

Newton Housing Partnership Meeting
Notes from June 21, 2022 Meeting
Conference Call Meeting
6:00-8:00 pm

Approved at 7/19/22 meeting

Partnership Members in Attendance: Eliza Datta, Chuck Eisenberg, Lizbeth Heyer, Ann Houston, Josephine McNeil, David Rockwell, Marva Serotkin, Albert Simmons

Others in Attendance: City Councilors Bowman and Malakie, Amanda Berman, Barney Heath, Eamon Bencivengo, members of the community

The April 19, 2022 and May 17, 2022 meeting summaries were approved by unanimous vote with correction of spelling of Damien Chaviano.

Sunrise of Chestnut Hill Project

Presentation of the project was made by the Sunrise Team (Katherine Adams, Philip Kroski, Ernie Glickman and Seamus Webster). The proposed project will be located on Florence Street where the Winston Flower facility currently operates:

- 82,000 square feet site
- 5 stories
- 120 beds, 95 units
- AL and memory care beds
- 6 affordable beds in accordance with the IZ Ordinance, although the developers are considering the option of payment

A discussion of the project followed the presentation. The developers acknowledged that a similar facility on Washington Street is only 40% occupied. The developers stated that COVID has impacted admissions. Josephine McNeil commented on the tour with the Fair Housing Committee of the Washington St building. She raised concern about the process for matching IZ and market rate residents. Lizbeth Heyer inquired about the level of service for the IZ admissions. The developers responded that there is no physical care and that basic services are at the same level for all residents and include amenities and not direct care. Amanda Berman clarified that the IZ Ordinance requires services for IZ residents at the same basic level as market residents. Concern was raised about access to

direct care services for IZ residents that if not available might result in the discharge of IZ residents to long term care facility. NHP members were uncertain about State AL regulations. Marva Serotkin requested that the developers submit their marketing plan to the Committee. The developers agreed to send the plan to the staff for distribution. Based on outstanding issues, it was moved by Josephine McNeil and seconded by Marva Serotkin and voted unanimously to postpone the vote on the project.

Zoning Redesign

The proposed zoning redesign, which is focused on the village centers, is organized in three phases: conceptual from the visioning sessions, mapping and drafting language. It is structured to be consistent with the Housing Choice/Transit requirements. ZAP has met twice on this topic with a vote anticipated on the concepts at the next meeting. Chuck Eisenberg and Josephine McNeil are members of the engagement network. Josephine McNeil commented that the process has been more inclusive than any similar process undertaken in the past.

The Committee reviewed and commented on each of the concepts that are highlighted below:

- Parking: Ann Houston recommended a range of .5-.8, which is lower than proposed. The Committee agreed.
- Site Plan Requirement: The Committee determined that the requirement was too open ended and merits further review.
- Height: building height is a critical factor for advancing affordable housing. Committee recommended that maximum height should be within the context of the area. In general, height improves accessibility with need for elevators. In response to a question about shadows impacting projects and the surrounding area, the Committee reviewed the slide summarizing shadow considerations.

Eliza Datta initiated discussion about affordable housing overlays and how overlays can increase the supply of affordable housing. Overlays relax certain requirements to achieve an increase in affordable housing. The Committee agreed to consider this topic at an upcoming meeting by the fall. (Note: Eliza Datta distributed the Somerville Overlay District Plan after the meeting).

It was agreed that Lizbeth Heyer would write a letter to ZAP summarizing the comments from the Committee. David Rockwell and Ann Houston agreed to assist Lizbeth Heyer in the drafting of the letter.

Other Item

Josephine McNeil volunteered to attend the Land Use Committee on the 28th for discussion of the Crafts Street project.

Upcoming Meetings

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

Respectfully Submitted,

Marva Serotkin