

## NEWTON HOUSING PARTNERSHIP

Newton Housing & Community Development Program

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### February 13, 2008 MEETING MINUTES DRAFT

Date: February 13, 2008  
Time: 7:45 a.m.  
Location: City Hall, Room 202

Members Present: Phil Herr, Josephine McNeil, David Stein, John Wilson, Andrew Franklin, Dan Violi, Jeanne Strickland

Visitors: David Ennis, Candace Havens, Dino Rossi, Steve Vano, Franklin Schwarzer, Hallie Pinta

Staff: Steve Gartrell

Minutes prepared for the Housing Partnership by Trisha Guditiz, Housing Development Coordinator (from Steve Gartrell notes)

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**1. October 10, 2007 meeting minutes:** The minutes from the October Housing Partnership meeting were approved.

**2. Update on financing for Warren House:** David Ennis, Newton Community Development Foundation (NCDF) board member, described the status of the proposed financing for the Warren House. The cost of the capital improvement plan has increased from three to four million dollars. Currently, NCDF is working with MassHousing to see if they would approve a refinancing package since they did not receive approval from Mass Housing Partnership. NCDF is also considering a funding request to the Affordable Housing Trust and 501 © 3 bond financing.

**3. 1235 Boylston Street:** Since there wasn't a quorum, the members could not act vote on the request for approval. Franklin Schwarzer (Schlesinger and Buchbinder) described the proposed 8-unit special permit development. Currently, the Inclusionary Housing Plan has not been submitted to the City. An approved plan is required prior to the issuance of a building permit. Members questioned the proposed sales price of the affordable unit (approximately \$200,000) and said they thought it was high. Dino Rossi explained to the members that the units will be Energy Star certified. Work to the existing historic building on the site will only be done as necessary. Historic molding will be replaced rather than dealed. At the end of the discussion, Phil Herr said that the members were generally pleased with the proposal and he agreed to write a letter summarizing member comments to the Land Use Committee.

**4. FY09 Annual Action Plan:** Phil Herr said that he didn't have any questions but wondered where the numbers were (only text had been submitted).

**5. 29 Coyne Road update:** The Committee Preservation Committee (CPC) voted in favor of the application. The members didn't have a problem with the CPC proposing to increase their allocation if the market rate unit became an affordable unit. (All three units would then be affordable.)

**6. Survey results:** Phil summarized the survey results.

**7. Vision Statement:** The members decided not to review and discuss this documents since there wasn't a quorum.

**7. Quorum and size of membership:** The number of members that constitute a quorum is an ordinance requirement. The Board of Aldermen can approve a change in the quorum number. Jeanne Strickland and Josephine McNeil recommended that a recipient of First Time Homebuyer assistance be asked to join the Newton Housing Partnership. Also, Josephine noted that there needs to be more racial and ethnic diversity on the Partnership.

**8. Draft rent policy:** Josephine said that the percentage of income towards rent (30%) was too low and others agreed. Josephine said that 35% to 40% is more reasonable. Jeanne Strickland added that she thought the City cap should be up to 40%. Again, since there wasn't a quorum, the members decided to table the discussion on the rent policy for a subsequent meeting.

The meeting was adjourned.