

Newton Housing Partnership Meeting

Notes from

September 20, 2022, Meeting

Conference Call Meeting

6:00-8:00 pm

Approved 10.18.22

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, Eamon Bencivengo, William Ferguson, Peter Standish, Kathy Winters and members of the community

The July 19, 2022, meeting summary was approved.

Northland Charlemont 40B Project

Peter Standish and Kathy Winters from the Northland Company presented an overview of the project. The site is east of Needham Street, which has been an industrial site. The project will be sited on 2 acres that includes new green space for the residents and the community. It is near a residential area, which the developers state that they are sensitive to any resident concerns. The proposed project is planned for 410 units of which 103 will be at 80% AMI. When questioned about deeply affordable units, the developers responded that they would revisit this issue. 60% of the units will be 2-3 bedrooms and 486 parking places are planned with 471 underground. In response to a question about transportation, the developers stated that there is a bus route on Needham Street and a shuttle across Needham Street that will be provided for another Northland development.

The developers thanked the Partnership for the opportunity to present the project. They were invited to return as the process continues.

BERDO Presentation

William Ferguson, City of Newton Co-Director of Sustainability and Project Manager for the Public Buildings Department, presented an overview of the

proposed Building Emissions Reduction and Disclosure Ordinance. The Ordinance is based on the Boston ordinance with the goal of becoming fossil free. Mr. Ferguson is soliciting input and ideas and is looking to connect with owners of multiunit buildings over 20,000 sf. There are 400 such buildings in Newton. 66% of carbon emissions in Newton come from buildings. The ordinance outlines pathways to meet emission limits through 2050. Chuck Eisenberg raised concern about the cost of implementation for affordable housing projects. William Ferguson stated that there are funds in the Inflation Reduction Act through tax credits for energy efficiency.

John Dundon, a resident and member of Engine 6, and Phil Hanser, a resident and member of the Newton Energy Commission joined the discussion. William Ferguson stated that the next step is a convening of a broader group, especially to include public housing. Lizbeth Heyer recommended including 2Life Communities, NCDF and NHA. City Council is looking to vote on the ordinance in February.

Updates

- **Sunrise at Chestnut Hill** has decided to make payment in lieu of affordable units and so will not return to the Partnership. Lizbeth Heyer stated that the Partnership will discuss the ordinance that pertains to affordable units in assisted living projects at the November meeting.
- **Zoning Framework for Village Centers** is on display in the Library and available online. All were encouraged to view.
- **Affordable Housing Overlay** options will be discussed next month. Chuck Eisenberg and David Rockwell are developing a summary.
- **Low Barrier ARPA Economic Stability Program** has exhausted funds available for residents in need of rental assistance.
- **Economic Stability Initiative** was presented at a recent public meeting. RFP to be available by the end of September.
- **Craft Street Project** is now 6 floors, reduced from 7 floors. The developers have decided on payment in lieu of inclusion of affordable units, which is estimated at \$13m.
- **Armory Project** has filed for a 40B permit. ZBA hearing is expected in October.

Upcoming Meetings

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

Respectfully Submitted,

Marva Serotkin