

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

Approved 9.20.22

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

Others in Attendance: Amanda Berman, Barney Heath, Eamon Bencivengo, Alice Ingerson, Atty Katherine Adams

The June 21, 2022 meeting summary was approved with Mark Caggiano abstaining.

Sunrise of Chestnut Hill Project

Atty Katherine Adams attended the meeting representing Sunrise. The Florence Street project Land Use hearing was being held at the time of the Partnership meeting. Josephine McNeil inquired about the marketing plan that Sunrise committed to submit to the Partnership. Amanda Berman reported that the marketing plan had not been negotiated as of the meeting. Amanda Berman further reported that the Washington Street project marketing plan is a collaboration with the Newton Housing Authority. (This plan was sent to the Partnership after the meeting.)

Discussion focused on services for IZ residents and the responsibility of Sunrise. The IZ Ordinance, as reported by Amanda Berman, states that basic services for IZ residents are to be the same as those for the market residents. There is no requirement in the Ordinance for direct care services. Chuck Eisenberg recommended that the City Law Department review compliance with the IZ Ordinance and State statute regarding provision of services. Ann Houston questioned the experience of Sunrise with other properties related to low-income residents. Lizbeth Heyer reminded the Partnership that at the June meeting Sunrise was requested to return to the Partnership with creative solutions to address provision of services to IZ residents. Members asked if there could be a reserve fund to provide services.

It was agreed that the questions posed by the Partnership would be submitted to Sunrise in advance of another discussion of the project.

Zoning Ordinance—Update to Total Development Cost/Unit Number

Eamon Bencivengo explained that the TDC is updated every year using the CPI and that every three years the NHP must consider a recalculation based on current conditions. The past three years TDC has been as follows:

- 2019: \$550,000
- 2020: \$554,000
- 2021: \$578,000

Eamon Bencivengo stated that the CPI effective May 2022 is 7.5%. Discussion followed with members of the Partnership reporting on current development costs. Using the projected CPI increase, the TDC cost would be \$621,000. Members reported that current projects are projecting 10-15% increase. Based on current condition, it was

Moved by Mark Caggiano and seconded by Marva Serotkin and voted unanimously to increase the TDC to \$650,000.

Josephine McNeil asked staff if the Crafts Street project would be subject to the updated TDC. Barney Heath responded affirmatively.

Newton Housing Partnership Initiatives

- a. Zoning Design. Barney Heath reported that the presentation to ZAP of the concepts was well received, and that ZAP was in agreement. The next step is mapping that will include extensive community engagement. A fall presentation to ZAP of the mapping recommendations is planned. All Partnership members who attended the ZAP meeting reflected the positive tone of the meeting.

Lizbeth Heyer reported that she submitted a letter to the Mayor, City Council and ZAP outlining the comments from the Partnership regarding all twelve concepts. The letter contains a reference to consideration of an overlay for affordable housing. (A copy of the letter was circulated to the Partnership following the meeting.) The consensus of the Partnership and staff was to research and develop a recommendation for a citywide affordable housing overlay to be submitted in the fall.

Lizbeth Heyer assigned a subcommittee to research and develop a recommendation for an affordable housing overlay. David Rockwell

and Chuck Eisenberg volunteered to be members of the subcommittee. Additional members might be added in the future. The subcommittee will work with staff and consult with Alice Ingerson. The subcommittee will report to the Partnership in October.

- b. ARPA Projects. Amanda Berman reported that the Economic Mobility and Self Sufficiency Committee has met twice. RFP will be circulated in September. The next step is public engagement. The Low Barrier Support Program with a budget of \$250,000 will begin soon administered by Metro West.

West Newton Armory

Eamon Bencivengo reported that there will be an open house at the Armory on July 25th. The design changes will be on display and tours will be conducted. ZAP presentation is slated for September.

Upcoming Meetings

There will be no meeting in August. Lizbeth Heyer stated that there will be a discussion with the Fair Housing Committee in September.

Respectfully Submitted,

Marva Serotkin