



Ruthanne Fuller  
Mayor

Barney Heath  
Director of  
Planning & Development

Malcolm Lucas  
Housing Planner

*Members*

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

1000 Commonwealth Ave.  
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## CITY OF NEWTON, MASSACHUSETTS

### Fair Housing Committee

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## MEETING AGENDA

Date: December 6, 2022

Time: 8:00 a.m.

Place: Virtual (Zoom)

**Zoom Online Meeting:** <https://us02web.zoom.us/j/81986424271>

The Fair Housing Committee will hold this meeting as a virtual meeting on Tuesday, December 6, 2022, at 8:00 am. No in-person meeting will take place at City Hall. To view and participate in this virtual meeting on your smartphone, download the "ZOOM Cloud Meetings" app in any app store or visit [www.zoom.us](http://www.zoom.us). At the above date and time, click on "Join a Meeting" and enter the following: **Meeting ID: 819 8642 4271.**

You may also join the meeting from your smartphone by dialing 1(646) 558-8656 and entering 81986424271# For audio only, call 1(646) 931-3860 and enter **Meeting ID: 819 8642 4271.**

To view and participate in this virtual meeting on your computer, at the above date and time, either copy the attached link into your browser or visit [www.zoom.us](http://www.zoom.us), click "Join a Meeting" and enter the following **Meeting ID: 819 8642 4271.**

1. **Approval of November 2022 minutes**
2. **Golda Meir Extension's Marketing and Tenant Selection Plans and Results**
3. **2023 Committee Schedule Plan**
4. **Affordable Homeownership Resales Report**
5. **Committee Membership Update**
6. **HRC Complaint Process Update**
7. **Coordination with Housing Partnership and Housing Trust**
8. **Subcommittee Updates**
  - **Lottery Results & Lease-ups Sub-Committee**



- **Membership & Nominating Sub-Committee**
- **Fair Housing Award Sub-Committee**
- **Fair Housing Literature Sub-Committee**

## **9. Fair Housing Committee Priorities Discussion**

- **Promote housing choice for diverse populations to advance Affirmatively Furthering Fair Housing (AFFH), with focus on race/ethnicity, public subsidy and disability**
- **Identify and work to overcome barriers to successful tenancies and to improve processes/practices for tenant selection in lottery and market rate multi-family rental housing**
- **Promote improved practices for real estate professionals to achieve more housing choice for diverse populations**
- **Promote effective processes/practices for new affordable homeownership and resales**
- **Promote data collection on multi-family rental and new homeownership occupancy**
- **Promote FH training for real estate professionals, public and committee members**
- **Enhance Project Review of Housing Developments to advance AFFH**
- **Support AI/Consortium Fair Housing Testing and FH testing in Newton**
- **Collaborate with Related Newton Commissions and Committees to increase affordable housing for households of various sizes and lower incomes and to encourage increased funding for affordable housing**
- **Promote affordable housing production in coordination with other City commissions and committees**
- **Support federal, state and city initiatives that promote AFFH**
- **Collaborate with Human Rights Committee on Fair Housing Complaint Process**
- **Contribute to Newton's FH-related plans**
- **Enhance FH literature and website information and access for the public**
- **Address committee membership appointments with representation from Human Rights Commission and legal counsel with FH specialty**
- **Promote Diversity, Equity, Inclusion and Belonging in Newton**

## **10. Next meeting Wednesday, January 4, 2023**

\*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



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## CITY OF NEWTON, MASSACHUSETTS

### Fair Housing Committee

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## MEETING MINUTES

Date: November 1, 2022

Time: 8:00 a.m.

Place: Virtual (Zoom)

**Members Present:** Esther Schlorholtz, Chair

Donna Rigg, Vice Chair

Josephine McNeil

Alexandra Weiffenbach

Tatjana Meschede

Ellen Tanowitz

**Members Absent:** Judy Korzenowski

**Staff Present:**

Malcolm Lucas, Housing Planner

Jini Fairley, ADA/Sec. 504 Coordinator

Barney Heath, Planning and Development Director

Shaylyn Davis, Housing Development Planner

**Public Present:**

Franklin Schwarzer

John Pears

Lou Tamposi

Stephen Buchbinder

Kathy Winters

Bryan Oos

Lucie Chansky

Ketan Joshi

Sheila Gleeson

Sharyn Roberts

Alexis Lanzillotta, Barrett Planning Group

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

### 1. Approval of October 2022 minutes

- Upon a motion by JM, ET seconded the motion. The minutes for June 2022 were approved 6-0-0.

## 2. 528 Boylston Street Presentation

- Toll Brothers began the presentation after introducing their staff and explained that this proposal is a 40B rental project and they have filled out an application with Mass Housing for funding and mentioned that they are going to file with the ZBA if approved by Mass Housing. After introductions, Mr. Tamposi started the presentation and talked about the specifications of the project.
- The site will be about 5.82 acres and they will be proposing around 244 units. About half of the units will be two bedrooms, 13 percent will be three bedrooms and the remaining units will be one bedroom. There will be just under 400 parking spaces. According to the 40B statute, there will be 25% units (61) that will be at 80% area median income (AMI).
- The presenter ranked the project based on the Fair Housing scorecard. They ranked themselves. Affordability (0) they acknowledged that 80% AMI is not always affordable, and they will review the 80% threshold. Accessibility (0) the project has 13 accessible units (5.3%), which is required, and the entire building will be adaptable. Visitability (3). The project will meet visitability requirements and there will be elevators and other accessible features. Proximity to Employment (1), the project is within a half a mile of commercial or major employment. Proximity to Public Transportation (1). Discretionary Impact (3) The project appears to have no disparate impact on any protected class, nor does it perpetuate segregated housing patterns. Total Points: 8
- ES opened the meeting for questions which included discussion of increasing affordability below 80% AMI, access to employment and improved amenities for families including open spaces and parks/playgrounds. The presenter stated that they are working with a landscaping designer and gave some examples of another project they have in Needham, MA.

## 3. 41 Washington Street Presentation

- Franklin Schwarzer introduced himself and his team. He stated that there will be 16 for-sale condominium units on Washington Street near the Brighton-Newton line. He stated that the 25,902 square foot lot has an existing two-family home. The proposal is to incorporate the existing building into the new design. The existing structure is an 1891 Victorian structure which will have additions added. They will build seven new townhouses at the rear of the property. There will be five above ground parking spaces and 17 stalls underground for parking. The designer then went into further detail about the project. There will be an elevator and staircase in the addition to the existing structure. There will be 4 units that are affordable (two 2-bedrooms and two 4-bedrooms).
- Affordability (0) 40B statute requires projects to have 25% units that are affordable: 4 units at 50-80% AMI). Accessibility (0) the project meets the required number of units. The seven proposed townhouse units will not be accessible or visitable. The developer will work with an accessibility consultant and thanked JF for her comments on ways to improve accessibility. Visitability (2). The seven townhouse units will not be visitable. Proximity to Employment (1), the project is within a half a mile of commercial or major employment. Proximity to Public Transportation (2). Discretionary Impact (3) The project

appears to have no disparate impact on any protected class, nor does it perpetuate segregated housing patterns. Total Points: 8

- Mr. Buchbinder discussed the number of affordable units and the affordability levels in this project and explained that this project will be harder to subsidize because of the small number of units and stated that the economics of developments that have 200-250 units would be more feasible to reach a lower income.
- The committee and JF asked questions about accessibility, visitability, parking, local employment, and the condo fees in respect to the lower income condo owners and how the costs will be affordable to them. Mr. Buchbinder stated that they will be paying a different fee, but they have not determined how this will be structured. ES asked about the marketing and outreach process in terms of addressing the need to do outreach to diverse populations. The developer stated that they are very early in the process, and they will contract with SEB to be the lead on that.
- JM asked with respect to the condo fees that they should look at what CANDO has done with the affordable units and their assessments. Mr. Buchbinder stated that he would follow up with JM to have that discussion. He also stated that they are very early with this project, and they are looking to go in front of the ZBA in March 2023.

#### **4. WestMetro HOME Consortium HOME/ARP Funds Allocation Plan**

- SD introduced Alexis Lanzillotta, Project Manager, Barrett Planning Group. She explained that the HOME ARP program is funded with federal funding, and it is only going to be utilized one time. The program is intended to address homelessness assistance and supportive services for people who are experiencing homelessness. These are HOME funds, and the program will be funneled through Newton similar to the way it is done through the HOME Consortium. The funds will be used across the 13 Consortium communities. In order to receive these funds, the Consortium needs to develop an allocation plan. The allocation plan has to include a consultation and public participation process. They are currently conducting smaller interviews at this time and starting in December there will be larger community meetings scheduled.
- Once this data is gathered a plan needs to be put together to see how to use the funding that will be given to the consortium. The consortium is eligible for \$5.4 million but the consortium will not receive this fund if the plan is not approved by HUD. The funds can only be used for specific activities such as: homelessness, at risk of homelessness, fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking.
- Income Eligibility
  - Have annual income  $\leq$  30% of area median income AND are severely housing cost burdened, OR
  - Have annual income  $\leq$  50% of area median income AND meet other program requirements for being at risk of homelessness.
- The committee asked questions about the selection process, addressing homelessness in Newton and the needs in the Consortium communities. ES thanked SD and AL for their

presentation and stated that the FHC will draft a letter with its comments and concerns and forward it to them.

## 5. **ADA/504 Transition Plan**

- JF stated that she would like comments on the newly revised plan. She thanked the members who already gave them. They are updating the plan since it was required in 1991 by HUD because the city receives federal funding. The city needs to comply to make the city's facilities accessible where the funds are used. This document lists what has been done and what the city is planning to do. It includes the use of federal funds for ADA/504 uses in the past 30 years. JF stated that the document will be updated every 5-6 years and she was trying to get comments by this week.
- The committee discussed the Housing Navigator and the HUD funded projects that are referenced in the plan. They recommended that JF's valuable role on the committee regarding affordability, accessibility and visitability be included and that it would be valuable to include Newton's designated Subsidized Housing Inventory (SHI) projects. JF stated that the focus is mostly on projects that have HUD funding. She said that if there is a possibility to add SHI units, that are required by the state, that would be great. The committee will submit written comments.

## 6. **Subcommittee Updates**

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

- TM stated that the meeting has been moved to next Tuesday at 8 am and invited the committee.

### • **Membership & Nominating Sub-Committee**

- DR contacted HRC Chair Rabbi Stern and scheduled a meeting for JF, ML, ES and herself on November 9 to discuss the FHC's membership requirement and the HRC's complaint process. DR said that she has been working with Rabbi Stern to find a date for her to attend HRC.

### • **Fair Housing Award Sub-Committee**

- ES stated that she received a nomination for the Fair Housing Award. ES proposed that it be a joint nomination for Ted Hess Mahan and Kathy Laufer. Everyone enthusiastically agreed.

### • **Fair Housing Literature Sub-Committee**

## 7. **Updates on Fair Housing Committee Priorities**

### **Fair Housing Protected Groups**

- Promote housing choice for diverse populations to advance Affirmatively Furthering Fair Housing (AFFH), with focus on race/ethnicity, public subsidy and disability
- Promote Diversity, Equity, Inclusion and Belonging in Newton
- Promote improved practices for real estate professionals to achieve more housing choice for diverse populations

- Identify and work to overcome barriers to successful tenancies and to improve processes/practices for tenant selection in lottery and market rate multifamily rental housing
- Promote effective process/practices for new affordable homeownership and resales

### **Learning/Teaching**

- Enhance FH literature and website information and access for the public
- Promote FH training for real estate professionals, public and committee members

### **Data and Analysis**

- Promote data collection on multi-family rental and new homeownership occupancy
- Enhance Project Review of Housing Developments to advance AFFH
- Support AI/Consortium Fair Housing Testing and FH testing in Newton

### **Collaboration**

- Collaborate with Related Newton commissions and committees to increase affordable housing for households of various sizes and lower incomes and to encourage increased funding for affordable housing
  - ES discussed the meeting with the Housing Trust and the Housing Partnership regarding ways to better coordinate the three groups that are all engaged with affordable housing. The aim is to reduce stress on developers and the committees and to have a coordinated response. ES stated that the other committees were pleased that the FHC took on the lottery and lease up in relation to the data collection and wanted the FHC to take that lead.
- Promote affordable housing production in coordination with other City commissions and committees
- Support federal, state and city initiatives that promote AFFH (including zoning redesign, use of funding resources and other initiatives to facilitate affordable housing)
- Collaborate with Human Rights Committee on Fair Housing Complaint Process
- Contribute to Newton's FH-related plans
- Address committee membership appointments with representation from Human Rights Commission and legal counsel with FH specialty

## **8. Next meeting Tuesday, December 6, 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



# 2Life Golda Expansion

Marketing Goals, Activities and Results

12-6-2022



# Marketing & Occupancy Goals

1. Improved AFFHM process with more personal touch
  - a. Tabled in communities of color
  - b. Partnered with community organizations in communities of color
  - c. Posted flyers in business districts in communities of color
2. Increased applicant pool significantly more diverse than current pop.
  - a. Golda residents: 1% Hispanic, 33% Asian, 2% Black
  - b. Applicant pool: 6% Hispanic, 21% Asian, 11% Black
3. Significantly increase black and hispanic occupancy
  - a. Racially and linguistically representative marketing staff
  - b. Not rejecting for credit
  - c. Personalized phone calls- invitations to visit/participate in community events
  - d. Personal follow up to those who decline

# 2Life's DEI Priorities 2022-2025

1. Who lives with us?
2. Who carries our work?
3. How do we show up in community?
4. Organizational culture
5. How we spend our money

# Overview

- ▶ Golda Expansion income guidelines and rents
- ▶ General summary of marketing activities
  - ▶ Estimated no. of people reached by category
  - ▶ Areas targeted
- ▶ Specific affirmative outreach efforts
- ▶ Application pools
- ▶ Demographics
  - ▶ Existing Golda residents
  - ▶ Expansion applicant pool
  - ▶ Newton preference pool

## Rent and Income Qualifications for 68 New Expansion Apartments

No. of Apartments	Maximum Incomes (annual gross)		Apartment Size	Rent (utilities included)
20	30% AMI*	1 person: \$29,450 2 persons: \$33,650	1 BR 2 BR	30% of household income. (Apts. have project-based rental assistance)
25	50% AMI	1 person: \$49,100 2 persons: \$56,100	1 BR 2 BR	
5	60% AMI	1 person: \$58,920 2 persons: \$67,320	1 BR 2 BR	\$1,250 \$1,500
10	99% AMI	1 person: \$97,218 2 persons: \$111,078	1 BR 2 BR	\$2,100 \$2,500
7	Unrestricted		1 BR 2 BR	\$2,400 \$2,750
1	Grad student		2 BR	\$1,000



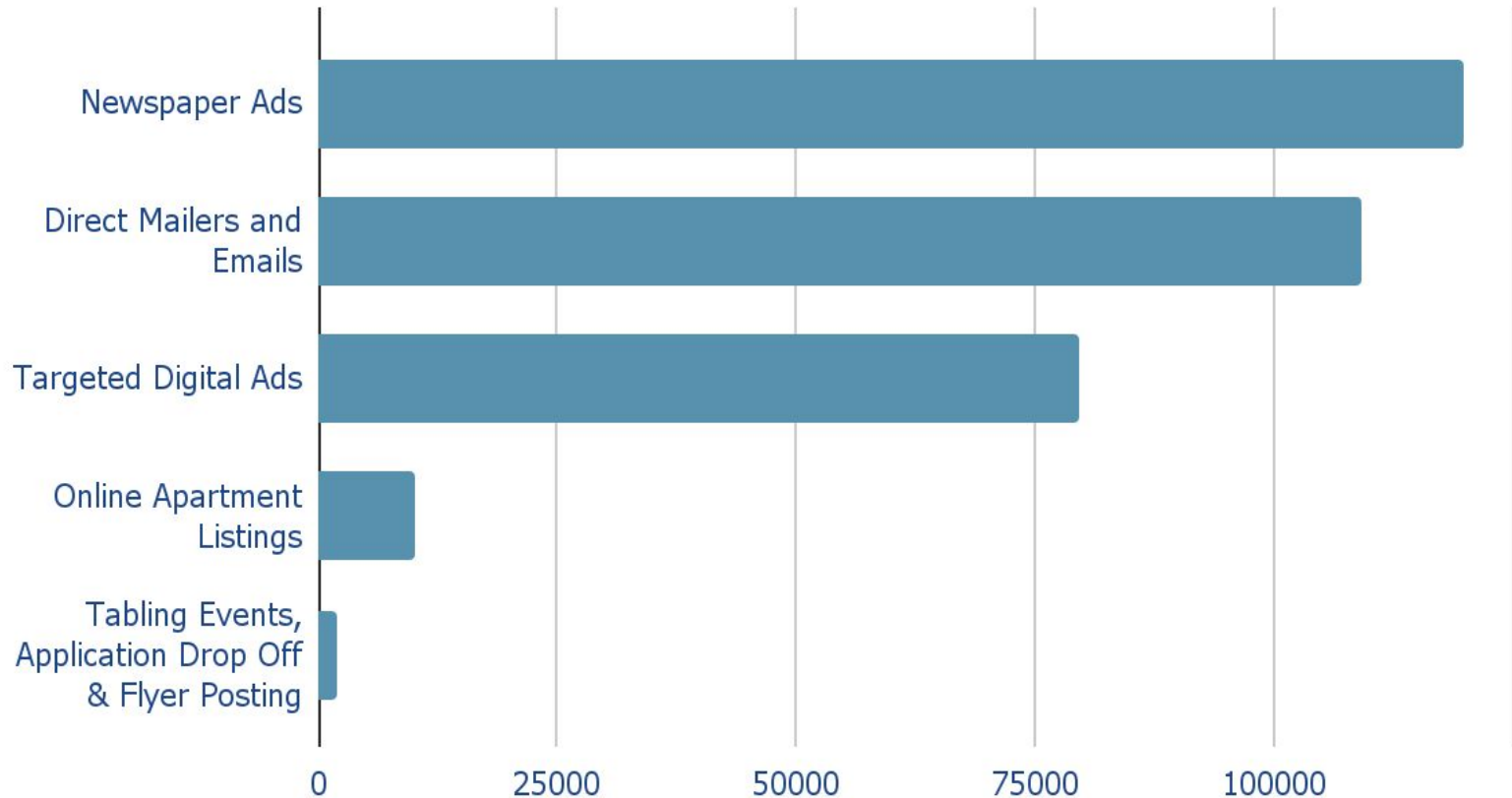
**\*Area Median Income (AMI)**

# Summary of Outreach Activities

- ▶ Added apartments to online listings
- ▶ Dropped off applications & flyers at local businesses
- ▶ Purchased print and digital ads
- ▶ Mailed flyer and applications
- ▶ Email blasts (targeted, 2Life & community orgs.)
- ▶ Posted on WhatsApp & Facebook groups
- ▶ Presented on Golda Meir House
- ▶ Advertised information meetings
- ▶ Had articles written about lottery
- ▶ Tabled at events (Roxbury & Dorchester)



# Est. No. of Persons Reached by Activity



# Marketing and Outreach Areas

## General

- ▶ Belmont
- ▶ Brookline
- ▶ Cambridge
- ▶ Dedham
- ▶ Framingham
- ▶ Needham
- ▶ Newton
- ▶ Milton
- ▶ Waltham
- ▶ Watertown
- ▶ Weston

## Affirmative

- ▶ Boston- Brighton, Dorchester, Roxbury, Jamaica Plain, East Boston, South End, Hyde Park, Roslindale, & Mattapan
- ▶ Braintree
- ▶ Brockton
- ▶ Chelsea
- ▶ East Somerville
- ▶ Everett
- ▶ Quincy
- ▶ Lynn
- ▶ Randolph
- ▶ Revere



# Apartment Listings

- ▶ [Boston Housing Authority](#)
- ▶ [City of Boston's MetroList](#)
- ▶ [City of Newton's Affordable Housing Opportunities](#)
- ▶ [Housing Navigator](#)
- ▶ [MassAccess Housing Registry](#)
- ▶ [MetroHousing | Boston](#)

The screenshot shows a listing for the Golda Meir House Expansion at 160 Stanton Avenue, Newton, MA 02466. It features a large architectural rendering of a modern multi-story apartment building with a mix of brick and dark grey panels. A map on the right shows the location in Newton, Massachusetts, near the intersection of Stanton Avenue and other local streets. Below the main image, there is a 'Verified Listing' badge and a 'Rent Based on Income' section with a sub-note: 'Rent is based on a percentage of your anticipated yearly income for most units'. A 'Photos' button is visible in the bottom right corner of the main image area.

# Advertisements (print & digital)

- ▶ Bay State Banner
- ▶ Boston Globe
- ▶ Boston Herald
- ▶ Brazilian Times- Ads in Portuguese
- ▶ Dorchester Reporter
- ▶ El Mundo- Ads in Spanish
- ▶ Sampan- Ads in Chinese
- ▶ LocaliQ- 40,000 Impressions
- ▶ Facebook- 40,000 impression incl. Spanish



**Expansão da Golda Meir House em Newton:  
Loteria de Habitação Sênior Acessível**

**Estamos aceitando inscrições!**

Com inauguração em fevereiro de 2023, a nova a expansão da Golda Meir House oferecerá 68 apartamentos de um e dois quartos para adultos com mais de 62 anos de idade, com uma ampla gama de níveis de renda.

**RECURSOS**

- Edifício com elevador
- Cozinhas totalmente equipadas
- Utilidades incluídas
- Pronto para cabo de rede e internet
- Sistema de chamada de emergência 24 h
- Programas e serviços premiados
- Academia
- Salas de arte, dança e cinema
- Belos pátios privados
- Próximo à Woodland Station
- Plano de almoço obrigatório (\$ 100 p/ mês)

**INSCRIÇÕES**

As inscrições devem ser recebidas até sexta-feira, 30 de setembro de 2022, às 5:00 pm

**PARA OBTER UMA APLICAÇÃO**

- Faça o **download** em [WWW.2LifeCommunities.org/Golda-Expansion](http://WWW.2LifeCommunities.org/Golda-Expansion)
- **Email** seu nome e endereço completo para [Leasing@2LifeCommunities.org](mailto:Leasing@2LifeCommunities.org)
- **Ligue** para (617) 912-8491 (interpretação gratuita disponível); use 711 para TTY e TDD.
- **Visite** [2LifeCommunities.org](http://2LifeCommunities.org), 40 Wallingford Rd., Brighton, MA 02135 (vestibulo, 24/7)

**QUER SABER SE VOCÊ SE QUALIFICA?**

Pessoas de todos os níveis de renda podem se qualificar para morar na Golda Meir House. O aluguel subsidiado é baseado na renda. Está disponível um número limitado de aluguéis restritos a taxas de mercado sem limite de renda.

Para mais informações, ligue para (617) 912-8491 ou envie um e-mail para [Leasing@2LifeCommunities.org](mailto:Leasing@2LifeCommunities.org).

**SESSÕES DE INFORMAÇÃO PESSOAL**

Visite [www.2LifeCommunities.org/Golda-Expansion](http://www.2LifeCommunities.org/Golda-Expansion) ou ligue para mais detalhes: (617) 912-8491

\*Vale de 68 apartamentos são atribuídos a moradores de rua crônicos, sem restrição de idade, com serviços de apoio fornecidos pela Elsonix, Inc. em colaboração com o artigo da 2Life.

 Golda Meir House  
A 2Life Community  
Senior Living

 CJPO  
A 2Life Communities não discrimina com base no gênero, raça ou etnia.

# Community Organizations

- ▶ ABCD
- ▶ Asian American Civic Association
- ▶ Asian American Community Development Corporation
- ▶ Black Ministerial Alliance of Greater Boston
- ▶ Boston Center for Independent Living
- ▶ Boston Medical Center- Elders Living at Home Program
- ▶ City Life/Vida Urbana
- ▶ EMPATH- Economic Mobility Pathways Hastings House
- ▶ ESAC Boston
- ▶ Father Bill's & MainSpring
- ▶ Fenway Community Development Corporation
- ▶ Greater Boston Interfaith Organization
- ▶ Inquilinos Boricuas en Acción (IBA)
- ▶ Madison Park Development Corporation
- ▶ Massachusetts Association for the Blind and Visually Impaired
- ▶ Myrtle Baptist Church
- ▶ New England Center and Home for the Veterans
- ▶ North American Indian Center of Boston
- ▶ Pine Street Inn
- ▶ Riverside
- ▶ Springwell Inc.
- ▶ Watch
- ▶ Women's Lunch Place
- ▶ Vinfen
- ▶ YMCA



## Golda Meir House Expansion: A 2Life Community

68 brand new apartments available to adults 62+ in February 2023 for a wide range of income levels.\*  
160 Stanton Avenue, Newton MA 02466

**APPLY NOW**  
For consideration in the affordable lottery, applications must be received by  
Friday, September 30, 2022  
at 5:00 PM.



### Learn More!

- Applications available at 2Life Communities, 40 Wallingford Road, Brighton Monday-Friday 9:00 am-5:00 pm; also available 24/7 in vestibule.
- Call (617) 912-8491 (free interpretation available) use 711 for TTY and TDD
- Email your name and complete mailing address to leasing@2lifecommunities.org
- Visit [www.2lifecommunities.org/Golda-Expansion](http://www.2lifecommunities.org/Golda-Expansion)
- Attend one of our two information sessions. Interpretation services will be provided:  
Monday, August 29, 2022 at 2:30 pm Newton Senior Center  
345 Walnut Street, Newtonville, MA 02460  
Thursday, September 22, 2022 at 5:30 pm Golda Meir House  
160 Stanton Avenue, Newton, MA 02466 (no parking on property)  
For a reasonable accommodation, please contact Gaye Freed at 617-912-8420 or gfreed@2lifecommunities.org  
The expansion includes apartments for a wide range of incomes and special accommodations for mobility and sensory disabilities.

Rent and Income Qualifications			
	Maximum Incomes (annual gross income)	Apartment Size	Rent (utilities included)
30% AMI**	1 person: \$29,450	1 BR	30% of Household Income
	2 people: \$33,650	2BR	
50% AMI	1 person: \$49,100	1 BR	30% of Household Income
	2 people: \$56,100	2BR	
60% AMI	1 person: \$58,920	1 BR	\$1,250
	2 people: \$67,320	2BR	\$1,500
95% AMI	1 person: \$97,218	1 BR	\$2,100
	2 people: \$111,078	2BR	\$2,500
Unrestricted		1 BR	\$2,400
		2BR	\$2,750

2Life Communities does not discriminate against federal and state protected classes.  
\*Nine of the 68 apartments are designated for chronically homeless individuals with no age restriction, with supportive services provided by Health, Inc. in collaboration with 2Life staff.

### Select Features

- Elevator-building
- Next to MBTA Woodland Station
- Award-winning programs and services
- Fitness center, art, dance and movie rooms
- Beautiful private courtyards
- Mandatory Meal Plan \$100 pp/ month
- Cable/internet ready
- Fully-equipped kitchens
- 24-hr emergency call system

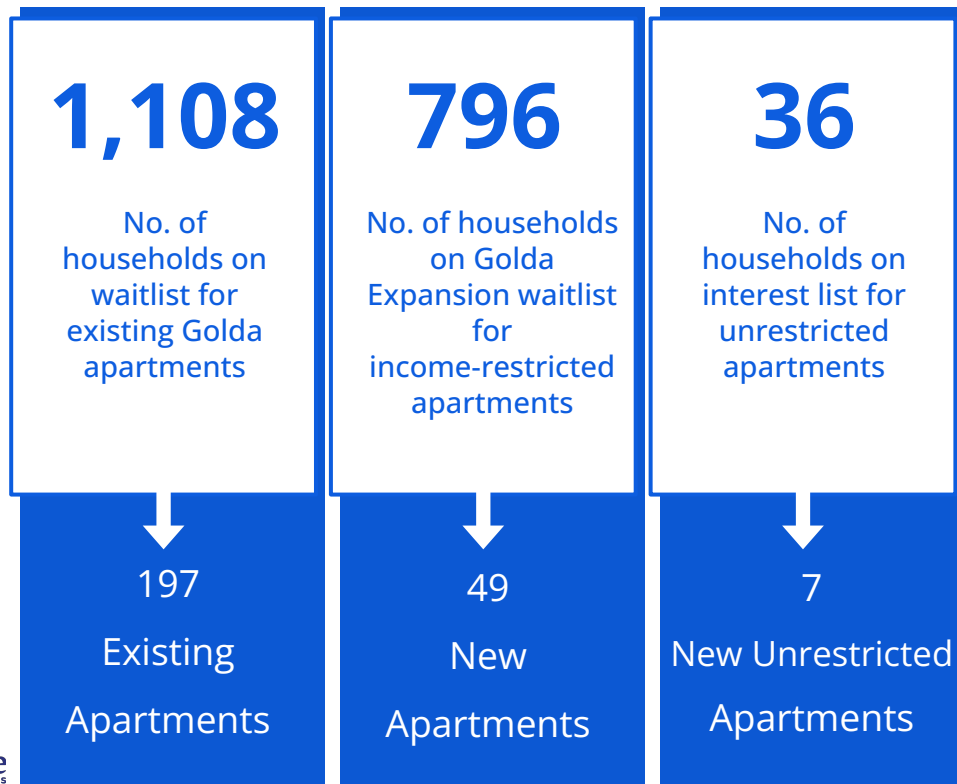
\*\*AMI= Area Median Income for 2022. Use and occupancy restrictions apply. Income must be below annual gross income limits as indicated in table above. Section 8 mobile vouchers are accepted. Information contained herein subject to change without notice.



# Targeted Activities

- ▶ Flyer and Application Distribution
  - ▶ Dimock Center's Road to Wellness in Roxbury
  - ▶ Harvard Street Neighborhood Health Center's Annual Community Fair in Dorchester
  - ▶ Laundromats, grocery stores and barber shops along Blue Hill Ave, Washington St., Codman Square
  - ▶ Public Libraries: Codman Square, Eagleston, Roxbury, Brighton, East Somerville, Waltham
- ▶ Direct Mail/Emails
  - ▶ Email to 100,000+ renters in JP, West Roxbury, Dorchester, Mattapan and Brockton
  - ▶ Mailer to 5,000 low income households in Dorchester, Milton and Quincy
  - ▶ City Life/Vida Urbana and East Boston WhatsApp Group Posts
  - ▶ Article in El Planeta

# Application Pools



The consolidated Golda campus will include a total of 267 apartments.

Excluded from apartment count are 14 apartments including;

- 2 for site representatives
- 9 set-aside for chronically homeless households
- 2 set-aside for DDS/DMH direct referrals
- 1 for scholar in residence program

# Demographics (Residents and Applicants)

Existing Golda Residents: 215

- ▶ Ethnicity/Race
  - ▶ 1% Hispanic
  - ▶ 33% Asian
  - ▶ 2% Black
  - ▶ 64% White

Golda Exp. Applicants: 832

- ▶ Ethnicity/ Race
  - ▶ 6% Hispanic
  - ▶ 21% Asian
  - ▶ 11% Black
  - ▶ 52% White (non-hispanic)
  - ▶ 3% Other
  - ▶ 11% No response
- ▶ 20% Applied for an accessible apt.
- ▶ 3% Have a mobile voucher

# Newton Preference Pool Demographics

- ▶ 140 Newton preference applications (18%)
- ▶ Ethnicity/Race
  - ▶ 2% Hispanic
  - ▶ 25% Asian
  - ▶ 3% Black
  - ▶ 4% Other
  - ▶ 59% White (non-hispanic)
  - ▶ 9% Did not respond
- ▶ 12% Applied for an accessible apartment
- ▶ 6% Have a mobile voucher

**Thank you!**





Ruthanne Fuller  
Mayor

**City of Newton, Massachusetts**  
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Barney Heath  
Director

## MEMORANDUM

TO: Fair Housing Committee

FROM: Malcolm Lucas, Housing Planner

CC: Amanda Berman, Director of Housing & Community Development

RE: Affordable Ownership Resales

DATE: November 30, 2022

### Background

There are approximately 80 deed-restricted units in Newton's affordable ownership portfolio. The majority of these units were converted from market-rate to affordable units through the use of the City's CPA, CDBG, and HOME funds. These funds were utilized to reduce the price of the market-rate units to an affordable level for households at or below 80% of the Area Median Income (AMI). This program ran from 2001 through 2012. Additional units in the portfolio were created through new construction projects subject to affordability requirements either imposed by the City's Inclusionary Zoning ordinance or by a Chapter 40B comprehensive permit. The affordability of the units in this ownership portfolio is secured through a deed restriction that survives the sale or foreclosure of the property. Over 60 of these units are listed on the state's Subsidized Housing Inventory (SHI).

The Monitoring Agent, who is responsible for conducting the resale of the unit, is identified in the affordable housing restriction. The City of Newton is the Monitoring Agent for the majority of units in this portfolio and contracts with a DHCD-certified Lottery Agent to assist with the resale process for these units, including marketing, outreach, and lottery administration services. Over the past five years, there have been approximately three resales of affordable ownership units per year.

### Recent Sales

**2021**

Property	Sales Price	Bedroom Size	Winner Demographics	AMI	HH Income	Household Size
Webster Park	\$345,000	3	White Female	Below 80%	\$98,400.00	5

Walnut Street	\$174,692	1	Asian Female	Over 50%	\$48,927.40	1
Edinboro Street	\$308,550	2	White Male	Below 80%	\$68,592.00	1
California Street	\$399,000	4	White Male	Below 80%	\$80,764.00	5

**2022**

Property	Sales Price	Bedroom Size	Winner Demographics	AMI	HH Income	Household Size
Court Street	\$278,857	2	Asian Male	Below 50%	\$57,356.00	3

\*Still Pending

**Total Number of Applicants**

Webster Park	Walnut Street	Edinboro Street	California Street	Court Street
24	6	9	22	37

- Total # of applicants: 98
- Total # of Newton applicants: 14 (14%)
- Total # of non-Newton applicants: 84 (86%)

**Applicant Racial and Ethnic Background**

Racial and ethnic data is not collected at the application stage for resales; however, applicants are required to provide their current address, household size, household income, and households assets.

The City does collect racial information from the lottery winners who apply to our CDBG-funded down payment / closing cost assistance program, which provides these first-time homebuyers with a \$10,000 grant.

**Marketing and Lottery**

Properties with deed restrictions have a strict timeline when being re-sold. Most deed restrictions allow 90 or 120 days to close on the unit once the conveyance notice is submitted to the City. Once this timeline expires, the owner is able to sell the unit to an Ineligible Purchaser (a household with an income greater than 80% AMI), but still subject to the affordable housing restriction. Some deed restrictions allow the homeowner to sell the unit at market-rate, which voids the affordability restriction, once the 90 or 120-day time period has expired.

Given the prescribed time constraints for these resales, the lottery process is much shorter than for new construction projects, which must advertise for a minimum of 60 days. Many communities market their resale units for approximately 10 days, yet Newton keeps the application period open for closer to 30 days. This extended marketing period shortens the available time for the buyer and seller to close on the unit; but luckily most sellers have been amenable to longer timeframe. Other communities opt to not hold lotteries for these resales and use a first-come first-served / waitlist process.

## **Closing**

Once a lottery winner is identified, the buyer and seller must negotiate a Purchase & Sale Agreement (P&S) and other legal and financial documents must be finalized prior to the closing. The following activities can take many weeks to complete:

- Showing the unit/Inspections if needed
- Buyer and seller agreement to purchase through a reservation form or offer to purchase
- Purchase and Sale Agreement/and other legal documents that need preparation
- Mortgage application and commitment
- Downpayment / Closing Cost Assistance Application
- Closing

## 5 Resales

<i>Total number of applicants</i>	98		
<i>Total number of Newton applicants</i>	14	14.3%	
<i>Total non-Newton applicants</i>	84	85.7%	

Application #	City	Newton Resident	State	Zip Code	HH Size	HH Income	Household Assets
1	Weymouth		MA	02189	1	\$ 55,403.18	\$ 47,355.00
2	Pembroke		MA	02359	1	\$ 63,500.00	\$ 39,489.00
3	Dorchester		MA	02124	2	\$ 39,600.17	\$ 20,000.00
4	Chicopee		MA	01022	3	\$ 70,000.00	\$ 45,870.00
5	Newton	1	MA	02465	1	\$ 46,000.00	\$ 59,607.55
6	Boston		MA	02116	1	\$ 96,500.00	\$ 180,898.72
7	Newton	1	MA	02458	3	\$ 88,788.00	\$ 1,200.00
8	Worcester		MA	01605	3	\$ 95,000.00	\$ 64,471.00
9	Randolph		MA	02368	1	\$ 58,240.00	
10	Auburndale		MA	02466	1	\$ 55,000.00	\$ 300,300.00
11	Boston		MA	02125	1	\$ 70,000.00	\$ 58,608.00
12	Boston		MA	02210	1	\$ 70,900.00	\$ 49,000.00
13	Edmond		OK	73003	2	\$ 32,000.00	\$ 65,602.00
14	Arlington		MA	02474	3	\$ 60,952.00	\$ 54,925.00
15	Wellesley		MA	02681	3	\$ 57,356.00	\$ 56,666.00
16	Newton	1	MA	02458	2	\$ 69,163.00	\$ 16,831.49
17	Watertown		MA	02472	1	\$ 50,000.00	\$ 45,051.47
18	Newton	1	MA	02459	1	\$ 64,224.00	\$ 64,567.61
19	Needham		MA	02494	1	\$ 70,000.00	\$ 65,636.00
20	Cambridge		MA	02140	2	\$ 80,982.72	\$ 20,803.00
21	Cambridge		MA	02142	3	\$ 70,653.00	\$ 45,807.43
22	Braintree		MA	02184	6	\$ 56,740.00	\$ 70,628.80
23	Boston		MA	02124	5	\$ 87,456.00	\$ 25,685.77
24	Boston		MA	02131	3	\$ 80,849.00	\$ 63,524.28
25	Newton	1	MA	02460	3	\$ 70,346.00	\$ 49,342.96
26	Southboro		MA	01772	3	\$ 68,964.00	\$ 24,874.03
27	Allston		MA	02134	1	\$ 72,000.00	\$ 69,373.23
28	Newton	1	MA	02459	4	\$ 78,174.00	\$ 53,744.00
29	Natick		MA	01760	2	\$ 43,782.00	\$ 3,749.72
30	Boston		MA	02118	2	\$ 72,000.00	\$ 48,932.00
31	Shewsbury		MA	01545	3	\$ 83,000.00	\$ 5,515.00
32	Arlington		MA	02424	3	\$ 63,263.00	\$ 17,712.70
33	Cambridge		MA	02141	1	\$ 85,000.00	\$ 11,956.15











Application #	City	Newton Resident	State	Zip Code	HH Size	HH Income	Household Assets
1	South Boston		MA	02127	4	\$ 59,280.00	\$ 69,545.00
2	Newton	1	MA	02458	5	\$ 108,262.00	\$ 24,999.00
3	Brighton		MA	02135	6	\$ 61,464.00	\$ 20.00
4	Marlboro		MA	01752	3	\$ 57,000.00	\$ 1,400,000.00
5	Cambridge		MA	02189	4	\$ 73,403.20	\$ 51,835.22
6	Needham		MA	02494	4	\$ 84,336.00	\$ 34,338.00
7	Chestnut Hill		MA	02467	3	\$ 85,858.00	\$ 127,090.00
8	Dorchester		MA	02424	4	\$ 80,000.00	\$ 64,243.93
9	Boston		MA	02125	1	\$ 64,745.00	\$ 47,668.00
10	Walpole		MA	02081	6	\$ 86,532.00	\$ 55,079.58
11	Sudbury		MA	01776	4	\$ 61,512.00	\$ 25,264.00
12	Wellsley		MA	02421	5	\$ 80,764.00	\$ 36,932.06
13	Boston		MA	02136	3	\$ 86,370.00	\$ 66,972.47
14	Needham		MA	02492	4	\$ 70,000.00	\$ 57,638.00
15	Boston		MA	02118	2	\$ 50,763.00	
16	Newton	1	MA	02461	5	\$ 108,051.00	\$ 3,173.24
17	Hyde Park		MA	02136	3	\$ 71,760.00	\$ 12,768.35
18	Newton	1	MA	02464	7	\$ 119,000.00	\$ -
19	Ashland		MA	01721	5	\$ 76,200.00	\$ 22,900.00
20	Watertown		MA	02472	5	\$ 98,400.00	\$ 52,044.00
21	Braintree		MA	02184	6	\$ 56,740.00	\$ 70,628.00
<b>Winner</b>							
12	Wellsley		MA	02421	5	\$ 80,764.00	\$ 36,932.06
<b>Total applicants</b>		<b>22</b>					
<b>Total Newton applicants</b>		<b>3</b>	<b>13.6%</b>				
<b>Total non-Newton applicants</b>		<b>19</b>	<b>86.4%</b>				

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## **City of Newton Affordable Ownership Resale Program Affirmative Marketing Plan**

There are approximately 80 deed-restricted units in Newton's affordable ownership portfolio. The majority of these units were converted from market-rate to affordable units through the use of the City's CPA, CDBG, and HOME funds. These funds were utilized to reduce the price of the market-rate units to an affordable level for households at or below 80% of the Area Median Income (AMI). Additional units in the portfolio were created through new construction projects subject to affordability requirements either imposed by the City's Inclusionary Zoning ordinance or by a Chapter 40B comprehensive permit. The affordability of the units in this ownership portfolio is secured through a deed restriction that survives the sale or foreclosure of the property.

This document details the affirmative marketing process for the resale of the units in the City's affordable ownership portfolio **where the City of Newton is listed as the Monitoring Agent** in the affordable housing restriction for that unit. The City of Newton's Planning & Development Department provides marketing, outreach, and lottery administration services related to the resale of these affordable ownership units.

The City of Newton's Planning & Development Department seeks to provide clear, accessible information regarding the resale of these affordable units. Affirmative marketing efforts are intended to encourage maximum participation from low- to moderate-income households and members of the region's traditionally underserved racial and ethnic communities. The City does not discriminate in the selection of applicants based on race, color, religion, national origin, disability, familial status, sex, age, marital status, children, sexual orientation, genetic information, gender identify, ancestry, veteran/military status or membership, or public assistance recipient.

People with disabilities are entitled to request a reasonable accommodation of rules, policies, practices, or services, or reasonable modification of housing. Requests may be made by contacting Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at [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.

### **Eligible Applicants**

Eligible applicants must have annual gross incomes at or below 80% of the Area Median Income (AMI), adjusted for household size, for the Boston-Cambridge-Quincy, MA-NH HUD Metro FMR Area as published by the U.S Department of Housing and Urban Development.

Eligible applicants must be first-time homebuyers. First-time homebuyers are individuals who have not held an ownership interest in residential real estate for three years prior to purchasing the affordable home. All members of the household must be first-time homebuyers, except for the households described below.

First time homebuyer exception applies to:

- Displaced homeowners, where the displaced individual while a homemaker (an adult who has not worked full-time, full-year in the labor force for a number of years but has, during such years, worked primarily without remuneration to care for the home and family), owned a home with his or her partner or resided in a home owned by the partner;
- Single parents, where the individual owned a home with his or her partner or resided in a home owned by the partner and is a single parent (is unmarried or legally separated from a spouse and either has one or more children of whom the individual has custody or joint custody, or is pregnant);
- Households where at least one household member is 55 or older;
- Households that owned a principal residence not permanently affixed to a permanent foundation in accordance with applicable regulations; and
- Households that owned a property that was not in compliance with State, local or model building codes and that cannot be brought into compliance for less than the cost of constructing a permanent structure.

### **Resale Process**

As provided in the Deed Rider (affordable housing restriction), the City has **up to 90 days**, after receiving notice of the homeowner's intention to sell the home, to close on a sale to an Eligible Purchaser or a Monitoring Agent. This time period can be extended, per the Deed Rider, to arrange for details of closing, to locate a subsequent purchaser if the first selected purchaser is unable to obtain financing, or for lack of cooperation on the seller's part.

### **Marketing**

Applications for these housing opportunities will be made available online, as a hardcopy at the Newton City Hall, and sent to anyone interested in the lottery.

The marketing period for these resales is **approximately 30 days**.<sup>1</sup>

The City of Newton utilizes the following digital platforms to advertise new resale opportunities:

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<sup>1</sup> New construction units must be marketed for a minimum of 60 days.

- Email Newsletters:
  - City of Newton Mayor Ruthanne Fuller’s email newsletter (over 35,000 subscribers)
  - City of Newton Planning & Development Department’s Affordable Housing email newsletter (over 2,700 subscribers)
  - City of Newton Planning & Development Department’s weekly Friday Report email newsletter
  
- Websites:
  - City of Newton’s “Current Affordable Housing Opportunities” webpage: <https://www.newtonma.gov/government/planning/housing-community-development/housing/current-affordable-housing-opportunities>
  - My Mass Home: <https://www.mymasshome.org/> (formerly MassAccess Housing Registry)
  - City of Boston’s Metrolist website: <https://www.boston.gov/metrolist>

## Lottery

- Applications must be received (not postmarked) with all required information by the posted deadline.
- Persons must submit all the necessary information by the application deadline. Late applications and applications that are incomplete will not be accepted.
- All buyers must complete a first-time homebuyer course before closing on the unit; households are required to submit proof of completing the course with their application prior to final eligibility and signing a Purchase and Sale agreement. If a household has yet to complete the class, please detail when you will be complete the course in the application. Please visit the CHAPA website to schedule: <http://www.chapa.org/looking-for-housing/homebuyer-workshops>
- All applicants will be screened for eligibility. Applicants who have been deemed ineligible will be notified in writing of the decision and given time to contact to disagree with the determination. A final lottery eligibility letter will be emailed to each applicant indicating their final eligibility determination, preferences and the lottery specifics (date/time).
- The applicant’s income (for the 90 days prior to the application period) will be verified and compared to the income limits published by HUD for the Boston Metropolitan Statistical Area. Income includes all income prior to any deductions from all adult household members and are determined using the method as in the HUD Section 8 program defined at 24 CFR 5.609. An imputed income amount of 0.06% of assets will be added to income for assets over \$5,000.
- Household assets shall not exceed \$75,000 in value (for the 90 days prior to the application period). Assets include but are not limited to all cash, cash in savings accounts, checking accounts, gift amounts, certificates of deposit, bonds, stocks, the cash value of retirement accounts, value of real estate holdings and other capital investments. The value of

necessary personal property (furniture, vehicles) is excluded from asset values. Equity from the sale of any home will be included with other household assets that cannot exceed the household asset value limits noted above.

- Due to office closures, and in compliance with social distancing guidelines related to Covid-19, the lottery will be conducted using the Zoom online meeting tool. All eligible applicants will be given the information required to join the Zoom meeting.
- Lottery tickets will be assigned a number in the sequence in which they are drawn and recorded in the order of selection on the Lottery Drawing Lists. Letters with the lottery results will be emailed within three business days to the winners and all applicants.
- The lottery agent shall maintain all Lottery Drawing Lists. In the event that any of the applicants withdraw for any reason, or do not comply with guidelines, the next qualified applicant in the lottery pool ranked by bedroom size need, will be offered the unit. If any applicant is offered a unit and opts not to proceed, they will be moved to the bottom of the list.
- Failure to provide the requested information will result in the household becoming ineligible for the unit and they will be removed from the Wait List.
- Households who do not respond to phone or mail inquiries or who do not respond to a request for additional information within the time frame provided shall be removed from the Wait List.

### **Pre-Closing**

- The lottery winners must sign a reservation form which provides a commitment to purchase.
- It is recommended that purchasers obtain an attorney who can assist with the review and execution of the Purchase and Sale Agreement (P&S).
- Final qualification against all requirements will be verified before the execution of Purchase and Sale, and eligible applicants must be approved by the monitoring agent (DHCD, if applicable) before signing a P&S, as determined by the Lottery Agent.
- There are specific closing and financing requirements for loans on these units, which are listed below. We strongly encourage households to apply through banks who are aware of the resale restrictions and guidelines for affordable housing programs. These banks will likely have access to additional first-time homebuyer programs that may be of great assistance and increase buying power such as the Massachusetts Housing Partnership's ONE Mortgage Program or MassHousing no-MI product.
  - The loan must have a fixed interest rate through the full term of the mortgage, with a fair interest rate.
  - The interest rate must be locked in – not floating.
  - The buyer must provide a down payment of at least 3%, 1.5% of which must come from the buyer's own funds, demonstrated at the time of application.
  - The loan can have no more than 2 points.

- The buyer may not pay more than 38% of their monthly income for housing costs.
  - Mortgage co-signers are not accepted, and Loans from non-institutional lenders will not be accepted.
- Once the buyer has closed on the unit, there are no future income or asset eligibility reviews, however there is an annual recertification form required by the City to confirm the homeowner's primary residency.



Ruthanne Fuller  
Mayor

Barney Heath  
Director of  
Planning & Development

Malcolm Lucas  
Housing Planner

*Members*

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Donna Rigg, Vice-Chair  
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## CITY OF NEWTON, MASSACHUSETTS

### Fair Housing Committee

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November 3, 2022

Jini Fairley, ADA/504 Coordinator  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: 2022 American with Disabilities Act and Section 504 Transition Plan

Dear Ms. Fairley,

At your request, the Newton Fair Housing Committee (NFHC) reviewed on November 1, 2022, the draft American with Disabilities (ADA) Act and Section 504 Transition Plan 2022 Edition of the City of Newton. Thank you for giving us the opportunity to comment on this important document.

The NFHC very much appreciates your invaluable role in advising us on our efforts to Affirmatively Further Fair Housing in the City of Newton. You continue to play a significant role in ensuring that ADA/504 standards are complied with, as well as recommend improvements to new affordable and mixed income housing developments proposed in Newton. With your input, the NFHC has established the "Newton Fair Housing Committee Reviewing Project Consideration of City Fair Housing Goals" which specifically includes review of affordability, accessibility and visitability of new housing developments seeking zoning and permitting rights from the City of Newton. In addition to reviewing affordability, accessibility and visitability, you also review compliance with and make recommendations on accessible transportation and parking standards. You are instrumental in identifying and recommending improvements to multi-family and related commercial uses in new developments and have facilitated increasing affordable housing options for people with disabilities in Newton.

The NFHC commends you for the preparation of the draft ADA/504 Transition Plan. If appropriate, the NFHC recommends incorporating into the document your important role in advising on reviewing compliance with ADA/504 standards and recommending improvements to multi-family housing developments and related commercial uses on: affordability, adaptability, accessibility, transportation and parking. In addition, the committee recommends including reference to your valuable facilitation of increasing affordable housing options in Newton for people with disabilities.



The NFHC recommends ensuring that the document incorporates recent changes to replace MassAccess. These include for reporting rental opportunities, identifying Housing Navigator MA, and for homeownership opportunities, identifying MyMassHome. The NFHC highly recommends that the City work to maintain on-going, complete and accurate reporting to these state-sponsored websites so that available affordable rental and homeownership opportunities designated by Newton on the Subsidized Housing Inventory (SHI) are identified and marketed. Further, the NFHC recommends that the City evaluate and improve its tracking and reporting of SHI designated units and incorporate into the ADA/504 Plan at some future date these affordable housing projects that receive support from the City of Newton through government funding sources and/or through the zoning and permitting process.

We are grateful for the opportunity to comment on this Plan and to benefit from your dedicated and valuable work to promote access to housing for people with disabilities and people of all backgrounds as we work together to promote Affirmatively Furthering Fair Housing in Newton.

Sincerely,



Esther Schlorholtz, Chair



Donna Rigg, Vice Chair

cc: Barney Heath, Director of Planning & Development  
Amanda Berman, Director of Housing & Community Development  
Malcolm Lucas, Housing Planner



Ruthanne Fuller  
Mayor

Barney Heath  
Director of  
Planning & Development

Malcolm Lucas  
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## CITY OF NEWTON, MASSACHUSETTS

### Fair Housing Committee

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November 9, 2022

Richard A. Lipof, Chairperson  
Land Use Committee  
Newton City Council  
1000 Commonwealth Avenue  
Newton, MA 02459

Re: Petitions SP-22-111 and RZ-22-2 for Special Permit and Zone Change  
(1314 Washington Street)

Dear Councilor Lipof:

At the request of HQ, LLC (the "petitioner"), developer of the proposed mixed-use project at 1314 Washington Street in West Newton Square, the Newton Fair Housing Committee ("NFHC" or the "Committee") has reviewed the above-referenced proposal. The petitioner is an affiliate of Mark Development.

In 2015, the City of Newton agreed with the U.S. Department of Housing and Urban Development ("HUD") to "review all applicable projects for their inclusion of fair housing goals, and note in writing in all applicable project reviews a statement that 'the objectives of the City's *Consolidated Plan*, including fair housing, have been considered in this review'" as a part of the Conciliation Agreement between the City, HUD and the Supporters of Engine 6 to resolve a fair housing complaint arising out of the City's denial of funding for affordable housing for chronically homeless individuals. That charge complements the usual review by City staff in that it is asking for review that focuses on goals and policies that are documented in the Consolidated Plan, which calls for consideration thereof, and not necessarily consistency with such goals and policies.

In September 2016, the Committee drafted a set of criteria for reviewing proposed projects with consideration of the City's fair housing goals. These criteria were revised in January 2019 and updated again in May 2020. The revised criteria in effect at the time of the presentation of the project reflect the following ways in which developers might go beyond regulatory requirements to serve the City's currently documented fair housing goals:

- Going beyond the required minimum share of project housing units that are committed to being affordable;
- Going beyond the regulated minimum share of project housing units that meet housing accessibility standards;
- Providing “visitability” for housing units not required to be fully accessible;
- Developing at a site that is well located in relation to commercial services and job accessibility;
- Developing at a location close to good public transportation; and
- Going beyond legal obligation to avoid any possible discriminatory impacts on “protected classes.”

While none of these actions are specifically required by current law or regulation, each of them would support the fair housing goals set forth in Newton’s *Consolidated Plan*, and other documents cited in it.

The petitioner has applied to the Newton City Council, pursuant to Massachusetts General Laws Chapter 40A, Section 6, as amended, for the issuance of a Special Permit and a change of zone for three consolidated parcels at 1314 Washington Street, 31 Davis Street, and 33 Davis Street. The petition includes 50 dwelling units and 3,873 square feet of restaurant or retail space (the “Project”).

Per the Inclusionary Zoning provisions in the Newton Zoning Ordinance, the Project would include 8 dwelling units for households earning between 50% and 80% of AMI and 1 dwelling unit for households earning up to 110% of AMI. A cash payment of approximately \$195,000 will be made in lieu of a .3 unit fractional shar (based on a TDC per unit of \$650,000).

The number of affordable, accessible, and adaptable dwelling units for studio, 1-bedroom, 2-bedroom, and 3-bedroom units are as follows:

	Studio	1 BR	2BR	3BR	Total
Number of Units	0	22	22	6	50
Percentage of Total	0	44%	44%	12%	100.0%
Average Size	-	833	1,231	1,545	1,100
Total Affordable Units	0	4	4	1	9
Number of <50% AMI Affordable	0	2	2	0	4
Number of 50-80% AMI Affordable	0	2	1	1	4
Number of 80-110% AMI Affordable	0	0	1	0	1
Accessible (6.0% of total units)	0	1	1	1	3
Adaptable (100.0% of remaining units)	0	21	21	5	47

The petitioner gave a presentation and answered questions from members of the Committee regarding the Project at the Committee’s June 1, 2022 meeting. Based on its review of the Project, the Committee offers the following comments and observations concerning the extent to which the Project supports the City’s fair housing goals, for consideration by the City Council in connection with approving a Special Permit and zone change for the Project.

**Affordability.** Based on the petitioner’s presentation, the Committee found that the Project meets but does not exceed the affordability regulatory requirements.

**Accessibility.** The Committee found that the Project would meet but not exceed accessibility regulatory requirements. In addition, 100.0% of the units would be adaptable, which meets regulatory requirements.

**Visitability.** The Committee found that the Project meets visitability regulatory requirements. All the units (100.0%) in the Project will have: 1) at least one building entrance at grade, approached by an accessible route; 2) an entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space; and 3) at least one half-bath on the main floor of each unit.

**Housing/Employment/Transportation Proximities.** The Committee found that the Project would exceed regulatory requirements for proximity to housing, employment, and public transportation. The Project is located next to residential homes on Davis Street and close to residential neighborhoods to the north and south of West Newton Square.

The Project, in the heart of West Newton Square, is well sited in relation to commercial services and job accessibility and is located within or adjacent to a commercial or major employment site.

The Project is located within the area of the City's recent West Newton Square Enhancement project, a construction project which has resulted in improved pedestrian and bicycle transportation throughout the Square. The Project is also located less than ¼ mile from the West Newton Commuter Rail stop, and the site is considered Good/Very Good according to the Committee's Public Transportation Map.

**Discriminatory Impacts.** The Committee found that the Project would not have a disparate impact on any protected class (i.e., race, national origin, color, religion, sex, disability, familial status, sexual orientation, or gender identity), nor would it perpetuate racially segregated housing patterns. The Project is close to housing, office, and retail which offer employment opportunities for residents, and public transportation is located near the site. Finally, in order to avoid any disparate impact, the Committee notes that the affirmative marketing plan for rental of the units is intended to support the City's fair housing goals.

Thank you for your consideration. If you have any questions for the Committee, please contact the City's Housing Planner, Malcolm Lucas, who staffs the Committee, by telephone at 617-796-1149, or by email at [mlucas@newtonma.gov](mailto:mlucas@newtonma.gov).

Sincerely,



Esther Schlorholtz, Chair



Donna Rigg, Vice Chair

cc: Stephen J. Buchbinder, Esquire  
Barney Heath, Director of Planning & Development  
Katie Whewell, Chief Planner for Current Planning  
Amanda Berman, Director of Housing and Community Development  
Malcolm Lucas, Housing Planner  
Jini Fairley, ADA Coordinator  
Jennifer Breslouf, Land Use Committee Clerk



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## CITY OF NEWTON, MASSACHUSETTS

### Fair Housing Committee

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November 7, 2022

Shaylyn Davis  
Senior Community Development Planner  
City of Newton  
1000 Commonwealth Avenue  
Newton, MA 02459

RE: WestMetro HOME Consortium HOME-ARP Allocation Plan

Dear Ms. Davis,

At your request, the Newton Fair Housing Committee (NFHC) reviewed on November 1, 2022, the WestMetro HOME Consortium HOME-ARP Allocation Plan's Community Engagement Plan. Thank you for giving us the opportunity to comment on this important plan.

The NFHC appreciates the valuable engagement of the WestMetro HOME Consortium in its efforts to Affirmatively Further Fair Housing in the City of Newton and the other WestMetro HOME Consortium communities, including Bedford, Belmont, Brookline, Concord, Framingham, Lexington, Natick, Needham, Sudbury, Waltham, Watertown and Wayland. The City of Newton, as the lead entity, continues to play a significant role, including in the use of American Rescue Plan Act of 2021 (ARP) funding from the U.S. Department of Housing and Urban Development (HUD). HUD has awarded \$5.4 million to the West Metro HOME Consortium for housing services and shelter to individuals experiencing homelessness or housing instability. The Newton Fair Housing Committee (NFHC) supports your efforts and the proposed use of the funds for this vulnerable population.

The NFHC members identified the following for consideration:

- Homelessness and being at-risk of homelessness are important concerns in all the West Metro communities, including Newton. The NFHC appreciated the data provided that show the current need in each community and noted that the data likely does not fully identify the need especially for the "invisible homeless" and the "disability homeless" in each community.
- There is a strong need for emergency services and shelter in the City of Newton that are not being met. With few, if any, emergency apartments or services in the

city, those who are homeless or at-risk are often forced to leave Newton and move to other communities that provide more shelter and services. The ARP Plan should ensure that each community provides services and shelter equitably among the WestMetro communities. Some communities should not bear a greater burden to provide services and housing than others.

- With the local and nationwide increase in instances of domestic violence and trafficking during the COVID pandemic, the need for additional services and shelter for survivors of domestic violence and trafficking should be supported. Further analysis is also needed to determine the need for additional housing assistance in the form of development of additional units or transitional rental assistance in Newton and the other Consortium communities.
- In Newton, there is an approximately nine-year wait to access a rental subsidy voucher. Therefore, households at risk of homelessness generally do not have an option of remaining in Newton. More resources and services like this are important to serving the needs of the homeless and at-risk of homelessness in every community.
- The NFHC noted Newton's responsibilities to Affirmatively Further Fair Housing and the 2015 HUD consent agreement with the City associated with a Fair Housing complaint when nine units of housing for the homeless failed to be built. In 2022, those nine units are now built and in process of rent-up. The committee encourages the City of Newton and the WestMetro HOME Consortium to ensure that Newton continues to create housing and services responsive to the needs of the homeless in Newton.

We are grateful for the opportunity to comment on this Plan and for the valuable efforts outlined in it to assist households by accessing this valuable HUD funding for those who are experiencing homelessness and are at-risk of homelessness. We are grateful for the efforts to promote Affirmatively Furthering Fair Housing in Newton and all the Consortium communities.

Sincerely,



Esther Schlorholtz, Chair



Donna Rigg, Vice Chair

cc: Barney Heath, Director of Planning & Development  
Amanda Berman, Director of Housing & Community Development  
Malcolm Lucas, Housing Planner  
Alexis Lanzillotta, Barrett Planning Group