

Newton Housing Partnership Meeting
Notes from April 19, 2022 Meeting
Conference Call Meeting
6:00-8:00 pm

Approved 6/21/22

Partnership Members in Attendance: Mark Caggiano, Eliza Datta, Lizbeth Heyer, Ann Houston, Josephine McNeil, and Stephen Tise

Others in Attendance: City Councilor Wright, Barney Heath, Amanda Berman, members of the community

The March 15, 2022. meeting summary was unanimously approved.

Crafts Street Project

Lizbeth Heyer introduced Bill Drake, Stephanie Maresco & Damian Chaviano, Steve Buchbinder from Mark Development, Tim Fox from SRG Corp.. Stephanie and Damian presented an overview of the Crafts Street Project.

Highlights of the project include:

- 224,000 sf. facility
- 64,764 sf. garage
- 209 multi-tiered senior living units with two wings
- North side – 7 stories, 129 units of independent living
- South side – 5 stories, 52 units assisted living and 28 units memory care
- Units will consist of a mix of alcove (studio), 1 bedroom, and 2 bedroom
- Memory care unit will be alcove only
- Below grade parking level – 137 spaces
- Surface parking – 7 spaces
- Planned amenities include: pool, fitness center, balconies, green space, front courtyard, shuttle transportation
- Two curb cuts from Crafts Street – one to main parking and front drop-off area and one to a back drop-off area
- Proposed fire/emergency, gated, access road
- Inclusionary Zoning Ordinance Cash payment of \$12,085,386.93 based on current 7 story plan in accordance with section 5.11.11.1

There was also discussion as to SRG Corporation's payment structures, hospitality, CARF accreditation, and resident/employee wellness programs.

Steve Buchbinder explained with the traditional multi-family setting developer can't make election to do a cash payment, but with elderly housing setting developer has the option.

Discussion/Q&A

There was much discussion among the group regarding the project. Some question/comments from partnership included:

- Interior access between care levels
- Entrance fees/rent structure
- Size of units
- SRG regulations for operations -- state/federal
- Renters/markets being targeted for independent living
- What gets done with the cash payment
- How many low-income beds/units given up in lieu of payment?
- Shuttle service
- Community within the community

There were no questions from the community

The partnership will collect and filter questions through Amanda Berman to discuss with the developers and report back.

1314 Washington Street/Santander Project

Stephanie and Damian presented an overview of the 1314 Washington Street Project. This is considered to be the crown jewel of their projects.

Highlights of the project include:

- Keeping most of the structure and adding front, outdoor, wrap patio
- Multi-use space consisting of 1 story, 3 story, and 5 story (majority)
- Land – 30,000 sf.
- Retail/restaurant space – 4,119 sf.
- Residential – 69,478 sf.
- 50 units – 1, 2, and 3 bedroom
- One bedroom – 21 units, 838sf., 17 market rate & 4 affordable
- Two bedroom – 23 units, 1147sf., 19 market rate & 4 affordable
- Three bedroom – 6 units, 1432sf., 5 market rate & 1 affordable
- Outdoor terraces on multiple levels
- Two curb cuts – one from Davis for retail and one from Highland for residents
- Drop off area at the corner of Davis & Highland

- Keeping the character of the existing structure into new addition and not obstructing the view of the steeple
- Inclusionary Zoning Ordinance –
 - 15% of units Tier 1 – 50%-80% AMI
 - 2.5% of units Tier 2 – 110% AMI
 - Cash pay 1 + 0.3 unit -- \$173,472 – in accordance with section 5.11.4

Discussion/Q&A

There was much discussion among the group regarding the project including complimenting the design and look of the building. Some question/comments from partnership and community included:

- Bank roof usage
- Closure of parking lot (Santander still has the lease)
- Timeframe for start and finish of construction
- Concerns regarding parking for both retail and residential
- Traffic studies
- Concerns regarding drop-off area located at the corner of Davis/Highland being busy/narrow and two pre-schools in the proximity
- Greenspace and walkability considerations
- Bike racks
- Balconies over abutter backyards/privacy

The partnership will collect and filter questions through Amanda Berman to discuss with the developers and report back.

FY23 Annual Action Plan

Amanda Berman presented the FY23 Annual Action Plan that lays out a plan to spend funds from CDBG/HOME/Emergency. The total amount is estimated to be \$3.6m. There will be a public hearing with the Planning & Development Board on May 2, 2022. This will begin the 30-day public comment period and the submission of a plan approximately June 8 with the program starting on July 1. The majority of the funding will go to CDBG, \$1.5 million to HOME across the 13 community consortium, and \$164,000 to Emergency. CDBG funds are divided into

60% affordable care, 15% human services, 5% architectural program, and 20% to program administration. The goals are the following:

- Affordable housing for both rental and home ownership
- Fair housing
- Provision of human services for low to moderate incomes
- Supportive services for homeless and at risk of homelessness
- Architectural access

We are the lead entity for the West Metro Home Consortium (13 communities) and the partnership funds affordable housing development, rehabilitation, and TBRA program. \$5 million received from ARPA. The HOME ARP Program is geared for households that are homeless, at risk for homelessness, or other vulnerable populations. We have submitted an RFP to bring on a consultant to aid in community needs assessment across the 13 communities and create a HOME ARP Strategic Plan. Hoping to have consultant in place for June and wrap up the plan in 10 months. Once HUD approves the plan the consortium can start to identify projects that meet the plan such as:

- Production and preservation of affordable housing
- TBRA
- Supportive services
- Purchase and development of non-congruent shelter housing

Discussion/Q&A

- Timing of the amount of allocation receiving
- HOME ARP vs ARPA definition
- Definition “other vulnerable populations” as it pertains to HOME ARP

Further Discussion

There was discussion for any questions/updates regarding and current or upcoming projects.

Upcoming Meetings

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

Respectfully Submitted,