



Ruthanne Fuller  
Mayor

Barney Heath  
Director of  
Planning & Development

Malcolm Lucas  
Housing Planner

*Members*

Esther Schlorholtz, Chair  
Donna Rigg, Vice-Chair  
Kathy Laufer  
Josephine McNeil  
Tatjana Meschede  
Judy Korzenowski  
Alexandra Weiffenbach  
Ellen Tanowitz

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## CITY OF NEWTON, MASSACHUSETTS

### Fair Housing Committee

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## MEETING MINUTES

Date: June 1, 2022

Time: 8:00 a.m.

Place: Virtual (Zoom)

**Members Present:** Esther Schlorholtz, Chair

Donna Rigg, Vice Chair

Judy Korzenowski

Kathy Laufer

Josephine McNeil

Tatjana Meschede

**Members Absent:** Alexandra Weiffenbach

Ellen Tanowitz

**Staff Present:**

Malcolm Lucas, Housing Planner

Barney Heath, Director of Planning and Development

Hattie N. Kerwin Derrick, Director of Community  
Engagement & Inclusion

**Public Present:**

Councilor Alicia Bowman

Stephen Buchbinder, Attorney

Kathy Winters

David Roache

Alfonso Valencia

John Martin

Malcolm Lucas, Housing Planner served as recorder, Esther Schlorholtz, Chair, called the meeting to order at 8:00 a.m.

### 1. Approval of May 2022 minutes

➤ Upon a motion by KL, the minutes for May 2022 were approved 5-0-1, with TM abstaining.



## 2. Crafts Street & 1314 Washington Street Presentation

- **Crafts Street:** Elderly housing with services. Age restricted units with an independent living concept. 62 years and older with the opportunity to migrate to assisted living. All of the units will be rentals. The rough number of units will be 50 or 60 and the developer will be adding memory care. The developer is contracting out for senior housing expertise, Senior Resource Group (SRG) will be the providers. A representative from SRG gave an overview of what service they provide. SRG has been operating senior housing for over 30 years across the country. The program is wellness and health focused.
- Fair Housing Score Card (Developer Self Ranking): Affordability – 0 (The developer elected to comply with the city's inclusionary zoning requirement through a payment in lieu). The developer will pay \$12,085,386.93 based on filing at 7-stories. Accessibility – 2 (Developer stated that at least twice the required percentage will be accessible), Visitability – 3, Proximity to Employment – 2, Proximity to Public Transportation – 1, Discretionary Impact – 3. 11 out of 18 points.
- KL commented that she was thrilled that the developer is going to do a cash payment in lieu. She feels that having low-and moderate-income residents in these types of facilities doesn't work for the residents as they age in place because they can't afford the services.
- **1314 Washington Street:** Old Santander Bank building at the corner of Washington Street and Highland Street in West Newton Square. The developer is proposing to put 50 market rate apartments with retail on the first floor. 8 units will be placed at the 50-80% area median income. 1 unit will be at 110% area median income. The developer went on to describe the proposed project.
- Fair Housing Score Card (Developer Self Ranking): Affordability – 0, (Cash payment for .3 units is \$173,472), Accessibility – 0 (Developer stated that they will only put the required amount in the development), Visitability – 3, Proximity to Employment – 3, Proximity to Public Transportation – 2, Discretionary Impact – 3. 11 out of 18 points
- JM asked if there is any way they could consider adding another affordable unit. Specifically lower than 50% AMI. Also, will there be accessible parking and a ramp, considering the many stairs in the front of this development. The developer stated that there will be an alternative entrance that will be created where an entrance will be on Highland Street that brings a person level with the retail without changing the historical part of the building. The developer also stated that it would be harder to absorb the financial impact by adding another affordable unit.
- ES thanked the presenters for the presentation and informed them that JF, ADA/504 Coordinator is not present and stated that she would like to set up a time with the developer to talk with JF. ES also stated that she will work with their attorney about the written communication from the Committee.

## 3. Meeting Schedules for July and August

- Next meeting will be August 3<sup>rd</sup> at the regular time. TM stated that she will have a conflict starting in the school year September. ES stated that the Committee should discuss over the summer the meeting day and time change for the September meeting.

## 4. ARPA Recommendations Discussion

- DR gave an update and briefly pointed out bullets that are in the needs assessment and stated as a committee that they should be making suggestions to the mayor about the use of funds. The top priorities in the needs assessment are housing and the affects that

COVID has had on the Newton community. The top recommendation was financial support to be given directly to help with issues and to have more affordable housing and section 8 voucher availability.

- KL stated that there should be a recommendation to add on to the HOME Consortium's effort in testing for discrimination but to focus on Newton specifically. JM suggested funding to be used to address the issues moving forward. Several groups and some council urged the mayor to set aside funding for affordable housing for very low-income (30% and below) groups. 10 million dollars is the proposed amount to purchase sites for this demographic.
- TM stated her concerns about there is not any attention on access to affordable homeownership. TM mentioned her student worked on a Shared Equity Housing and stated that this could be an avenue of promoting affordable housing as well. She stated that there is data and that Newton should research and invest in a model like this. TM stated that she could forward the data to the committee.
- ES summarized the committee's recommendations for the use of ARPA funds. 1. To finance fair housing testing/study, to include a special focus on Newton (\$250,000) 2. Setting aside dollars for affordable housing and shared equity model/education (\$10,000,000) 3. Resources/funding to support tenancies for upcoming affordable opportunities based off the data from Judy Barrett's data. ES asked DR to work on putting these items in a draft letter.

## 5. Committee Priorities Discussion Planning

- August 3<sup>rd</sup> meeting is the meeting that this item will be focused on. There is a list that has been in place and over time there have been some additions and modifications. ES asked the committee members to review the priorities and to also come up with new ideas, if appropriate. ES stated that she would like the committee to be prepared to have a discussion in their next meeting.

## 6. Training Program Planning for Fall/Winter

- ES discussed about having two types of trainings for the Committee and real estate professionals and landlords by the end of the year. ES stated that the Committee should plan for further discussion and mentioned using the Suffolk Law report that could be presented.

## 7. Subcommittee Updates

- **Lottery Results & Lease-ups Sub-Committee**

- TM reported that two action steps came from these meetings. 1 more data is needed (Letter is being written) 2. Taking a closer look at the barriers, including credit reports, etc.)

- **Membership & Nominating Sub-Committee**

- There was not a discussion on this topic.

- **Fair Housing Award Sub-Committee**

- There was not a discussion on this topic.

- **Fair Housing Literature Sub-Committee**

- There was not a discussion on this topic.

## **8. Fair Housing Committee Priorities**

- **Project Review of Housing Developments**
  - There was not a discussion on this topic.
- **Diversity, Equity, and Inclusion**
  - There was not a discussion on this topic.
- **FHC Training for Committee and Public**
  - There was not an additional discussion on this topic.
- **AI/Consortium Fair Housing Testing**
  - There was not an additional discussion on this topic.
- **Annual Reporting Requirements for Multi-family Minority Rentals**
  - There was not a discussion on this topic.
- **Use of ARPA Funds**
  - There was not an additional discussion on this topic.
- **Collaboration with Related Newton Commissions and Committees**
  - There was not a discussion on this topic.
- **Collaboration with Human Rights Committee on Fair Housing Complaint Process and Form**
  - There was not a discussion on this topic.

## **9. Next meeting Wednesday, August 3, 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](mailto: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