



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

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CITY OF NEWTON, MASSACHUSETTS

Fair Housing Committee

MEETING AGENDA

Date: March 2, 2022

Time: 8:00 a.m.

Place: Virtual (Zoom)

Members Present: Theodore M. Hess Mahan, Chair

Kathy Laufer
Tatjana Meschede
Esther Schlorholtz
Donna Rigg
Alexandra Weiffenbach
Ellen Tanowitz
Josephine McNeil

Members Absent: Judy Korzenowski

Staff Present:

Malcolm Lucas, Housing Planner
Jini Fairley, ADA/Sec. 504 Coordinator
Hattie N. Kerwin Derrick, Director of Community
Engagement & Inclusion
Barney Heath, Director of Planning and Development
Eamon Bencivengo, Housing Development Planner

Public Present:

Councilor Pamela Wright
Councilor Alicia Bowman
Lee Mondshein

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

THM stated that he had informed the members of the committee yesterday and the mayor last night that he will be stepping down as the chair of the committee as well as resigning as a member of the committee effective April 6, 2022. THM stated his departure is for personal reasons and that he cannot



devote the time that the committee deserves. He thanked all of the members and staff and commissioned them to continue to keep up all of the great work.

1. Approval of December 2021, January 2022, and February 2022 minutes

- THM discussed the approval of the December 2021 and January 2022 meeting minutes and asked if everyone had any comments. JK motioned to approve the December minutes ES seconded. 8 in favor 1 abstained. December minutes have been approved. ES to approve January 2022 meeting minutes TM seconded 7 in favor 1 abstained. January minutes have been approved.
- February meeting minutes are put off until April and Also the Special Meeting needs minutes as well.

2. Update on Open Meeting Law Complaint

- THM gave an update on the matter and talked about what happened with the issue of not submitting the agenda at the time it was supposed to and a councilor filed a complaint. THM stated that the items that were voted on in February's meeting were revoked and the voting will be done again in today's meeting so there will not be any questions about the votes are valid or not.
- THM stated that the only other item he wanted to discuss is the guidelines for reviewing project consideration of fair housing. The first item the committee voted on was the minutes. See item number one.

3. Discussion re Formation of Committee to Follow Up on Lottery Results vs. Lease-Ups

- JM moved to create this committee ES seconded. All in favor. The sub-committee is made up of TM, JM, KL, ES and JF as a resource. Since the sub-committee is more than four members it has to be posted on the "Electronic Posting Board" for the Open Meeting Law. JM stated that they had a scheduled meeting already but canceled it because of the open meeting law complaint. THM asked if the committee had an understanding that all future meetings of the sub-committee will be publicly posted. KL and ES stated that they understood.

4. Discussion re Updating Guidelines for Reviewing Project Consideration of Fair Housing Goals

- THM stated that the updates required are technical and the guidelines should be reviewed and updated periodically. THM proceeded to give examples. The first three bullets on the first page refers to Newton's fiscal year 11 - 15 analysis of impediments to Fair Housing Choice needs to be updated. He also stated that Newton comprehensive plan now nearing 10 years old. And then at the end are the sources for relevant Consolidated Plan objectives, which refer to the Consolidated Plan, AI's and other resources need to be updated. He stated that the last revision was approved by the committee in May 2019. The document was originally adopted in September 2016. THM asked BH if planning could be a part of the updates. BH stated that he could work on getting the maps updated and requested someone from the committee to be a guidance.
- KL stated that the grid should be a part of the document opposed to being a separate document. THM stated that he will send the grid to BH and ML. BH asked ES to help with the document updates ES agreed.

- JM asked is she was a developer where do they find the Reviewing Project Consideration of Fair Housing Goals document. ML stated that they were on the Fair Housing Website. JM stated that this information needs to be made available to developers in the beginning, so developers know that this is Newton process before coming to the Fair Housing Committee for input. JM asked Barney if this document is given.
- BH stated that generally for larger projects there is discussion about fair housing, and they are directing them to the FHC and the Newton Housing Partnership but do not require them because they can't. BH stated that they do receive a copy of the document.
- JM stated if the city can't require developers, she hopes that is made clear that it is desirable by the city and hopes City Council makes it known that fair housing is important to them. BH stated that the message to developers is that it is advisable that they present to these groups, and it is at their own risk if developers do not. JM wanted the specifics of what a "larger" project means and BH stated that it depends on what the FHC would consider large and what they would like to review.
- BH directed JM to the land use committee and stated that every development over two units will require a special permit. BH stated that the committee should use its discretion to see what developments they would like to review.
- JM stated that the committee would probably need to know the full process to help them make better decisions. ES stated that she agreed with point of the importance of having clarity and understanding of the process. She also stated that fair housing is not just about affordable housing, and the committee has been very heavily focused on affordable housing. ES reminded the committee that the document is for fair housing goals of the city, and that includes all housing.

5. Subcommittee Updates

• Membership Sub-Committee

- THM stated that he had a discussion with BH, HKD and the mayor and asked if he could recruit someone to replace him and he is working on it. He stated that the FHC needs a representative from the Human Rights Commission and the Commission on Disability. He did state that they needed someone preferably with a fair housing legal background then he asked who were on that committee. DR responded that she and AW are.
- THM stated the most important thing is replacing the Chair and stated that they also do not have a vice chair.
- JM stated that this is the time to nominate someone anyway. DR thought they were that committee and that they were trying to find a vice chair. ES moved and JM seconded. All in favor to move forward with expanding the membership committee to be called the membership and nominating committee. The members will be DR and AW. All in favor.
- THM asked BH if the Committee could not meet in May until someone is found. BH stated that he would work on it.

• Fair Housing Award Sub-Committee

- ES moved to award the Fair Housing Award to Phill Herr THM second. All are in favor. THM asked Lee Mondshein if he had spoken to Phill Herr's daughter and his family about celebrating his award. Lee Mondshein stated yes and stated that an in-

person meeting will be most pleasing to her and asked how it would be organized. He stated that Phil Herr's daughter is really happy that this is being put on the agenda. THM stated that he will talk to BH and HKD from the mayor's office about arrangements. ES stated that she would work with them.

- **Fair Housing Literature Sub-Committee**

- There was not a discussion on this matter.

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**

- There was not a discussion on this matter.

- **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.

7. Next meeting Wednesday, April 6, 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