

Newton Housing Partnership Meeting

Notes from

November 15, 2022, Meeting

Conference Call Meeting

6:00-8:00 pm

Approved on 12/20/22

Partnership Members in Attendance: Eliza Datta, Chuck Eisenberg, Lizbeth Heyer, Josephine McNeil, David Rockwell, Marva Serotkin

Others in Attendance: Amanda Berman, Eamon Bencivengo, Barney Heath, Councilor Wright and members of the community

It was moved by Chuck Eisenberg and seconded by David Rockwell to approve the minutes of the October 18, 2022, meeting. The minutes were approved with Lizbeth Heyer and Josephine McNeil abstaining.

HOME-ARP

Alexis Lanzillotta from Barrett Planning Group presented an overview of the HOME-ARP program. This one-time funding program was included in the American Rescue Plan to address homelessness. There is a total of \$5.4m allocated for the West Metro Home Consortium in which Newton is the lead. The initial step is a needs assessment and gap analysis specific to five qualifying populations. Activities can include rental housing, supportive services, acquisition and construction of new housing with 15% allocated to administration and planning. In addition, there is a State HOME-ARP program.

Alexis asked for the priorities of the Partnership for the eligible activities. The following suggestions were offered by the members:

- Supportive services to include services in public housing
- Emergency non-congregate shelter
- Supplementing organizations that currently provide these services

Alexis explained that her group will use existing documentation from communities regarding needs. Josephine McNeil stated that Newton Wellesley Hospital recently published the results of a health needs assessment. Alexis informed the committee that there will be community meetings as well.

The plan will be submitted to HUD by the end of March.

Elder Housing with Services IZ Section

Lizbeth Heyer led the discussion about the implications of the IZ Ordinance that is specific to elder housing. There are two models included in the Ordinance:

- 1.) Buyout with half of the funds allocated to the Newton Housing Authority and half to the Newton Housing Trust
- 2.) Provide services equal to services that market rate units receive

Recently two developers opted for the buyout option. As a result of the Sunrise presentation of a proposed assisted living project, the Partnership learned that there are no requirements for ALs to provide services. This revelation led to a question whether the Trust can allocate funding for services. Staff were requested to return with a response. Since there are no models from other cities to compare, Josephine McNeil recommended that the City bring in someone to assist in developing a method to use such an ordinance to provide services to low-income elders living in IL and AL. Eamon Bencivengo was asked to share the financial modeling for the percentage of income eligible for IL and AL.

Newton Housing Partnership Initiatives

a. Zoning Redesign.

Barney Heath reviewed the zoning redesign proposal. A presentation of the mapping was made to ZAP; zoning language will be presented at ZAP on November 28th in addition to individual meetings with City Councilors; meetings will be held for each village in the next month. It is anticipated that 2.0 mapping will be presentation to ZAP in February. 'Sticky' issues are under discussion including Affordable Housing Overlays (AHO). Partnership members complimented the staff on the outreach process. The City received feedback from 1,000 people. Lizbeth Heyer inquired about the timing for the NHP to weigh in on the zoning redesign. Barney recommended that the January ZAP meeting would be an appropriate date. The NHP will discuss the submission at the December meeting.

b. Affordable Housing Overlay.

David Rockwell reviewed the final document prepared by David and Chuck Eisenberg. David stated that the document is an impartial analysis focusing on the AHO in Somerville and Cambridge. The document is offered for file until the timing is best to bring the issue

forward. David thanked Eliza Datta for her input. Barney Heath suggested that he meet with each of the authors to continue the discussion. Barney stated that Newton is in compliance with the new MBTA housing law.

It was moved by Josephine McNeil and seconded by Marva Serotkin and voted unanimously to adopt the document as submitted.

- c. Extremely low-income strategy.
Amanda Berman reported that there is a December 1 deadline for the applications for the Economic Stability Initiative.
- d. Tenant Selection Practices.
Lizbeth Heyer that the plan is for the Trust/NHP/Fair Housing to collaborate with FH taking the lead. How to define the role of each entity will be added to the NHP agenda for the next meeting.

Project/Program Updates

- a. Dudley Road Estate Expression of Interest.
There is a meeting scheduled for November 17th.
- b. Eamon Bencivengo reported that ZBA hearings for the Armory and Northland projects have been scheduled in December.
- c. Mark Development 1314 Washington St Project has agreed to 80% AMI for the 3-bedroom apartment and 110% for the 2-bedroom apartment.
- d. There are two new projects in process: 40B at 41 Washington St and the Toll Brothers on Boylston Str.

Upcoming Meetings

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

Respectfully Submitted,

Marva Serotkin

