

NEWTON HOUSING PARTNERSHIP
Newton Housing & Community Development Program
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MINUTES February 11, 2009 meeting DRAFT

Members present: Phil Herr, Chairman, Nancy Andersen, Deb Crossley, Andrew Franklin, Liz Kirsch, Bart Lloyd, Peter Macero, Josephine McNeil, David Stein, Jeanne Strickland, Dan Violi, Myra Tattenbaum and John Wilson

Staff: Trisha Kenyon Guditz, Steve Gartrell, Mike Kruse

Draft minutes prepared for the Housing Partnership by Trisha Kenyon Guditz, Housing Program Manager

Proposed Revisions to the Newton Housing Rehabilitation Program:

Trisha Guditz summarized the proposed changes to the City's current housing rehabilitation program. Most of the Housing Partnership's comments involved marketing the new program including emphasizing the energy efficiency and weatherization aspects of the program. Members also suggested marketing venues including public service announcements on NewTV, inserts in a quarterly tax bill, contacting the Newton Clergy Association and providing information at blood pressure clinics and the Senior Center.

Deb Crossley also recommended that housing staff consider aligning with the Coalition of Green Decade and the Newton Energy Commission.

Dan Violi suggested that staff create a typical energy savings analysis as a marketing tool and as a way to dovetail with the entities that Deb had described.

The Housing Partnership supported the changes in concept and suggested emphasizing energy efficiency more and increasing marketing efforts. They also expressed a concern with quality control and said that performance "testing" will be part of the program's cost.

Proposed Revisions to the Inclusionary Zoning Ordinance (See 2/9/09 memo by Phil Herr titled *Memo RE Inclusionary Zoning Amendment*):

Phil Herr summarized his memo for the group. The primary issues are: Fees in lieu of on-site units and a density benefit for developers for exceeding 15% affordability. The Housing Partnership raised questions regarding the Newton Housing Authority's historic use of fees in lieu of units resulting from the 10% inclusionary zoning ordinance. Peter

Macero raised a question regarding the fee amount and asked what would happen if the first two units {granted a Certificate of Occupancy} were the most expensive in a development. (The draft language states that the first two units do not require a fee in lieu.)

The members also discussed this proposed text regarding the granting of a density bonus where lot area per dwelling unit is decreased by up to 50%. John Wilson asked if some modeling could be provided. Dan asked for clarification if the percentage increase was tied to the number of units. Bart asked how the members were supposed to determine whether 50% was the correct number. Mike Kruse suggested thinking about a sliding scale. After discussion, the members supported the language in the memo (50%).

Resignation:

Phil announced that long time Housing Partnership member and housing advocate, Ellen Feingold, was resigning from the Housing Partnership because she was moving from Newton.

The meeting was adjourned.