

DRAFT

Newton Housing Partnership Meeting
Notes from February 15, 2022 Meeting
Conference Call Meeting
6:00-8:00 pm

Partnership Members in Attendance: Mark Caggiano, Eliza Datta, Chuck Eisenberg, Lizbeth Heyer, Ann Houston, Josephine McNeil, Marva Serotkin, Albert Simmons, Stephen Tise

Others in Attendance: City Councilors Bowman, Malakie, Wright, Amanda Berman, Barney Heath, Eamon Bencivengo, members of the community, Jini Fairley, Disability Commission

Approval of January 18, 2022 Meeting Summary

It was moved by Eliza Datta and seconded by Ann Houston and voted unanimously to approve the meeting summary.

The meeting was chaired by Lizbeth Heyer until 7p when Marva Serotkin assumed the chair.

West Newton Armory Project

Representatives from Metro West Collaborative Development/Civico Development and Davis Square Architects presented the request for funding for the Armory Project. An overview of the status of the project included the following highlights:

- There will be 43 units: all less than 60% AMI with 15 units at 30% AMI
- Management will be provided by Maloney Properties. It was acknowledged that the developers are in the process of defining the supportive services package. The budget includes 16 hours/week for a resident services coordinator
- Supportive services provided through the project will be augmented by services provided by a three -year grant from Newton Wellesley Hospital
- The building will be fossil fuel free and Passive House certification will be pursued

- The headhouse will be preserved and activated for use by the community, exhibition space and headquarters for MetroWestCollaborative Development
- Accessibility needs will be developed in collaboration with the City of Newton Disability Commission
- Presentation to the Mass Historic Commission soon
- Occupancy is expected in the fall 2026

The total cost of the project is estimated to be \$27.8m to include \$5.1m From the City from CPA and federal CDBG/HOME funds The developers will apply for state funding in the fall to include 4% LIHTC funding.

Partnership members, City Councilors and members of the community were offered the opportunity to comment on the project:

- Josephine McNeil questioned whether the design was appropriate, especially for families. She asked for clarification about the Housing for Success model for services, which is based on assessment and referral. The developers alluded to intergenerational programming yet to be defined. Finally, Josephine raised concern about how the limited outdoor space would be used to accommodate seniors and children She stated that she had more questions but would defer to others.
- Chuck Eisenberg questioned the lack of a deferred development fee stating the amount that the City is funding. Ann Houston stated that in her experience only a few projects include a deferred development fee. Eliza Datta agreed with Ann's statement.
- Councilor Wright stated that the 66% parking ratio was low and raised concern about the adequacy of parking for residents and staff.
- Steve Tise explained that he had a conversation with the developers about the concerns he raised in a recent memo. He stated that he will be working with the developer to address these issues.
- Eliza Datta and Ann Houston expressed support for the project and encouraged the Partnership to vote to support the funding request, which will be important for the approval of state funding
- Councilor Bowman encouraged the City to incorporate supportive services for other affordable buildings in the City.

It was moved by Mark Caggiano and seconded by Ann Houston to support the funding request for the Armory project. Six voted in favor with two voting against.

MBTA Communities Presentation by Planning Staff

Zack LeMel made the presentation for the City. Zack explained the scope of the program that is intended to create multifamily housing near MBTA transportation hubs. The State is requiring that communities with subways, commuter rails and subways create zoning districts that allow as of right multi-family housing and the compliant zoning district must be adopted by 12/31/2023. The city must make changes that would allow at least 8330 units to be built as of right in one or several zoning districts. . It is important to note that this is not a requirement to build units. Failure to comply with the State mandate will result in a loss of certain state funding grants. For Newton that could be \$1-5m in annual funding. The designation of the zoning district will include consideration of multifamily housing in the village centers. Chuck Eisenberg suggested that what is proposed is similar to 40B. Josephine McNeil asked if the units are by right. Zack responded that they are. Josephine stated that the new laws do not create affordability because land is so expensive. It was agreed that this is a topic for the NHP.

The Partnership thanked Zack for his presentation.

Upcoming Meetings

NHP meetings will be held the 3rd Tuesday of every month 6-8pm

Respectfully Submitted,

Marva Serotkin