.**

You may also join the meeting from your smartphone by dialing 1(646) 558-8656 and entering 83069144723#. For audio only, call 1(646) 558-8656 and enter **Meeting ID: 830 6914 4723.**

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: 830 6914 4723.**

- 1. Approval of December 2021 and January 2022 minutes**
- 2. Updates/Reports/Discussions**
 - **Washington Street West Newton Armory Project**
 - **136-144 Hancock Street (Walker Center)**
 - **Crafts Street SRG Senior Living/Mark Development**
 - **Affordable Housing Trust Committee Membership**
 - **MBTA Communities Act**
- 3. Discussion re Consultant and Formation of Committee to Follow Up on Lottery Results vs. Lease-Ups**

4. Subcommittee Updates

- **Membership Sub-Committee**
- **Fair Housing Award Sub-Committee**
- **Fair Housing Literature Sub-Committee**

5. Fair Housing Committee goals for 2021-2022

- **Diversity, Equity, and Inclusion**
- **Bring in a Fair Housing Attorney to talk to committee about purpose and goals**
- **Updates on AI/Consortium Fair Housing Testing**
- **Resolution to request that developers report annually on minority rentals**
- **Use of ARPA Funds**
- **Collaborate with Human Rights Committee on Fair Housing Complaint Process and Form**

6. Next meeting Wednesday, March 2, 2022

*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



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CITY OF NEWTON, MASSACHUSETTS

Fair Housing Committee

MEETING MINUTES

Date: December 1, 2021

Time: 8:00 a.m.

Place: Virtual (Zoom)

Members Present: Theodore M. Hess Mahan, Chair

Kathy Laufer
Tatjana Meschede
Esther Schlorholtz
Judy Korzenowski
Donna Rigg
Alexandra Weiffenbach
Ellen Tanowitz

Members Absent: Josephine McNeil

Staff Present: Malcolm Lucas, Housing Planner
Jini Fairley, ADA/Sec. 504 Coordinator
Hattie N. Kerwin Derrick, Director of Community
Engagement & Inclusion

Public Present: Councilor Pamela Wright
Councilor Alicia Bowman
Councilor Andreae Downs
Lee Mondshein

Malcolm Lucas, Housing Planner served as recorder, Ted Hess-Mahan, Chair called the meeting to order at 8:00 a.m.

1. Approval of November 2021 meeting minutes

- THM discussed the approval of the November 2021 meeting minutes and asked if everyone had any comments. ES motioned to approve the November minutes. JF stated that she has a comment that she wanted to make about the minutes. JF stated that the spelling was wrong for disability and stated that she does not remember the Commission on



Disability had any comments. THM stated that the November Minutes will be tabled to correct the items JF commented on and he asked ML to send him the video ML stated that THM would have to have Dropbox because the file is too big. THM stated that he has Dropbox. November minutes will be reviewed in January 2022. After THM did a roll call.

2. Current Events

- **City Council Voted to Lower Local Preference from 75% to 25%**

- THM stated that 70% to 25% is the correct information and it was a typo in his behalf and stated the language that was adopted to the extent permitted by law such plan as the affirmative Fair Housing marketing plan must provide for a local preference for 25% of the inclusionary units in a project and at least one of the local preference units must be a fully accessible unit. THM asked if anyone had any comments. No one responded. THM thanked the councilors for approving this and moved on to the next topic.

3. Upcoming Events

- **League of Women Voters of Newton, “The League Presents: Newton’s Housing Boards & Committees”**

- THM stated that he did participate with Lisbeth Heyer from the Newton Housing Partnership and is waiting for a link of the production. They are editing the session they recorded. He stated that he will get it to the committee when he gets it.

- **AFHMP/Lottery Training: Chair’s Report and Upcoming Training**

- THM stated that he attended the meeting and listed of the people who attended the meeting and stated that he passed on the training material and a PowerPoint to the Committee for their review stated there were breakout sessions and they worked on mock lotteries. He stated that the training was informative and encouraged that the Committee sign up. THM asked ML when the next one is, and KL stated that she signed up for December 9th training and JK stated that she did also. KL stated that MHP’s zoom capacity caused the quick fill up for registering. THM stated that JM gave a suggestion that the Committee to have DHCD/MHP do a truncated presentation for the Committee members who they cannot participate in the three-hour training. THM stated that the mock lottery was eye opening. THM stated that the mock lottery was very helpful in helping to understand how first of all the local preference works. And secondly when you have units that are identified for folks who need accessibility. THM stated that he would work with the Planning Department to arrange a special focused meeting.
- TM stated that she would also like for someone to come in to give a training if possible because she was locked out of registration. TM stated that she would like to also understand what the Fair Housing Committee’s role is on this matter. THM stated they have to look at the outcomes of lease up and the monitoring of lotteries. THM also stated that he thought they should have ongoing monitoring to ensure compliance. ES stated that she agreed, and she would like to see how the committee would ensure that the city staff who are engaged in the lottery process are also trained and familiar with the process to a degree that helps them to evaluate those outcomes and to use the data that is collected. ML stated that he has taken the

course multiple times and stated that other staff has as well. ML asked what else is needed for the planning staff to meet the needs of the Committee. ES stated that she was pleased to hear that staff have taken this training, but she stated that the issues are collecting and evaluating the data. The Committee has recommended this to the Planning department many months ago and possibly longer. This data is needed for the Committee to get a better understanding of why the outcomes are the way they are. Why are the results not showing that there really is an affirmative marketing plan going on? That there are people who can access this key and valuable affordable rental housing. ES also stated that she would like the staff to be able to use the expertise and training that they gained and hopefully the committee better to evaluate the outcomes and suggest interventions that are helpful. ES wanted to clarify with THM that the lottery agents had nothing to do with lease ups and it is up to the property manager to lease up units. THM stated that he thought her statements were correct because subsidizing agencies are supposed to ensure compliance. KL stated that AB has heard from the FHC and the Newton Housing Partnership to find funding to extend Judy Barrett's work on the recent lottery data study and take it to the next step. KL would like to suggest taking on one project and ask the entities to provide them with the information that shows the lottery numbers of all the people and whether the apartment was rented and if not, then why not. THM stated that this is a great idea and asked if anyone else had a comment. ES asked to make a vote for recommendation to have Judy Barret to be hired and KL stated that this was done already. KL would like to ask the City and the regulatory agency for the lease up information at Trio. ES stated that she feels that targeting one project is not the optimal approach and thinks it should be more than just one because they are very idiosyncratic. KL stated that she understands what ES is stating. KL stated that she is not asking TRIO for this information. KL stated that she is actually asking the City and any other regulatory agency that is listed for their information. THM stated that the monitoring agent and DHCD are not collecting this type of data. He stated that DHCD and monitoring agents are making sure income eligible applicants are meeting the criteria and compliance with regulations but do think that collecting this data is a good idea. THM recommends asking for more funding to do another study and get the information KL is asking for as well.

- KL motioned to formally request the planning department to secure funds to hire a consultant to analyze why the lease ups are not providing the diversity that the Committee would hope the process would afford. ES seconded. JF if there is any money for this then accessibility should be added.
- Councilor Bowman stated that she wanted to add on to what JF talked about with accessibility is that there may be an opportunity to update the inclusionary zoning for developments to be more adaptable and accessible to make sure that we're that we're adding as many accessible units as possible. She stated that she knows that many counselors who are on Land Use, herself included, to try even when it's not required to identify and get during special permit processes to get more accessible units fully accessible units added. She stated that if the Committee think that there's an opportunity for Land Use to update the inclusionary zoning to require at least one unit be fully accessible. She would be happy to relay this message and talk more about it.
- Lee Mondshein stated that we go through this and find that low credit that he would like to have a further discussion in the near future. How to really get complete data

if it is a bad credit rating. THM did a roll call, and all agreed. TM left because she has a class. Unanimous vote. THM stated that he will do a letter and ask the commit for suggestions. Councilor Wright made a comment and stated that she has four rentals and as a landlord, she thinks the problem is potential tenants' credit score. She stated that a solution to this may happen if the city would want to be the cosigner for these rents, because it would guarantee payment if the Committee finds that this is the case. KL suggested that certain people don't have the resources to find education and service. KL stated that these services are lacking. Councilor Wright stated that the Councilors will push with the Armory for finding an organization that will help with financial literacy and think that doing this will be a great opportunity in this area. Councilor Downs stated that there are organizations like the Allston Brighton Community Development Corporation that already do financial education. She stated that this is not something we need to invent here in Newton, we could probably adapt that directly. THM thanked the Councilors for their comments and presence and moved on the item #2 on the agenda.

4. Fair Housing Goals Project Review

- **Update on 50 Jackson/383 Boylston**

- THM spoke with Laurence Lee and he stated that they added some inclusionary units back to the project. He stated that he did not have the specifics and asked the Councilors who were present. THM stated that when you have a public hearing on a special permit all the councilors will have to vote. This project will have to refile. Another public hearing will be possibly in 2022. ES asked if the committee could ask for the matrix and share it before every meeting. She also stated that the matrix should be shared with the Committee before any Committee meeting when developers are presenting. THM asked if anyone had any specific updates.
- KL would like to have clarification for the lottery and lease up for any project in the City. What is the city's roll in the whole process? Who is responsible? What are the roles of the various agencies and cities? THM asked ML if he could ask Amanda Berman to come to the January meeting to explain the process. ML stated that he will ask.
- DR stated she and AW work on the recruitment and wanted to give an update regarding the subcommittee. DR stated that the subcommittee found out from HKD that when there's only two positions still open on the committee, and according to the mission statement, one member has to be someone from the Human Rights Commission, and someone has to be from the Commission on Disability. And they are going to work on identifying people. DR stated that is being worked on at this time. DR stated that she and AW have been reaching out to try to find a vice chair. DR stated that there are no takers yet, so the position is still open.

5. Fair Housing Committee goals for 2021-2022

- **Diversity, Equity, and Inclusion**

- There was not any discussion on this matter
 - **Bring in a Fair Housing Attorney to talk to committee about purpose and goals**
- There was not any discussion on this matter

- **Updates on AI/Consortium Fair Housing Testing**

- There was not any discussion on this matter

- **Resolution to request that developers report annually on minority rentals**

- There was not any discussion on this matter

- **Use of ARPA Funds**

- THM stated that he had received an email, and hoped everybody has as well, regarding the Newton community survey on ARPA. THM stated if the Committee hasn't already, for them to submit their comments.

- **Collaborate with Human Rights Committee on Fair Housing Complaint Process and Form**

- There was not any discussion on this matter.

- **Fair Housing Committee Literature**

- THM stated that he and ET will have to meet to have a discussion.

6. Next meeting Wednesday, January 5, 2022

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Fair Housing Committee

MEETING AGENDA

Date: January 5, 2022

Time: 8:00 a.m.

Place: Virtual (Zoom)

Members Present: Theodore M. Hess Mahan, Chair

Kathy Laufer
Tatjana Meschede
Esther Schlorholtz
Judy Korzenowski
Donna Rigg
Josephine McNeil
Ellen Tanowitz

Members Absent: Alexandra Weiffenbach

Staff Present:

Malcolm Lucas, Housing Planner
Jini Fairley, ADA/Sec. 504 Coordinator
Hattie N. Kerwin Derrick, Director of Community
Engagement & Inclusion

Public Present:

Councilor Pamela Wright
Councilor Alicia Bowman
Councilor Andreae Downs
Lee Mondshein
Lucie Chansky, Commission on Disability

Malcolm Lucas, Housing Planner served as recorder, Ted Hess-Mahan, Chair called the meeting to order at 8:00 a.m.

1. Approval of November 2021 and December 2021 meeting minutes

- THM discussed the approval of the November and December 2021 meeting minutes and asked if everyone had any comments. ES motioned to approve the November minutes. 6 in favor 1 abstained. November



minutes have been approved. THM stated that the Committee will hold off on the December minutes approval until February 2022.

2. Update on West Newton Armory Project

- **Mayor Fuller Has Selected Metro West Collaborative Development/Civico Development as the City's partner for the transformation of the West Newton Armory**
- THM stated that it will be 43 units of intergenerational family housing affordable to individuals, families with incomes ranging between 30% and 60% area median income. The Metro West Civico team will hold a meeting the developer night via zoom at 6pm on Wednesday, January 26.

3. Fair Housing Goals Project Review

- **Update on 50 Jackson/383 Boylston**
- THM thanked the councilors and the ones who also listened to some of the concerns that the Fair Housing Committee had expressed about the 50 Jackson 383 Boylston Street special permit application. AB stated that the new one will be docketed later this month. Councilor Bowman stated that the project went from 12 units to nine units in the elimination of the affordable housing units. She stated they have all been restored and the councilors were excited to hopefully move this forward. It did not get passed in the last term. She stated that she thinks it's on for later this month.
- JF stated that she has some reservations on some work she has done for reasonable accommodations in another unit. JF asked councilor Bowman to alert the Fair Housing Committee about the public hearing or anything that she thinks is critical related to reasonable accommodation issues. JF stated that she is running into the fact that developers are not necessarily following group one, which is the minimum accessible standards according to AAB (Architectural Access Board), especially within the unit. JF believes there certainly could be and should be people with disabilities wanting to buy one of those 12 condos-
- JM stated to get away from checklists when dealing with developers and to hire someone in ISD who specializes in ADA requirements. She stated that what people do is once they check the list that is done, there needs to be some confirmation they met the requirement, and JF mentioned having a specialist and maybe that's what's needed. Maybe the city needs to invest and contract with a specialist or hire someone in ISD, who is up to date and knowledgeable about disability when they inspect units. JM recommended that the councilors talk about budgeting and suggest-the Mayor add this type of position to ISD to make sure this is not overlooked. Councilor Bowman stated that the public hearing is on the 25th of January.

4. Affirmative Fair Housing Marketing Plan/Lottery Process

- **Review Materials received from Planning Department**
- THM stated that he would put this off for next month's meeting. BH stated that he would like the FHC to give the Planning staff a list of questions before hand, he stated that this would be helpful to have a focus of what the points of discussion are and to give time for staff to gather the information. KL stated that she would like clarification of what the role of the city is, in reviewing the marketing plan and making sure that the

elements that are in the plan that are happening. And then what role the city plays in the actual lottery process and the follow up, KL stated that this is still not clear to her.

- ES stated that she thought the committee would be interested in what are some of the factors that may be preventing people of color and other protected classes to be able to successfully become tenants. She stated that the committee had expressed interest in better understanding the city's involvement in the tenant selection process and how they review tenant rent-up results. She also would like to know what role credit score had in tenant selection and was there an opportunity for the City to maybe enhance the success through financial education. Lastly, she stated that it would be helpful to have a further discussion about what other aspects the city can identify that may be at play that would help the FHC to understand how to achieve better outcomes for people of color and other protected classes.
- KL stated that she thought it was interesting what ES said and wanted to talk about another area of the city which isn't specifically for housing. She stated that Community Development Block Grants which go to human service agencies could possibly be used to include a focus on financial literacy because it impacts lots of areas other than eligibility for housing but also ability to stay in housing and other things.

5. Subcommittee Updates

- **Membership Sub-Committee**

- THM ask JF to give an update and there were no updates. A member of COD in the past held a seat on the Fair Housing Committee. THM stated that he would come back to this item.

- **Fair Housing Award Sub-Committee**

- There was not a discussion on this matter.

- **Fair Housing Literature Sub-Committee**

- ET stated that her focus is to start with a Frequently Asked Questions document, asking the question, what is fair housing? and to put it in English and not in legalese. Who does it apply to? What does it mean? She invited the committee to offer questions if they had any.

6. Fair Housing Committee goals for 2021-2022

- **Diversity, Equity, and Inclusion**

- There was not a discussion on this matter.

- **Bring in a Fair Housing Attorney to talk to committee about purpose and goals**

- There was not a discussion on this matter.

- **Updates on AI/Consortium Fair Housing Testing**

- THM stated that he heard an announcement from the Planning Department that West Metro home Consortium has released an RFP to procure a consultant to undertake Fair Housing testing and the consortium includes 13 member communities. The proposed project scope requires a specific understanding of the fair housing laws, and the Fair Housing testing will culminate in meaningful action steps for the consortium to address discriminatory practices. The RFP bid submissions will close at 10am on January 20,

2022. The RFP can be found on the city's purchasing department's webpage, and you can contact Amanda Berman in the Planning Department for more information. BH spoke on it and asked ML the cost. ML stated that it is \$100K that the Consortium has agreed on, but they were going to go back to discuss pooling some more funding together. JM stated that she has communicated with the Consortium planning committee in the beginning, but she has only been to one meeting and does not know what happened and why she was not contacted. JM stated that it was clear that the \$100,000 is not sufficient for the scope that she thinks Newton would need. She reminded THM that the Consortium has various communities of various sizes and some are very small. JM recommended that after they review the RFP that the City of Newton may want to consider either supplementing or somehow contracting with Suffolk for the areas that are not covered possibly using ARPA. JM stated that Suffolk may have been awarded a certain amount of funding to do fair housing testing. They may be offering services to communities without a fee. JM stated that she is not sure, but they could be contacted. THM asked if ML could make sure this item goes on next month's agenda.

- KL expressed concerns about the process. She stated that she was surprised that the FHC did not see the RFP. She stated that she thought it was shocking since they are the committee and the only committee that's done testing in the city to date. THM stated that he would like to have known before it came out and that he would like the Committee to follow up.
 - Councilor AB stated that she was on a FH webinar and learned that some of these larger rental companies are prescreening applicants before they even talk to them on the phone and making it more difficult. She wants to make sure that when the city is testing, this issue is recognized and included in the testing plan. She stated that she went through this when she was renting an apartment for her father. She stated that property management wanted his SS# and other information before they were even willing to talk to them about viewing an apartment.
 - JF asked to send the RFP out to the committee. She feels that accessibility and disability should be because that was the one that was done in 2005-2006, and she thought they had the highest discrimination rate in regard of these categories across the board of the different types of developers, realtors, and housing authority. JF stated that the testing does involve calling first and asking about availability and explained how the testing would work. Councilor AB thanked JF for the information.
 - Councilor Malakie stated that Trio apartments still has an application fee listed on their website if you go to Apartments.com and click on Trio it is \$500 dollars. She stated it was down from \$1,000. Councilor Wright stated that she was told that the fee is applied to a persons' first month rent and did think it was illegal and reached out to Trio staff and notified them she also stated that she agreed with Councilor Malakie. BH stated that he and ML will find out about the fees. ET said that it is illegal and read from the legal citation. THM asked ML to put this on the next meeting.
- **Resolution to request that developers report annually on minority rentals**
 - There was not a discussion on this matter.
 - **Use of ARPA Funds**
 - There was not a discussion on this matter.

- **Collaborate with Human Rights Committee on Fair Housing Complaint Process and Form**

- There was not a discussion on this matter.

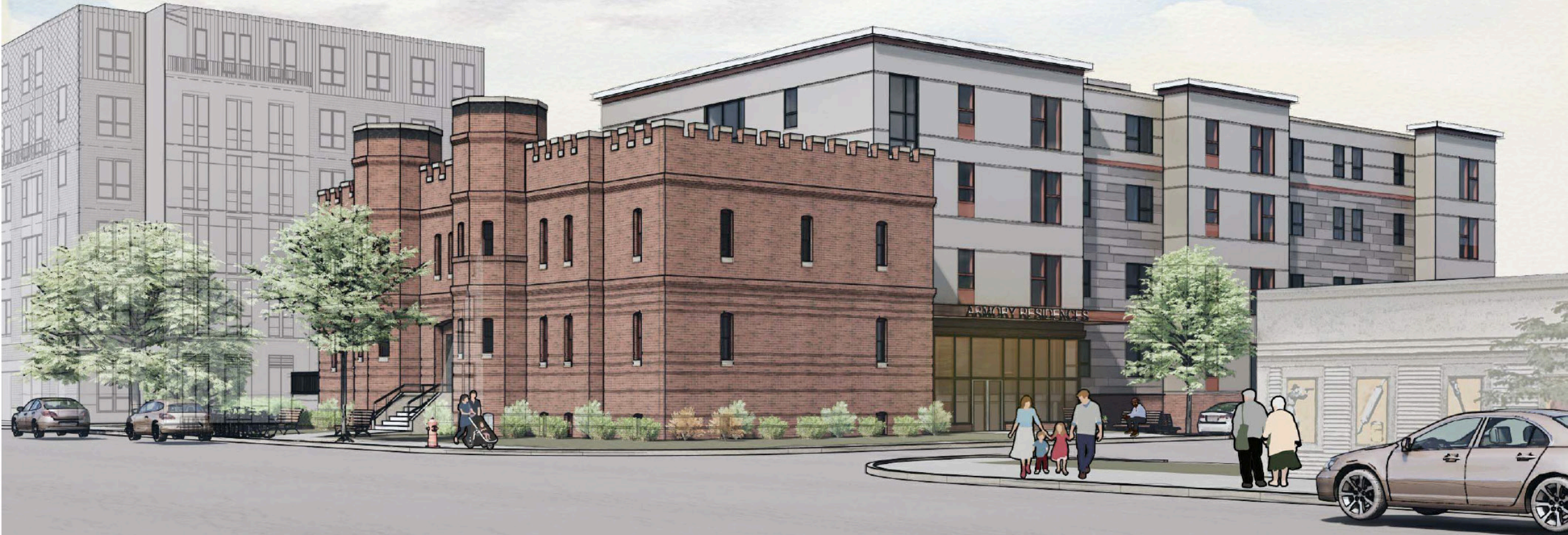
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NEWTON ARMORY

MEET THE DEVELOPER

JANUARY 26, 2022



WEST NEWTON ARMORY

OPENING REMARKS

CITY OF NEWTON MAYOR

RUTHANNE FULLER, MAYOR

INTRODUCTION

CITY OF NEWTON DEPARTMENT OF PLANNING & DEVELOPMENT

BARNEY HEATH, DIRECTOR

AMANDA BERMAN, DIRECTOR OF HOUSING & COMMUNITY DEVELOPMENT

EAMON BENCIVENGO, HOUSING DEVELOPMENT PLANNER

MEET THE DEVELOPMENT TEAM

A PARTNERSHIP FOR NEWTON



Caitlin Madden
Executive Director



Claire Comeau
Senior Project Manager



Taylor Bearden
Partner



David Oliveri
Partner



OUR PARTNERS

Davis Square Architects - Architect

Nitsch Engineering (WBE) - Civil Engineer

RBLA Design (WBE) - Landscape Architect

Lambert Sustainability (WBE) - Sustainability

Public Archaeology Lab (WBE) - Historic

Terry Morris, Esq. - Permitting Counsel

Klein Hornig, LLP - General Counsel

Maloney Properties (WBE) - Property Manager

METRO WEST CD AND CIVICO

DEVELOPMENT TEAM BACKGROUND A PARTNERSHIP FOR NEWTON

METRO WEST COLLABORATIVE DEVELOPMENT

- The Community Housing Development Organization (CHDO) non-profit developer serving Newton and the West Metro HOME Consortium.
- Administered nearly \$3 million in emergency housing assistance on behalf of the City of Newton.
- 236 Auburn St, Newton - 8-unit affordable rental, Chapter 40B
- 62 Packard St, Hudson - 40-unit affordable rental, RFP award

CIVICO DEVELOPMENT

- Mission-driven development company with forty-eight homeownership units completed, in permitting, or in construction in Nonantum, Newton Centre, Newton Corner, West Newton, Chestnut Hill, and Auburndale.
- Recently completed two mixed-income projects of similar size in Reading and Lincoln.



GLEN BROOK WAY, MEDWAY

OUR PROPOSAL

PROGRAM OVERVIEW

100% AFFORDABLE HOUSING

43-units of affordable family housing at a variety of income levels.

INTERGENERATIONAL FAMILY HOUSING

Universal design with five accessible units.

ALL AGES OPEN SPACE

A shared plaza on Armory St, and a private patio, lawn, and strolling path for residents.

PUBLICLY ACCESSIBLE HISTORIC PRESERVATION

A community room, historic exhibit space, management office, and new offices for Metro West CD in the preserved headhouse.

PASSIVE HOUSE

All electric utilities, Passive House envelope for residential units.

METRO WEST CD AND CIVICO

KEY PROJECT THEMES

100% AFFORDABLE HOUSING

WHO WILL LIVE AT THE ARMORY?

- An early career public school teacher with a bachelor's degree earning \$54,000/year. | **60% AMI, 1 bedroom**
- Two new parents, one who works next door at Trader Joe's full-time at \$16/hour, and the other who is a full-time caretaker for their child, earning \$33,000/year. | **30% AMI, 2 bedroom**
- A family of four—one parent lost their job due to the pandemic, the other is a registered nurse at Newton Wellesley Hospital earning \$75,000/year. | **60% AMI, 3 bedroom**
- A part-time librarian who also picks up shifts at a local restaurant and makes \$32,000/year. Is the primary caretaker for a teenage daughter. | **30% AMI, 2 bedroom**

PROPOSED UNIT MIX

	1BR	2BR	3BR	TOTAL
30% AMI*	4	8	3	15
60% AMI	11	13	4	28
TOTAL	15	21	7	43

* Supported by Rental Assistance

INCOME LIMITS

HOUSEHOLD SIZE	30% AMI	60% AMI
HH of 1 earning up to	\$28,200	\$56,400
HH of 2 earning up to	\$32,220	\$64,440
HH of 3 earning up to	\$36,240	\$72,480
HH of 4 earning up to	\$40,260	\$80,520

SUPPORTIVE SERVICES

SUPPORTING RESIDENTS AT THE WEST NEWTON ARMORY

HOUSING FOR SUCCESS

Residents will undergo a needs assessment and household services planning process immediately upon move-in.

EXPERIENCED PROPERTY MANAGEMENT PARTNER

Maloney Properties provides property management services for over 10,000 units of mixed-use, market rate, and affordable housing in over 100 New England communities. Maloney is women-owned with a diverse staff, 52% of whom are Asian, African American, and Latino, which reduces cultural and linguistic barriers.

RESIDENT SERVICES COORDINATOR

The Resident Services Coordinator ("RSC") is staffed by Metro West CD and coordinates services on behalf of, and advocates for, residents at the West Newton Armory.

METRO WEST CD AND CIVICO

DIVERSITY, EQUITY, AND INCLUSION OUR COMMITMENT

RACIAL EQUITY PLEDGE

Metro West CD was an early adopter of the Massachusetts Association of Community Development Corporations ("MACDC") racial equity pledge.

ACCESSIBILITY

All apartments incorporate Universal Design strategies that support aging-in-place. A minimum of five (5) units will be accessible, and four (4) will have enhanced accessibility features.

MINORITY OR WOMEN BUSINESS ENTERPRISE (M/WBE) PARTICIPATION

The following members of the sponsor's team are WBEs:

- Sustainability Consultant - Lambert Sustainability LLC
- Civil Engineer - Nitsch Engineering, Inc.
- Landscape Architect - RBLA Design, Inc.
- Property Manager - Maloney Properties, Inc

GENERAL CONTRACTOR M/WBE OBLIGATIONS FOR THE PROJECT

- At least twenty percent (20%) of the value of all construction, goods and professional services from W/MBE;
- At least five percent (5%) of all worker hours performed by Contractor and its subcontractors from women; and
- At least thirty percent (30%) of all worker hours performed by Contractor and its subcontractors from minorities.

VIEW FROM WASHINGTON STREET TOWARD DUNSTAN EAST



METRO WEST CD AND CIVICO

KEY PROJECT THEMES

INTERGENERATIONAL FAMILY HOUSING

UNIVERSAL DESIGN

- Meets DHCD requirements for family housing by having 10% 3BR, and 65% 2BR+ units
- Appropriate for seniors, but not limited to seniors
- All units served by two elevators and will incorporate universal design strategies that support aging-in-place
- All units are visitable
- Five units are fully accessible, four to enhanced CBH standards

KEY PROJECT THEMES

OPEN SPACE

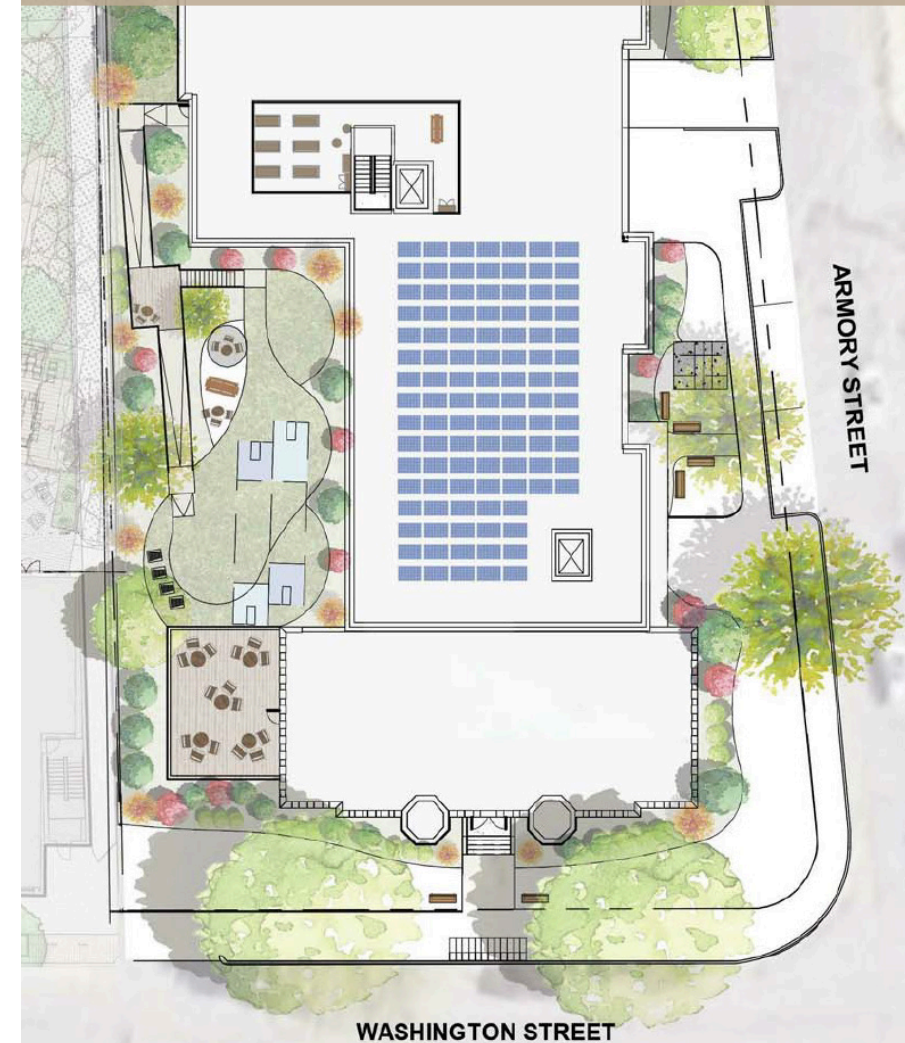
MEETING THE NEEDS OF EVERY GENERATION

- Diversity of private, semi-private, and public spaces
- Rooftop garden area including potting shed, table, and raised garden beds

PARKING AND TRANSPORTATION

- Open space prioritized for pedestrians, not cars
- Below 1:1 parking ratio desired per Washington Street Vision Plan
- 1:1 covered bicycle parking ratio plus visitor spaces accommodate recreational cyclists and commuters

ROOF PLAN INCLUDES RAISED GARDEN BEDS, POTTING SHED, AND SOLAR PV



METRO WEST CD AND CIVICO

KEY PROJECT THEMES

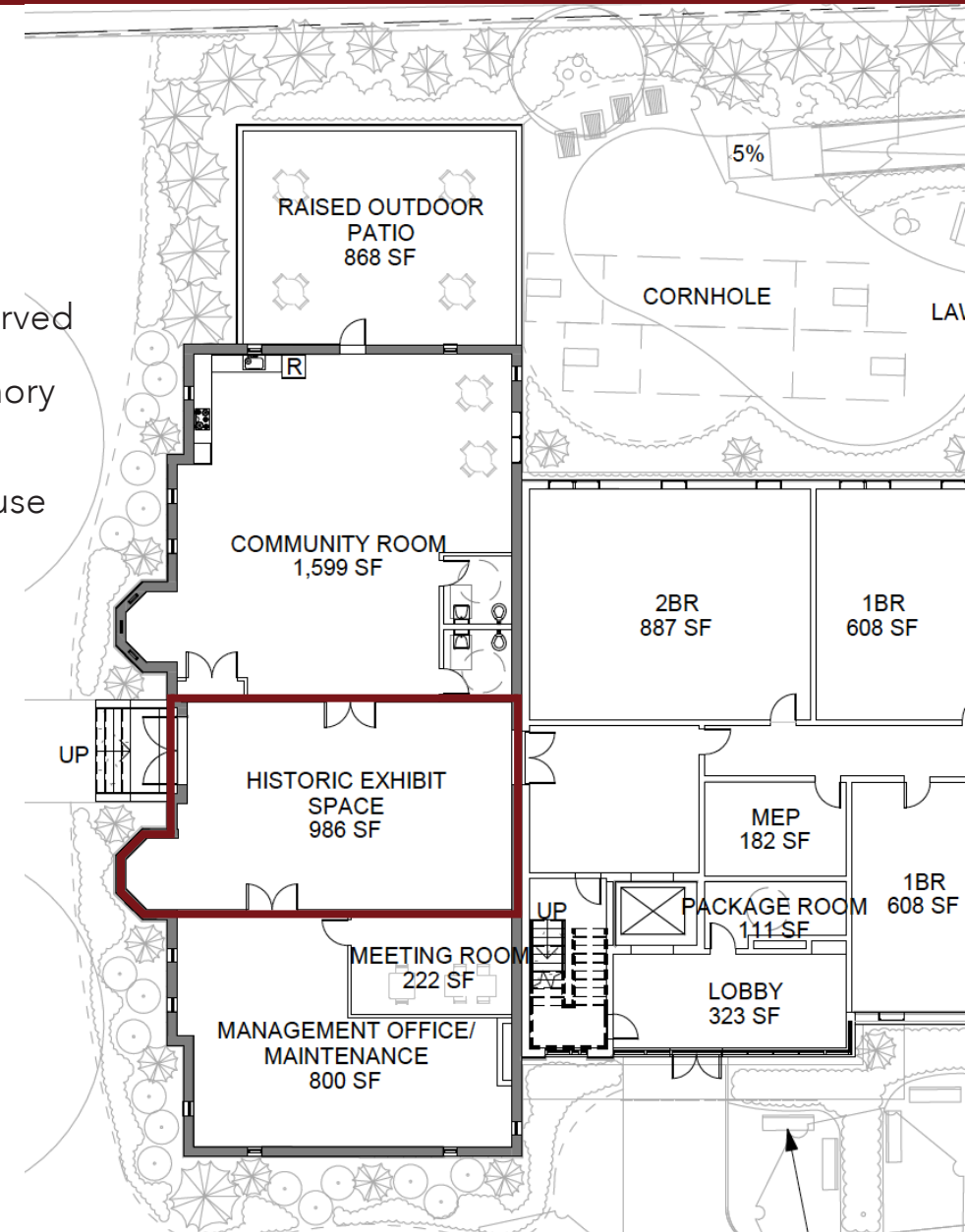
HISTORIC PRESERVATION & COMMUNITY USE

ACTIVATE HEADHOUSE

- No residential units in headhouse so existing window openings are preserved
- Publicly accessible historic exhibit space highlights the history of the Armory and neighborhood
- Community room, patio, and management offices create a vibrant multi-use space for community and residents

STRONG COMMUNITY-BASED ANCHOR TENANT

- Metro West CD to relocate headquarters to second floor





ARMORY STREET ENTRANCE AND SHARED PLAZA

METRO WEST CD AND CIVICO

KEY PROJECT THEMES

AN AUTHENTIC COMMITMENT TO SUSTAINABILITY

SUSTAINABILITY CONTEXT AND COMMITMENTS

- Alignment with the 2019 Newton Climate Action Plan and goal to be carbon neutral by 2050
- Alignment with the Washington Street Vision Plan Section on Climate and Local Environment
- Achievement of the Newton Sustainable Development Design Zoning Ordinance requirements

KEY PROJECT THEMES

AN AUTHENTIC COMMITMENT TO SUSTAINABILITY

PASSIVE HOUSE CERTIFICATION

- All residential units are located in the new construction portion which will achieve PH Certification
 - A tight and efficient building envelope
 - Superior indoor air quality
 - Efficient HVAC systems

PASSIVE HOUSE EXPERIENCE

- Metro West CD's Glen Brook Way Seniors project in Medway is pursuing Passive House Certification
- Davis Square Architects has 10 Passive House projects in development
- Lambert Sustainability is the sustainability consultant and team coordinator for the Northland project in Newton, to be one of largest PH developments in the state

METRO WEST CD AND CIVICO

KEY PROJECT THEMES

AN AUTHENTIC COMMITMENT TO SUSTAINABILITY

ALL-ELECTRIC INFRASTRUCTURE

- All-electric heating, air conditioning and water heating results in a high-performance low carbon building with no fossil fuel-based infrastructure
- Solar PV on rooftop
- 10% of parking spaces with EV chargers, plus an additional 10% EV-ready

TIMELINE

ESTIMATING THE TIME TO OCCUPANCY

PRE-DEVELOPMENT AND PERMITTING

- January 2022 to September 2022

TAX CREDIT AND CONSTRUCTION FINANCING

- October 2022 to March 2025

CONSTRUCTION PERIOD

- April 2025 to September 2026

LEASE-UP BEGINS

- March 2026

INITIAL OCCUPANCY

- Fall 2026

METRO WEST CD AND CIVICO

HOW TO ENGAGE

STAY INFORMED ABOUT THE PROJECT

VISIT US ON THE WEB

- Sign up for our mailing list for regular project updates
- Review timeline and project documents

NEWTON**ARMORY**.COM

UPCOMING PUBLIC MEETINGS

- Newton Housing Partnership
February 15, 2022
Zoom | 6PM
- Newton Historical Commission
February 24, 2022
Zoom | 7PM

NEWTON ARMORY

MEET THE DEVELOPER

JANUARY 26, 2022

CONTACT US

METRO WEST-CIVICO

EMAIL: CONTACT@NEWTONARMORY.COM



DUNSTAN EAST - BUILDING 3

WEST NEWTON ARMORY

ARMORY STREET

TRADER JOE'S

APPENDIX

FUNDING SOURCES MEETING COMMUNITY NEEDS AT A REALISTIC COST

PERMANENT FINANCING SOURCES	AMOUNT	STATUS
LIHTC Equity (Federal 9%)	\$ 8,706,629	Assuming a 90-cent tax credit raise. Will request credits from DHCD in January 2023 application.
State LIHTC Equity	\$ 2,064,000	Assuming a 80-cent tax credit raise. Will request credits from DHCD in January 2023 application.
State: HSF	\$ 1,000,000	Plan to request in DHCD Funding Round Jan '23
State: HIF	\$ 500,000	Plan to request in DHCD Funding Round Jan '23
State: CBH	\$ 868,110	Plan to request in DHCD Funding Round Jan '23
State: AHTF	\$ 1,000,000	Plan to request in DHCD Funding Round Jan '23
State: TOD	\$ 886,933	Plan to request in DHCD Funding Round Jan '23
City of Newton Local CPA, HOME, CDBG	\$ 5,160,000	Plan to submit request to City of Newton in March 2022
Passive House Incentives	\$ 41,500	Plan to submit for incentives when design work underway in late 2021 / early 2022
Permanent Loan	\$ 4,800,000	LOI from MHP
Total Development Cost	\$ 25,027,172	
Construction Loan	\$ 9,000,000	LOI from Eastern Bank

APPENDIX

INCOME AND RENTS

2021 BOSTON-CAMBRIDGE-QUINCY, MA-NH HUD METRO FMR AREA

INCOME LIMITS

HOUSEHOLD SIZE	30% AMI	60% AMI
HH of 1 earning up to	\$28,200	\$56,400
HH of 2 earning up to	\$32,220	\$64,440
HH of 3 earning up to	\$36,240	\$72,480
HH of 4 earning up to	\$40,260	\$80,520

RENT LIMITS

APARTMENT SIZE	30% AMI	60% AMI
1 Bedroom	\$755	\$1,510
2 Bedroom	\$906	\$1,812
3 Bedroom	\$1,047	\$2,094

Source: Novogradac Rent & Income Limits 2021, Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area

Sec. 7-101. Board of trustees – Composition; eligibility; appointment; terms of office; term limits .

- A. There shall be a board of trustees which shall consist of seven (7) trustees, including the Mayor, a City Councilor designated by the City Council President, and the remaining five (5) Trustees to be appointed by the Mayor and confirmed by City Council as follows:
1. A member of the Community Preservation Committee; and
 2. Four (4) Newton residents. In making such appointments, the Mayor shall be guided by the goal that the board of trustees be geographically, culturally, ethnically, and linguistically diverse and each appointee have one or more of the following qualifications:
 - a. Experience with affordable housing production, planning, architecture, law, lending, business, property management, social and human services, capital planning, and construction management;
 - b. Professional experience in affordable housing finance and development;
 - c. Professional participation as a funder, developer or consultant in successfully completed projects that include deed-restricted affordable housing;
 - d. Experience with all-affordable, mixed-income housing, and/or mixed-use development projects that include housing; and
 - e. Familiarity with Massachusetts and HUD affordable housing funding sources and regulatory requirements, specifically CDBG and HOME, LIHTC, and 40B.
- B. Trustees shall serve without compensation.
- C. Trustees shall serve for terms of two (2) years or until their successors shall take office. Initial appointments shall be so appointed that, as nearly as possible, the terms of an equal number of members shall expire every year. Any odd numbered initial appointment shall be for a term of one year.
- D. The Trust shall annually elect one of its members to serve as chairperson and may elect such other officers, adopt procedural rules and regulations, and establish any subcommittees as it deems appropriate. (Ord. No. W-66, 11-19-01; Rev. Ord. 2007, § 2-350)
- E. Trustees who remove their residence from the City shall be considered to have resigned from the board of trustees.
- F. The Trustees shall consider the state of housing needs in Newton across the affordability spectrum. It may make recommendations to the Mayor and City Council on the options available to the City to create new affordable housing to address those needs and to maintain existing affordable housing stock. The Trust may support implementation of these recommendations as appropriate and measure progress toward their fulfillment.

Multi-Family Zoning Requirement for MBTA Communities

Overview

Multi-Family Zoning Requirement for MBTA Communities

An MBTA community shall have at least one zoning district of **reasonable size** in which multi-family housing (3+ units) is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable
- No age restrictions
- Suitable for families with children

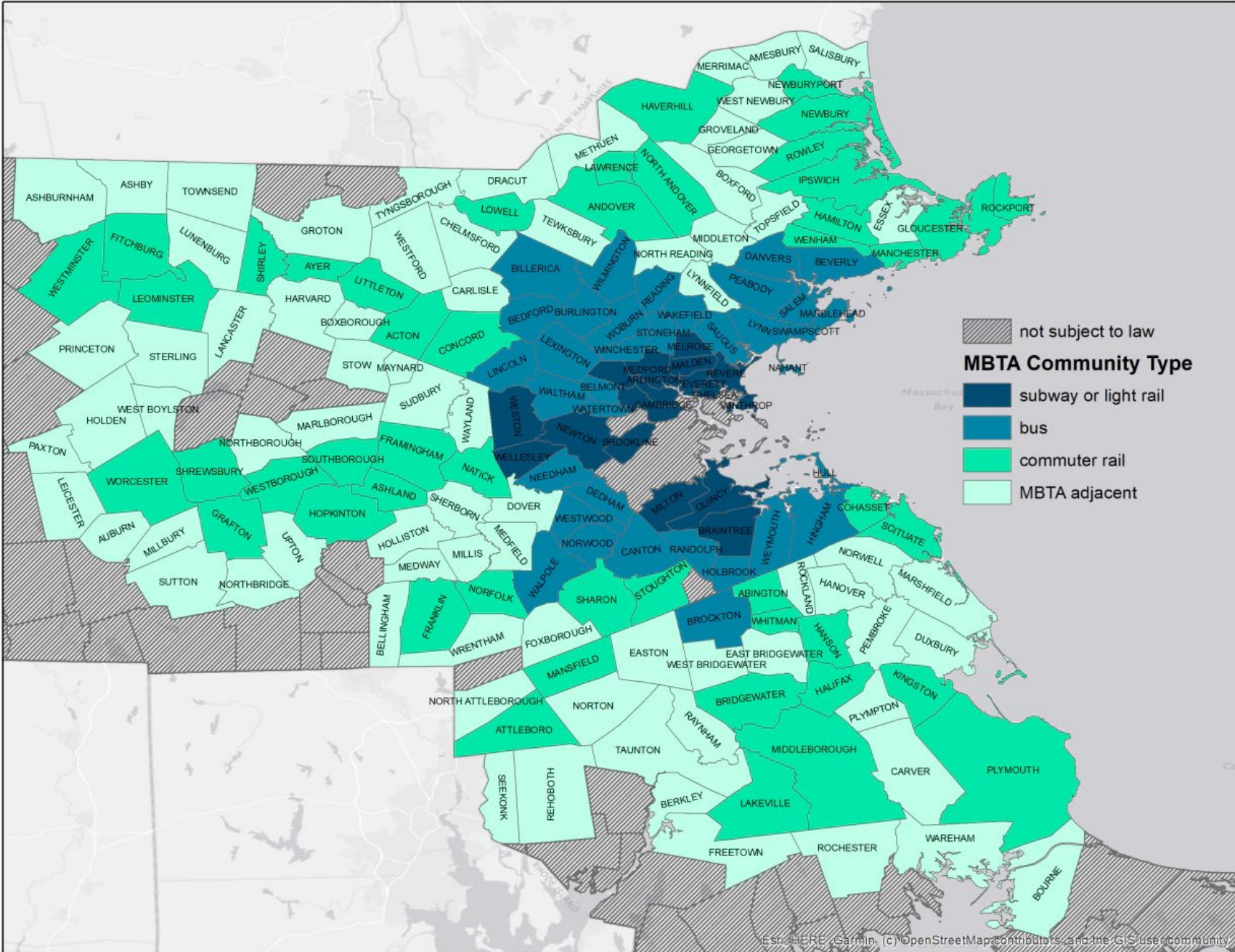
DHCD December 2021 Draft Guidelines

New guidelines define reasonable size as both a minimum land area and a unit capacity:

- Multi-family districts must comprise at least 50 acres
- An overlay district is acceptable as long as at least one area is at least 25 contiguous acres of land and all other areas at least 5 contiguous acres
- At least half of the zoning district must be within ½ mile of a transit station
- Unit capacity is set as a percentage of community's housing units
- Unit capacity percentage varies based on level of transit service

MBTA Community: unit capacity

- Percentage of housing stock:
- Subway/light rail: 25%
- Bus: 20%
- Commuter rail: 15%
- MBTA adjacent: 10%



Minimum Multifamily Unit Capacity

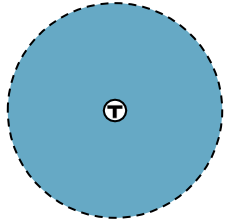
Municipality	MBTA Community Type	2020 Housing Units	Multifamily Unit Capacity
Needham	bus	11,891	2,378
Newton	subway/light rail	33,320	8,330
Watertown	bus	17,010	3,402
Wellesley	subway/light rail	9,282	2,321

Unit Capacity: means an estimate of the total number of multi-family housing units that can be developed as of right within the multi-family district. **It does not take into account built or approved units.**

What happens if you don't comply?

An MBTA community that fails to comply with this section shall not be eligible for funds from: (i) the Housing Choice Initiative as described by the governor in a message to the general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in section 2E of chapter 29; or (iii) the MassWorks infrastructure program established in section 63 of chapter 23A. DHCD may, in its discretion, take non-compliance into consideration when making other discretionary grant awards.

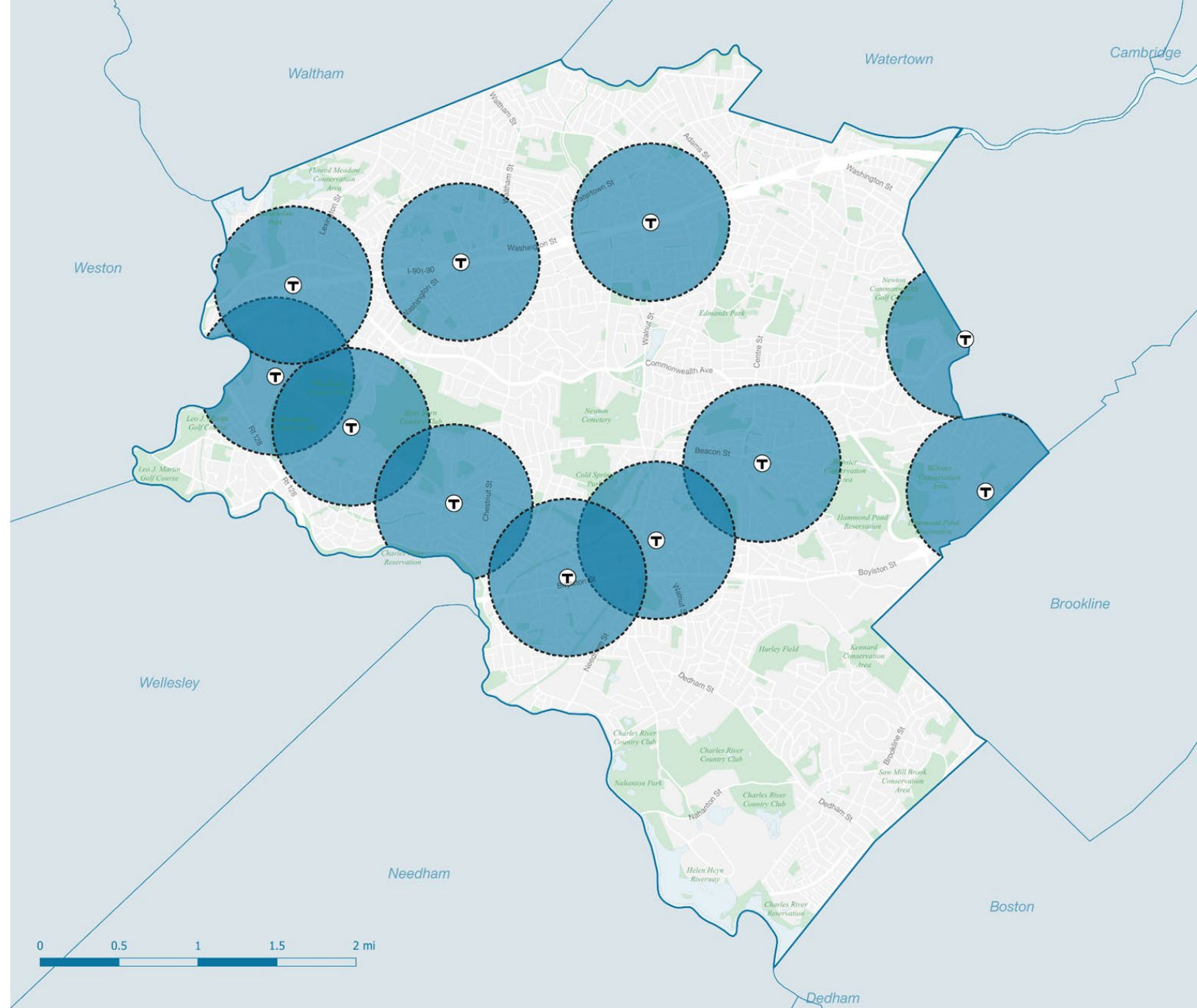
4,340 acres



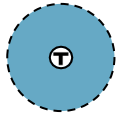
1/2 mile around
transit stop

Newton **does not** need to rezone all land within 0.5 miles of transit to comply.

Many transit stops allow for greater flexibility to comply.

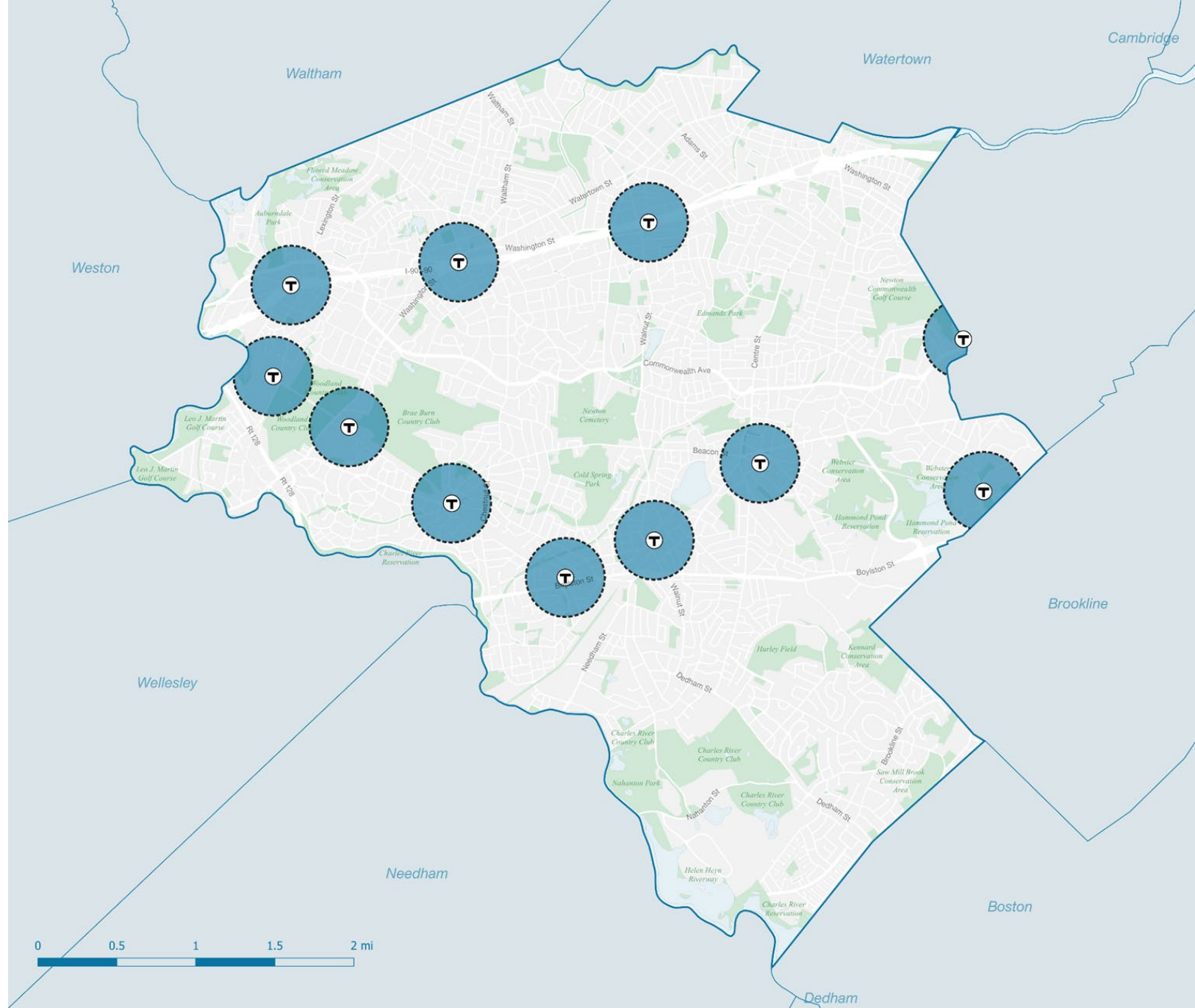


1,260 acres



1/4 mile around
transit stop

Even within 0.25 miles, Newton
has more land than is needed
for compliance.

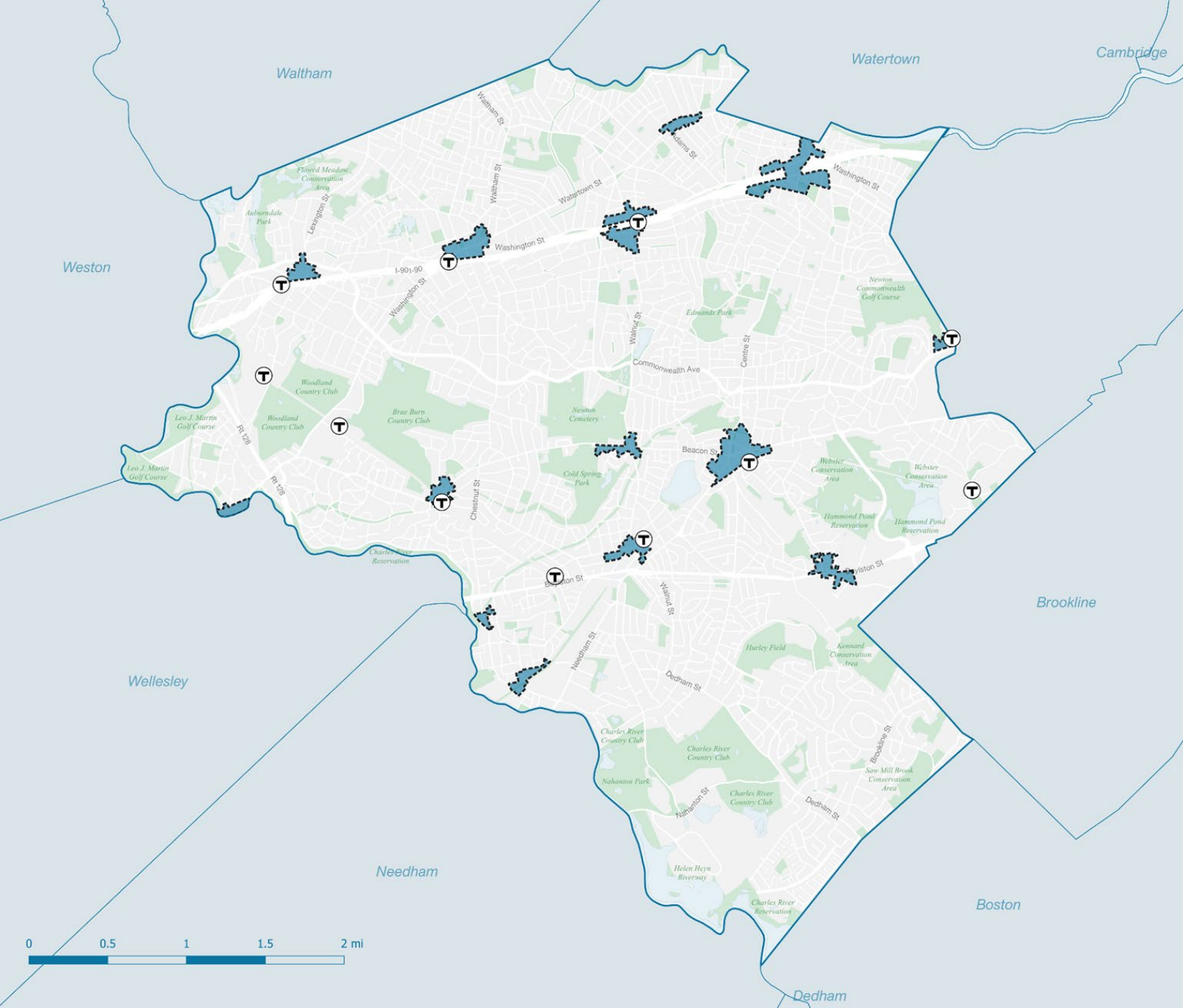


240 acres



Village Center boundaries from pattern book

Hypothetically, allowing multi-family within the village centers only could bring Newton into compliance.



25* units per acre

Category: 3-9 units

Building Type: Triplex

10-12 Mechanic St.



Year built	1850
Lot size (acres)	0.12
# of units	3



*Disclaimer: this represents the density at the lot scale. District-wide gross density includes public rights-of-way and open spaces and will be lower.

Source: Newton Assessor's Database

62* units per acre

Category: 25+ units

Building Type: Apartment building

457 Washington St.



Year built	1920
Lot size (acres)	0.26
# of units	16



*Disclaimer: this represents the density at the lot scale. District-wide gross density includes public rights-of-way and open spaces and will be lower.

Source: Newton Assessor's Database

Key Dates

1. March 31, 2022 - State public comment period ends
2. May 2, 2022 – City Council must be briefed*
3. Summer 2022 - Finalized guidance from the State
4. December 31, 2022 - Action Plan must be submitted to DHCD*
5. March 31, 2023 - Action Plan must be approved by DHCD*
6. December 31, 2023 - Compliant multi-family zoning district must be adopted*

*Required in order to stay in compliance

More info:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

<https://www.newtonma.gov/government/planning/plans-policies-strategies/multi-family-zoning-requirement-for-mbta-communities>

Affordable Housing Marketing and Lottery Process

