



# Finance Committee Agenda

## City of Newton In City Council

Monday, November 28, 2022

The Finance Committee will hold this meeting as a virtual meeting on Monday, November 28, 2022 at 7:00 pm. To view this meeting using Zoom use this link: <https://us02web.zoom.us/j/86857910553> or call 1-646-558-8656 and use the following Meeting ID: 868 5791 0553

### Items scheduled for discussion:

- #527-22**      **Acceptance of \$235,500 from Massachusetts Dept. of Housing & Community Development and MassDevelopment Housing Choice Grant Program**  
HER HONOR THE MAYOR requesting authorization to accept and expend the sum of two-hundred-thirty-five thousand, five hundred dollars (\$235,500) in grant funding from the Massachusetts Dept. of Housing & Community Development and MassDevelopment's Housing Choice Grant program for the City to conduct an analysis of the best manner to preserve and redevelop four homes for affordable housing which the City purchased in late 2021 from the walker Center for Ecumenical Exchange.
- #529-22**      **Request to transfer \$7,000 from Disability Commission Receipts Reserved**  
HER HONOR THE MAYOR requesting authorization to transfer the sum of seven thousand dollars (\$7,000) from Acct # 5500-335518 Disability Commission Receipts Reserved for Appropriation to Acct # 01C10802-513010 Operation Access – Disability Commission for the purpose of funding targeted enforcement during the holidays by the Police of accessible parking violations.
- #530-22**      **Transfer \$174,000 to the Building Demolition/Other Repairs**  
HER HONOR THE MAYOR requesting authorization to transfer the sum of one-hundred and seventy-five thousand dollars (\$174,000) from June 30, 2022, Certified Free Cash, to 01C2202-524130 Building Demolition/Other Repairs for the emergency demolition of a residential structure located at 91 Newtonville Avenue.

Respectfully submitted,

Rebecca Walker Grossman, Chair

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The location of this meeting is 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 Coordinator, Jini Fairley, at least two business days in advance of the meeting: [fairley@newtonma.gov](mailto:fairley@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.



RUTHANNE FULLER  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

RECEIVED  
2022 NOV 14 PM 4:15

CITY CLERK  
NEWTON, MA. 02459

#527-22

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E-mail  
[rfuller@newtonma.gov](mailto:rfuller@newtonma.gov)

November 14, 2022

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Councillors:

I respectfully submit a docket item to your Honorable Council requesting the approval to accept and expend \$235,500 in Housing Choice Grant Program funds from the Massachusetts Department of Housing & Community Development and MassDevelopment for the City to conduct an analysis of the best manner to preserve and redevelop four homes for affordable housing which the City purchased in late 2021 from the Walker Center for Ecumenical Exchange.

In June 2022, the Planning Department submitted a proposal to the Department of Housing & Community Development (DHCD) FY23 Community One Stop for Growth Application to fund such an analysis.

The Planning Department will issue a Request for Proposals (RFP) for an affordable housing feasibility consultant. The analysis will be conducted by the affordable housing feasibility consultant that is selected. In line with the useful assistance of a similar consultant which assessed the feasibility of redeveloping the West Newton Armory into 100% affordable housing, the Planning Department expects the selection of a consultant for the Walker Center project to also provide the City with the financing, design, environmental, historic preservation, and municipal permitting expertise needed to effectively and efficiently redevelop the four homes into sustainable affordable housing for families.

A memo from Director of Planning & Development Barney Heath is attached. Also attached is the DHCD grant award letter of October 17, 2022.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller  
Mayor



Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
Department of Planning and Development  
1000 Commonwealth Avenue Newton, Massachusetts 02459

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Telephone  
(617) 796-1120  
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(617) 796-1089  
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Barney S. Heath  
Director

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**MEMORANDUM**

**DATE:** November 9, 2022

**TO:** Mayor Ruthanne Fuller  
Jonathan Yeo, Chief Operating Officer

**FROM:** Barney S. Heath, Director of Planning and Development  
Amanda Berman, Director of Housing & Community Development  
Eamon Bencivengo, Housing Program Manager

**RE:** **Docket Request for Acceptance of DHCD Funding of Walker Center Feasibility Study**

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In June 2022, the Planning Department submitted a proposal to the Department of Housing & Community Development (DHCD) FY23 Community One Stop for Growth Application to fund a feasibility analysis on the preservation and redevelopment of the existing four homes the City acquired from the Walker Center for Ecumenical Exchange in late 2021. October 17, 2022 DHCD notified the City that the Planning Department's request of \$235,500 to fund this analysis was accepted.

The analysis will be conducted by an affordable housing feasibility consultant that the Planning Department will hire after the issuance of an RFP in early 2023. Following the successful assistance of a similar consultant used to assess the feasibility of redeveloping the West Newton Armory into 100% affordable housing, the Planning Department expects the selection of a consultant for the Walker Center project to also provide the City with the financing, design, environmental, historic preservation, and municipal permitting expertise needed to effectively and efficiently redevelop the four homes into sustainable affordable housing for families.

The Planning Department requests the Mayor to docket a request for the City Council to accept these grant funds in order for an RFP to be released in early 2023, with a selection of a feasibility consultant made shortly thereafter.

**Attachments:**

- DHCD Award Letter



Commonwealth of Massachusetts

#527-22

DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT

Charles D. Baker, Governor ♦ Karyn E. Polito Lt. Governor ♦ Jennifer D. Maddox, Undersecretary

October 17, 2022

The Honorable Ruthanne Fuller  
Mayor, City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

Dear Mayor Fuller:

**RE: Newton 1024 Application**

Thank you for submitting this application to the FY2023 Community One Stop for Growth. The Executive Office of Housing and Economic Development (EOHED), Department of Housing and Community Development (DHCD), and Massachusetts Development Finance Agency (MassDevelopment) worked together to evaluate all eligible applications and recommended the most ready and highest-impact projects for a grant. This application from City of Newton was reviewed by the program(s) that could best serve the project's funding needs.

On behalf of the Baker-Polito Administration, I am pleased to inform you that a grant in the amount of **\$235,500** from the **Housing Choice Grant Program** has been approved to support your project.

This award is contingent the execution of a grant contract between the City of Newton and the Department of Housing and Community Development (DHCD) and the satisfaction of its special conditions and requirements. We will send the grant contract to the contact person identified in your application, as well as an invitation to an online training on October 25, 2022 at 11:00 a.m. related to grant administration and contract guidance to highlight contractual obligations. Please do not proceed with grant activities until the contract is fully executed. If you have any questions, please contact Chris Kluchman, FAICP, Deputy Director at [Chris.Kluchman@mass.gov](mailto:Chris.Kluchman@mass.gov), and Filipe Zamborlini, Community Grants Coordinator at [Filipe.Zamborlini@mass.gov](mailto:Filipe.Zamborlini@mass.gov).

Finally, please note that public announcement of this award is embargoed until the Administration has had the opportunity to formally announce it through a local event and/or media release. Please refrain from sharing or publicizing news about this award outside of your organization until it is officially announced.

Congratulations once again. We look forward to working with you to address the City of Newton's housing and community development needs.

Sincerely,

Jennifer D. Maddox  
Undersecretary, DHCD



RUTHANNE FULLER  
MAYOR

City of Newton, Massachusetts  
Office of the Mayor

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2022 NOV 16 PM 1:50

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NEWTON, MA. 02459

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rfuller@newtonma.gov

November 15, 2022

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Councilors:

I respectfully submit a docket item to your Honorable Council requesting authorization to transfer and expend the sum of \$7,000 from Account # 5500-335518 Disability Commission Receipts Reserved for Appropriation to Account # 01C10802-513010 Operation Access – Disability Commission for the purpose of funding targeted enforcement during the holidays by the Police of accessible parking violations.

Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller  
Mayor

**#529-22**

**CITY OF NEWTON, MASSACHUSETTS**  
**Commission On Disability**



Ruthanne Fuller  
Mayor

Barney Heath,  
Director, Planning &  
Development

Amanda Berman  
Director, Housing &  
Community Development

Nika Sandal  
Planner  
Community Development

**Members**

Eileen Sandberg, Co-Chair  
Anne Marie Killilea, Co-Chair  
Jane Brown, Treasurer  
Lucie Chansky  
Petr Chovanec  
Ima Jonsdottir  
Lakshmi Kadambi  
Nyree Kibarian  
Nancy Kritzman  
Darby Leigh  
Sandra Lingley  
Barbara Lischinsky  
Matt Volpi

Jason Rosenberg  
Chairman Emeritus

**Advisor**

Sergeant Michael B. Wade  
Newton Police Department

**Staff**

Jini Fairley  
ADA/Sec 504 Coordinator  
617-796-1253

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Newton, MA 02459  
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**MEMO**

**Date: October 24, 2022**

To: Mayor Fuller

From: Newton Commission On Disability

Subject: Request to Docket Expenditure of COD Fines Funds for "Operation Access" in the amount of \$7000.00

**Dear Mayor Fuller,**

At the COD meeting on October 17, the Commission On Disability voted unanimously to conduct the Holiday Targeted Enforcement of the accessible parking violations and to spend \$7000 to cover overtime pay for the Police Department, from November 25, 2022 through December 26, 2022.

The Fines account where these funds would be drawn from is:

Account # 5500-335518 H-P. Fines-Disability Commission  
Type: Receipts Reserved for Appropriation (These funds have to go before the City Council to be appropriated before being used)  
Balance: \$38,499.60

The account where these funds will be transferred to is:

Account # 01C10802-513010 Operation Access – Disability Commission (Note: This account may not have the updated Munis account number)  
Set up to pay for targeted enforcement of accessible HP Fines violations by the Police  
Type: Special Appropriations  
Balance: \$1,880.89

The COD members strongly feel this is an appropriate use of the Fines funds, and respectfully requests the Mayor to docket \$ 7,000.00 to be appropriated from the COD Fines account to the Operation Access account in order to pay overtime hours to Police and Parking Control Officers for this holiday targeted enforcement of the accessible parking violations from November 25, 2022 through December 26, 2022.

Thank you for your consideration of this request.



RUTHANNE FULLER  
MAYOR

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Office of the Mayor

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CITY CLERK  
NEWTON, MA. 02459

November 15, 2022

Honorable City Council  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Councillors:

I respectfully submit a docket item to your Honorable Council requesting authorization to appropriate the sum of \$175,000 from June 30, 2022 Certified Free Cash to Acct # 01C2202-524130 Building Demolition/Other Repairs for additional costs associated with the emergency demolition of a residential structure located at 91 Newtonville Avenue. As the demolition process began it became clear that the house was too dangerous for workers to enter so nothing could be removed from the home prior to demolition. Furthermore, the building and its contents was considered in its entirety to be contaminated and had to be transported to a site that accepted contaminated materials. Seventeen truckloads of material costing approximately \$10,000 each has been transported.

Please note, we will utilize \$15,000 of the current balance of slightly more than \$40,000 in the Building Demolition account towards the costs. Thank you for your consideration of this matter.

Sincerely,

Ruthanne Fuller  
Mayor

City of Newton



Ruthanne Fuller  
Mayor

# Inspectional Services Department

John D. Lojek, Commissioner  
1000 Commonwealth Avenue  
Newton, MA 02459  
www.newtonma.gov

Telephone  
(617) 796-1060  
Fax  
(617) 796-1086  
Email  
ISD@newtonma.gov

November 15, 2022

To: Maureen Lemieux  
City Council

I have rough figures on the amount that we will be short with the take down of 91-93 Newtonville Avenue. The house was too dangerous for workers to enter to remove personal items. The building was considered completely asbestos covered and needed to be taken to a contamination site in Ohio. Due to this fact, the cost of the demolition grew. Here is our breakdown of fees:

Contractor	\$245,000
Trucking debris	\$120,000
Air Quality Agent	\$10,000
Fencing	\$2,500
Police Detail	\$6,776
Fire Detail	\$325
Rodent Control	\$1,000
State DEP	\$1,000
Neighbor Relocation	\$4,050
Extras	\$20,000
Estimated Total	\$410,651
Funds received already	\$(220,000)
Amount Short	\$190,651

Any funds not needed will be returned to you. The house demo should be completed this week and we will be seeing an invoice within 2 weeks. Please let me know if you need anything else from me.

Thank you,

  
John D. Lojek

*Strict code enforcement makes the city safer  
Before buying, renting or leasing check zoning*