



## **Zoning & Planning Committee**

### **Agenda**

### **City of Newton**

### **In City Council**

**Tuesday, May 29, 2018**

7:00PM

Council Chamber/Room 211

#### **Items Scheduled for Discussion:**

*Public Hearings will be held on the following three items:*

- #201-18      Zoning amendment to limit residential portion of business zone developments**  
COUNCILOR GENTILE, MARKIEWICZ, COTE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, to require that any development in a business zone, limit the residential portion of the project to 50% of the total development.
- #202-18      Zoning amendment to Mixed Used 4 district**  
COUNCILOR GENTILE MARKIEWICZ, COTE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, so that the Mixed Used 4 (MU4) zone is either eliminated; or the dimensional controls are reduced; or a moratorium of two years be placed on any new MU4 development; or any combination of these three action.
- #203-18      Zoning amendment for moratorium on zone changes/construction Washington St.**  
COUNCILOR GENTILE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, to adopt an immediate moratorium on any zone changes and/or construction/development along both sides of Washington Street, including abutting properties, from the intersection of Commonwealth Avenue Washington Street in Auburndale/West Newton, to the intersection of Washington Street and Centre Street in Newton Corner. This moratorium shall remain in place until Zoning Redesign and the proposed “actionable plan for the Washington Street Corridor” are completed. This moratorium does not apply to by right construction/development that is currently allowed by the Newton Zoning Ordinances. This moratorium shall expire on September 30, 2019.

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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: [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.

- #268-18      Submission of the FY19 Annual Action Plan to HUD**  
HER HONOR THE MAYOR requesting City Council authorization to submit the FY19 Annual Action Plan to the U.S. Department of Housing and Urban Development (HUD) for the City of Newton Community Development Block Grant (CDBG), Emergency Solution Grant (ESG) funds and the WestMetro HOME Consortium.
- #299-18      Appointment of Kelley Brown to the Planning & Development Board**  
HER HONOR THE MAYOR appointing KELLEY BROWN, 457 Waltham Street, West Newton, as a full member of the PLANNING & DEVELOPMENT BOARD for a term to expire February 1, 2019.
- #256-18      Appointment of Jennifer Bentley to Newton Historical Commission**  
HER HONOR THE MAYOR appointing JENNIFER BENTLEY, 168 Mount Vernon Street, West Newton, as an at-large alternate member of the NEWTON HISTORICAL COMMISSION for a term to expire May 31, 2021. (60 days: July 6, 2018)
- #257-18      Appointment of Deborah Budd to the Newton Historical Commission**  
HER HONOR THE MAYOR appointing DEBORAH BUDD, 224 Jackson Street, Newton Centre, as a realtor alternate member of the NEWTON HISTORICAL COMMISSION for a term to expire May 31, 2021. (60 days: July 6, 2018)
- #303-18      Appointment of Debora Jackson to the Economic Development Commission**  
HER HONOR THE MAYOR appointing DEBORA JACKSON, 4 Pine Meadow Drive, Auburndale, to the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2021.
- #304-18      Appointment of Sarah Rahman to the Economic Development Commission**  
HER HONOR THE MAYOR appointing SARAH RAHMAN, 33 Staniford Street, Newton, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2021.
- #305-18      Appointment of Beth Nicklas to the Economic Development Commission**  
HER HONOR THE MAYOR appointing BETH NICKLAS, 100 Algonquin Road, Chestnut Hill, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2021.
- #306-18      Appointment of Matt Segneri to the Economic Development Commission**  
HER HONOR THE MAYOR appointing MATT SEGNERI, 45 Cedar Street, Newton Centre, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2021.

- #307-18      Re-appointment of Charles Tanowitz to the Economic Development Commission**  
HER HONOR THE MAYOR re-appointing CHARLES TANOWITZ, 51 Harding Street, West, Newton, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2021.
- #308-18      Re-appointment of Jeremy Freid to the Economic Development Commission**  
HER HONOR THE MAYOR re-appointing JEREMY FREID, 35 Cotton Street, Newton, as a member of the ECONOMIC DEVELOPMENT COMMISSION for a term to expire May 14, 2021.

**Respectfully Submitted,**

**Susan S. Albright, Chair**

## Sec. 4.2. Mixed Use Districts

### 4.2.1. District Intent

- A. Mixed Use 1 and 2 District.** [Reserved]
- B. Mixed Use 3/Transit-Oriented Development.** The purpose of the Mixed-Use 3/Transit-Oriented district is to allow the development of a mixed-use center on a parcel of no less than 9 acres near the terminus of a mass transit rail line, an interstate highway, a scenic road, and the Charles River, commonly referred to as the Riverside MBTA station, pursuant to the City's Comprehensive Plan, particularly the mixed-use centers and economic development elements. This district shall encourage comprehensive design within the site and with its surroundings, integrate complementary uses, provide enhancements to public infrastructure, provide beneficial open spaces, protect neighborhoods from impacts of development, allow sufficient density to make development economically feasible, foster use of alternative modes of transportation, and create a vibrant destination where people can live, work and play.
- C. Mixed Use 4 District.** The purposes of the Mixed Use 4 district are to:
1. Allow the development of buildings and uses appropriate to Newton's village commercial centers and aligned with the vision of the City's Comprehensive Plan.
  2. Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment.
  3. Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community.
  4. Expand the diversity of housing options available in the City.
  5. Promote the health and well-being of residents by encouraging physical activity, use of alternative modes of transportation, and creating a sense of place and community.

(Ord. No. Z-108, 04/17/12; Ord. No. A-4, 10/01/12; Ord. No. A-6, 10/01/12)

### 4.2.2. Dimensional Standards

#### A. Applicability.

1. The density and dimensional controls in Sec. 4.2.2 and Sec. 4.2.3 apply to all buildings, structures and uses in each of the listed districts.
2. Where more than one dwelling unit is provided on a lot in certain Mixed Use districts, the following residential density control shall apply:

Mixed Use District	MU1	MU2	MU3/TOD	MU4
Lot Area Per Unit (min)	10,000 sf	10,000 sf	1,200 sf	1,000 sf

3. Where a density or dimensional control is not set forth in the following tables for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the City Council.

#### B. Approval Process.

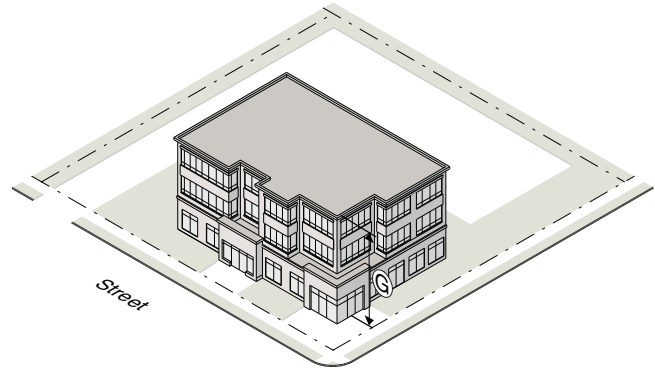
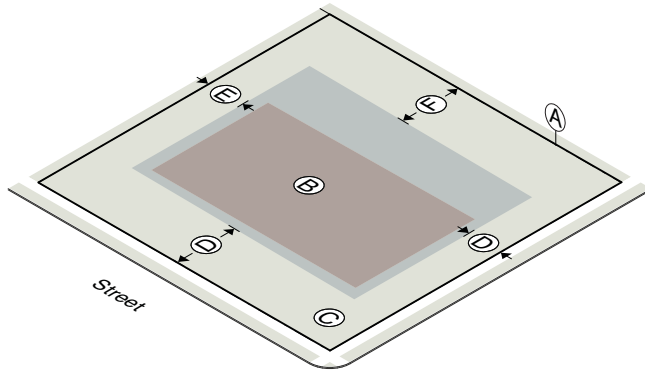
1. **Special Permit Required.** A special permit is required for any development in a mixed use district of 20,000 square feet or more.
2. **Site Plan Review Required.** A site plan is required for any development in a mixed use district that ranges from 10,000 to 19,999 square feet of new gross floor area. After August 3, 1987, the first addition of less than 2,000 square feet to an existing building or structure is not subject to site plan approval. All buildings, structures and additions shall be located on a lot in single and separate ownership, which lot shall not be available for use in common or in connection with a contiguous or adjacent lot.
3. **Stories.** A special permit is required based on stories according to the following table:

Stories	MU1	MU2	MU3/TOD	MU4
2 stories	P	P	NA	P
3 stories	P	SP	NA	--
3 stories, mixed use residential	NA	NA	NA	P
4 stories	SP	SP	NA	SP
5 stories, mixed use residential	NA	NA	NA	SP

P = Allowed by Right  
 SP = Special Permit by City Council Required  
 NA=Not Applicable, -- Not Allowed

(Ord. No S-260, 08/03/87; Ord. No. A-73, 04/04/16; Ord. No. A-99, 01/17/17)

### 4.2.3. All Building Types in Mixed Use



### Districts

Mixed Use Districts	MU1	MU2	MU3	MU4
<b>Lot Dimensions</b>				
Ⓐ Lot Area (min)				
2 stories	40,000 sf	10,000 sf	9 ac	10,000 sf
3 stories	40,000 sf	10,000 sf	9 ac	10,000 sf
4 stories	40,000 sf	10,000 sf	9 ac	10,000 sf
5 stories	--	--	9 ac	10,000 sf
Ⓑ Lot Coverage (max)	--	--	--	--
Ⓒ Beneficial Open Space	--	--	n/a by right; 15% by special permit	See <a href="#">Sec. 4.2.5</a>
<b>Building Setbacks</b>				
Ⓓ Front (min)				
1 story	15'	15'	See <a href="#">Sec. 4.2.4</a>	See <a href="#">Sec. 4.2.5</a>
2 or more stories	total ht of bldg	total ht of bldg		
Parking Setback	20'	15'		
Ⓔ Side (min)				
Abutting residential or Public Use district	Greater of ½ bldg ht or 20'	Greater of ½ bldg ht or 20'	See <a href="#">Sec. 4.2.4</a>	See <a href="#">Sec. 4.2.5</a>
Not abutting residential or Public Use district	7.5'	7.5'		
Parking setback	5'	5'		
Ⓕ Rear (min)				
Abutting residential or Public Use district	Greater of ½ bldg ht or 20'	Greater of ½ bldg ht or 20'	See <a href="#">Sec. 4.2.4</a>	See <a href="#">Sec. 4.2.5</a>
Not abutting residential or Public Use district	7.5'	0'		
Parking setback	5'	5'		
<b>Building and Structure Height</b>				
Ⓖ Height (max)				
2 stories	36'	24'	36' by right;	24'
3 stories	36'	36'	135' by	36'
4 stories	48'	48'	special permit	48'
5 stories	--	--		60'
Ⓖ Stories (max) see also <a href="#">Sec. 4.2.2</a>	3	4	4	8
<b>Floor Area Ratio</b>				
Floor Area Ratio (max)				
2 stories	1.50	1.00	up to 36' = 1.0	1.00
3 stories	1.50	1.50	up to 135' =	1.50
4 stories	2.00	2.00	2.4	2.00
5 stories	--	--		2.50

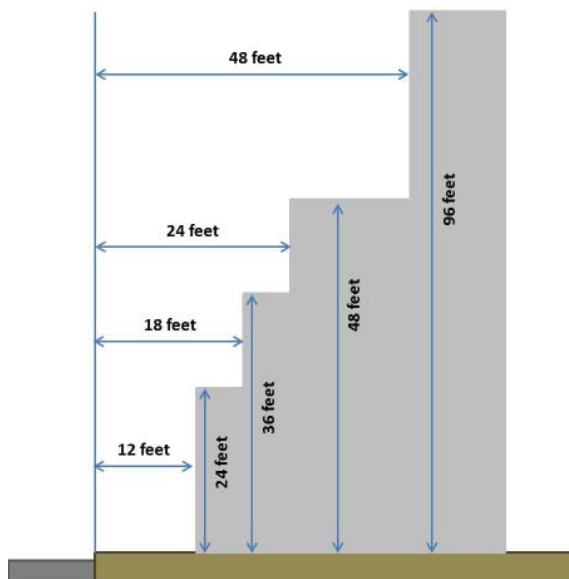
\* Average setback is described in [Sec. 1.5.3](#)

-- Not Allowed

#### 4.2.4. Additional Standards in MU 3/TOD

Any development permitted by special permit must meet the following requirements and the requirements of [Sec. 4.2.3](#). The City Council may grant a special permit to allow exceptions to the by-right dimensional standards of the MU 3/TOD, provided that the requirements of this [Sec. 4.2.4](#). are met and no dimension exceeds those allowed in [Sec. 4.2.3](#) for the mixed-use development special permit.

- A. Setbacks.** Any structure or building must be set back a distance equal to at least half the height of that structure or building from any lot line, except that for perimeter lot lines adjoining a state highway right-of-way or land owned by a Commonwealth of Massachusetts instrumentality, the setback may be 0 feet for nonresidential uses. To encourage stepped setbacks for taller structures, each portion of a building shall be treated as if it is a separate building for purposes of calculating required building heights and setbacks. In accordance with the procedures provided in [Sec. 7.3](#), the City Council may grant a special permit to allow a reduction in the minimum setback if it determines that the proposed setback is adequate to protect abutting uses.



- B. Beneficial Open Space.** At least 50 percent of the beneficial open space required by [Sec. 4.2.3](#) for a

mixed-use development must be freely open to the public.

- C. Exclusion of Public Structures from Zoning Requirements.** Any portion of a development parcel for the proposed development owned by a Commonwealth of Massachusetts instrumentality and devoted to a governmental function from which the general public is excluded (including, but not limited to a rail yard, maintenance facility, or railroad right-of-way) and any portion of a building or structure dedicated for public use by a State instrumentality (such as a passenger station or associated facilities for use by customers of the Massachusetts Bay Transportation Authority) shall not be included in the calculation of:
1. The quantity of beneficial open space required;
  2. Minimum lot area; or
  3. Floor area ratio.
- D. Impacts of Takings by or Conveyances to a Public Entity.** The provisions of [Sec. 7.8.4](#) shall apply to any taking by or conveyance of land within the development parcel to a public entity or to any land otherwise dedicated and accepted as a public way.
- E. Establishment of a Development Parcel.** The area developed under a special permit must be organized into a development parcel as defined in [Article 8](#). The development parcel may contain more than 1 lot or a portion of a lot, together with any easement areas located on adjacent parcels of land. The provisions of this Chapter shall apply to the development parcel as it exists on the date that the special permit is granted as if the development parcel were a single lot for zoning purposes, without reference to interior lot lines dividing separate ownerships. After the grant of a special permit, the ownership may be further divided (subject to the establishment of an organization of owners defined below) and any interior lot lines shall be disregarded for zoning purposes. The development parcel may be modified from time to time to accommodate land swaps or the purchase of adjacent land, provided that the resulting development parcel is not less than 9 acres in size and does not create or expand any nonconformities.
- F. Intensity of development.**
1. The development must have at least one use from each of the three categories (A, B, and C) plus a community use space.

- a. Category A: Office (including research and development, business incubator, medical office, and other similar uses);
  - b. Category B: Retail sales, personal services, restaurants, banking, health club, place of entertainment and assembly, theater, lodging, hotel, motel; and
  - c. Category C: Multi-family, live/work space, single room occupancy, single person occupancy, assisted living nursing home.
2. Notwithstanding paragraph G. below, any development that proposes an aggregate gross floor area of 20,000 or more square feet among all buildings within the development parcel shall require a special permit for a mixed-use development.

**G. The square footage in each category shall not exceed the maximums listed below, except, where approved by special permit, the maximums may be adjusted by up to 10 percent in each category, so long as the total gross floor area of all uses, excluding accessory parking, does not exceed 580,000 square feet:**

1. Category A shall not exceed 225,000 square feet (excluding offices incidental to residential, retail or community uses), the majority of which must be contained within one structure;
2. Category B shall not exceed 20,000 square feet, excluding those uses that are accessory to a use listed in Category A or C as determined by the Commissioner of Inspectional Services;
3. Category C shall not exceed 335,000 square feet not to exceed 290 dwelling units.

**H. Organization of Owners.** Prior to exercise of a special permit, an organization of all owners of land within the development parcel, except for owners of land subject to easements benefiting the mixed-use development, shall be formed. The organization of owners will be governed by special permit with the authority and obligation to act on behalf of all such owners in contact with the City or its representatives regarding compliance with this Chapter. The organization shall serve as the liaison between the City and any owner, lessee, or licensee within the development parcel governed by a special permit. Such organization shall be the primary contact for the City in connection with any dispute regarding violations of this Chapter and, in addition to any liability of individual owners, shall have legal

responsibility for compliance of the development parcel with the terms of the special permit for a mixed-use development, site plan approval, and other applicable provisions of this Chapter. In addition, any special permit shall provide for the establishment of an advisory council consisting of representatives of the adjacent neighborhoods and the organization of owners to assure continued compatibility of the uses and activities within the development parcel and its neighbors during and after construction. Membership of this advisory council shall be provided for in the special permit and shall be structured to ensure all neighborhood interests are represented.

(Ord. No. Z-108, 04/17/12)

#### 4.2.5. Additional Standards in MU4

**A. Design Standards for the Mixed Use 4 District.**

Notwithstanding any provisions of this Article to the contrary, buildings and structures in the Mixed Use 4 district shall conform to the following standards:

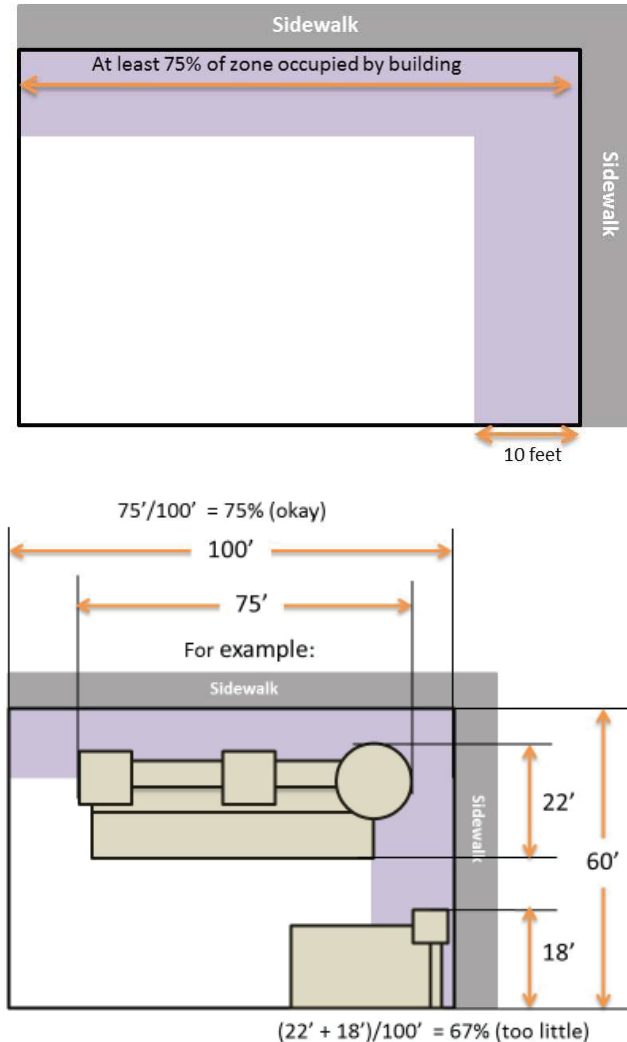
1. **Height.** Buildings in the Mixed Use 4 district shall be a minimum of 2 stories and shall conform to the limits for building height and stories established in Sec. 4.2.3. The City Council may grant a special permit to allow up to 4 stories and 48 feet of building height by finding that the proposed structure is compatible in visual scale to its surroundings, does not adversely affect its surroundings by creating shadows or blocking views, and advances the purposes of this district.
2. **Mixed-Use Residential Incentive.** Buildings that meet the definition of mixed-use residential buildings shall conform to the specific limits for building height and stories established in Sec. 4.2.3. The City Council may grant a special permit to allow up to 5 stories and 60 feet of building height by finding that the proposed structure is compatible in visual scale to its surroundings, does not adversely affect its surroundings by creating shadows or blocking views, and advances the purposes of this district.
3. **Residential Density.** The City Council may grant a special permit to waive the lot area per dwelling unit requirement of Sec. 4.2.3 by finding that the proposed density creates a beneficial living environment for the residents, does not adversely affect the traffic on roads in



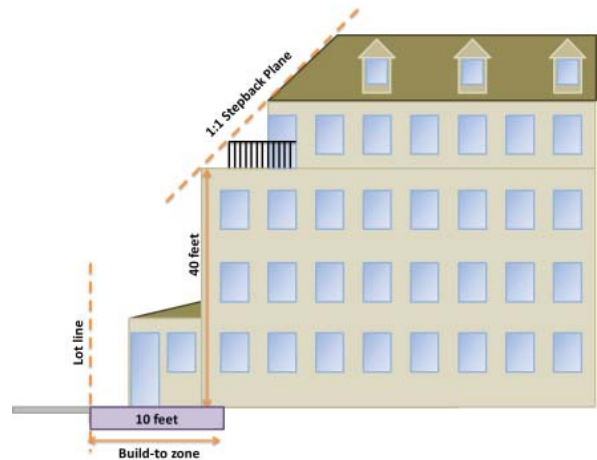
the vicinity, and better achieves the purposes of this district than strict compliance with these standards.

4. **Setbacks.** The City Council may grant a special permit to waive the following setback requirements by finding the proposed plan can better protect the surrounding community from shadows and blocked views, support pedestrian vitality, and encourage the purposes of this district than strict compliance with the following standards:

- a. A minimum of 75 percent of the frontage of the lot facing a public way shall contain a building or buildings, the first floor facade of which is setback between 0 and 10 feet from lot line.



- b. No side or rear setbacks are required, except, where abutting a residential district, the required side and rear setbacks shall be no less than 20 feet.
- c. Any portion of a building greater than 40 feet in height must be setback 1 foot from the adjacent lot line for each additional foot of height.



5. **Accessibility.** The design of the buildings and the site plan shall comply with the Americans with Disabilities Act and the rules and regulations of the Massachusetts Architectural Access Board.

6. **Transparency and Entrances.** Commercial uses in a Mixed Use 4 district must meet the following requirement. The City Council may grant a special permit to waive these requirements by finding the proposed design better enables appropriate use of the site, supports pedestrian vitality, and achieves the purposes of this district than strict compliance with the following standards:

- a. There shall be at least one entrance every 50 feet of building frontage facing a public way.
- b. A minimum of 60 percent of the street-facing building facade between 2 feet and 8 feet in height above the street-level floor must consist of clear windows that allow views of indoor space or display areas.
- c. Display windows used to satisfy these requirements shall be changed and maintained to create an active window



display; any illumination of the display shall be internal to the facade of the building.

7. **Lobbies for Low-Activity Uses.** This district permits office uses at street level by special permit only. Entryways and lobbies at street level are allowed for office uses occurring above or below street level subject to the following requirements:

- a. Any dedicated entranceway and lobby space for such uses may not exceed a total of 15 linear feet of an exterior building wall and 400 square feet of gross floor area.

8. **Open Space.** Parcels greater than 1 acre in area shall provide beneficial open space totaling no less than 5 percent of the total lot area. Parcels smaller than 1 acre in area are encouraged to provide and maintain attractive landscaping where it enhances the public realm, environmental sustainability, and/or the appearance of the site.

- B. **Special Permit.** In granting a special permit for a use allowed in this district, the City Council shall make a finding that the proposed use will encourage an active, pedestrian-oriented streetscape throughout the day and week, that the proposed use fills a demonstrated need for the use within the vicinity, and that the proposed use is not inconsistent with the purposes of the Mixed Use 4 district or the City's Comprehensive Plan.

(Ord. No. A-4, 10/01/12; Ord. No. A-6, 10/01/12)



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#299-18  
Telephone  
(617) 796-1100  
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(617) 796-1113  
TDD/TTY  
(617) 796-1089  
Email  
rfuller@newtonma.gov

May 14, 2018

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

To the Honorable City Councilors:

I am pleased to appoint Kelley Brown of 457 Waltham Street, West Newton as a full member of the Planning and Development Board. His term of office shall expire on February 1, 2019 and his appointment is subject to your confirmation. The Planning and Development Board members have five year terms staggered over the five year period in accordance with state statute. Mr. Brown will be serving the term expiring February 2019.

Thank you for your attention to this matter.

Warmly,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

RECEIVED  
Newton City Clerk  
2018 MAY 14 PM 3:36  
David A. Olson, CMO  
Newton, MA 02459

# KELLEY BROWN, AICP, LEED AP

457 Waltham Street, W. Newton, MA 02465 · |

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## SUMMARY OF QUALIFICATIONS:

Real estate and planning executive with over 20 years of experience leading real estate transactions and facilities planning and development projects. Expertise in working in complex, innovative, high performance setting, requiring both technical expertise and work across multiple functions and diverse client interests.

## EXPERIENCE:

2000 -  
Present

**Senior Project Manager and Senior Campus Planner**  
**Department of Facilities & Office of Campus Planning**  
**MASSACHUSETTS INSTITUTE OF TECHNOLOGY**  
**Cambridge, Massachusetts**

*Real Estate.* Manage real estate negotiations; provide build vs. lease and renovation vs. new construction analyses. Represent academic tenants in planning and design of leased property.

*Space Programming & Feasibility Assessments.* Develop capital projects from initial concept, working with users to determine program needs and estimate space requirements, analyzing and recommending sites and developing preliminary budgets and schedules. Directed feasibility studies for facilities operations and headquarters, recreation facilities and capital renewal assessments for high-rise residential and academic facilities.

*Project Management.* Select all professional services required for construction projects, including geo-technical, hazardous materials, architecture, engineering and construction management. Project management for residence hall dining renovation, relocation and renovation of police headquarters, and MIT ambulance headquarters.

*Permitting.* Led permitting of large-scale projects of approximately 3 million SF, worth more than \$3.5 billion.

*Planning.* Directed major studies for a wide variety of Institute needs, including a utilities master plan, a study of campus-wide access and security, a space plan for Institute business services, an urban design for a major mixed-use area, and the land use and student life sections of the MIT campus plan.

*Government & Community Relations.* Represent the Institute as a Director of the Kendall Square Association and A Better City. Serve as Institute representative on civic, transportation and governmental bodies.

*Transportation.* Plan for improved access to MIT by means of improved transit, bicycle and pedestrian access, and other mobility choices. Master plan for parking displaced by campus construction with a strategy for appropriately scaled and located parking.

**1995-1999****Vice President  
LEFF CONSULTING GROUP  
Boston, Massachusetts**

Responsible for consulting assignments in the areas of economic and real estate development, project feasibility and financial analysis, and project management.

*Commercial assignments* included project management for the renovation and expansion of an urban shopping center, planning and permitting the renovation of two suburban shopping centers, development of an office and laboratory building and a mixed-use retail and office building in Boston.

*Institutional assignments* included owner's project management for a major acquisition and rehabilitation project and an expansion and renovation project.

**1992-1995****Deputy Director, Real Estate  
DIVISION OF CAPITAL ASSET MANAGEMENT & MAINTENANCE (DCAMM)  
COMMONWEALTH OF MASSACHUSETTS  
Boston, Massachusetts**

Disposition and acquisition of property for the Commonwealth. Responsible for disposition of campuses of closed human service facilities, including Framingham State Hospital, Metropolitan State Hospital and Boston State Hospital. Supervised team of project managers. Managed complex local planning processes, developed policies on historic preservation and directed state legislative and marketing strategy.

**1991-1992****Director of Community Development  
DUDLEY STREET NEIGHBORHOOD INITIATIVE  
Roxbury, Massachusetts**

Directed redevelopment of 60-acre urban site to include 300 units of new housing, community facilities, and new town common. Responsibilities included site planning and environmental review, land acquisition through private negotiation and eminent domain, management of development teams, assembling financing, coordinating marketing and monitoring construction.

**1989-1991****Project Manager  
THE COMMUNITY BUILDERS  
Boston, Massachusetts**

Managed commercial real estate development for non-profit clients. Supervised 250,000 square feet of office development in Cambridge and Boston. Responsibilities included assembling financing, obtaining public approvals, supervising design, coordinating marketing, negotiating leases and managing construction.

**1984-1989****Executive Director, Program Director, Policy Planner  
CITY OF BOSTON  
Boston, Massachusetts**

Advised on economic development and housing policy, managed a redevelopment program and a public safety agency.

**EDUCATION:**

**BOSTON UNIVERSITY**  
Master in Business Administration

**MASSACHUSETTS INSTITUTE OF TECHNOLOGY**  
Master in City Planning

**UNIVERSITY OF MASSACHUSETTS, AMHERST**  
Bachelor of Arts, cum laude; Commonwealth Scholar

**CERTIFICATIONS & CERTIFICATES:**

Leadership in Energy & Environmental Design Accredited Professional (LEED AP)  
American Institute of Certified Planners (Member)  
American Planning Association (Member)  
Society of College and University Planners (Member)

**CIVIC LEADERSHIP:**

Newton Community Service Center (Board Member, Real Estate Chair)  
Dorchester House Multi-Service Center (Past President)



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#256-18

Telephone  
(617) 796-1100

Fax  
(617) 796-1113

TDD/TTY  
(617) 796-1089

Email  
rfuller@newtonma.gov

April 18, 2018

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

To the honorable City Councilors:

I am pleased to appoint Jennifer Bentley of 168 Mount Vernon Street, Newton as an at-large alternate member of the Newton Historical Commission. Her term of office shall expire on May 31, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
Newton City Clerk  
2018 APR 20 AM 9:16  
David A. Olson, OMC  
Newton, MA 02459

1000 Commonwealth Avenue Newton, Massachusetts 02459

[www.newtonma.gov](http://www.newtonma.gov)

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168 Mount Vernon Street, West Newton, MA 02465 •**LEADERSHIP PROFILE**

I am a strong leader with over 20 years of experience in the architecture and construction industries and a thorough understanding of historic preservation through my graduate degree from the University of Pennsylvania. I have extensive experience working on various volunteer committees, including 4 years of service on the Board of a local chapter of a national marketing organization, and a current Board position on the Peirce Elementary PTO. I am also a 15-year resident of Newton, with an extensive knowledge of the community and the local political landscape.

**VOLUNTEER ACTIVITIES / LEADERSHIP ROLES**

**Peirce Elementary PTO**, *Board Member – Chair, Social Action Committee, 09/17 – present (2-year position)*

**Campaign to Elect Braden Houston**, *Treasurer and Volunteer, 2017*

**Colgate University, Class of 1995 Gift Committee**, *9/04 – present*

**The Society for Marketing Professional Services**, *Member 12/02 – present*

*Chair, Content/Asset Management Committee, SMPS Foundation, 9/14 – 8/17*

*Committee Member, Outreach Committee, 6/16 – 8/17*

*Committee Member, Awards Committee, 1/04 – 7/04; 9/14 – 8/15*

*Chapter President of the Year, Committee Member (judge), SMPS National, 9/12 – 9/13*

*Striving for Excellence, Committee Member (head category judge), SMPS National, 9/10 – 9/12*

*Vice President/President/Past President, 9/07 – 8/10*

*Director, Education Committee, 9/06 – 9/07*

*Co-Chair, Communications Committee, 10/05 – 9/06*

*Committee Member, Communications Committee, 3/05 – 9/06*

*Committee Member, Programs Committee, 4/05 – 4/06*

**Specialized Information Publishers Association**, *Program Development Committee, Boston Chapter, 6/12 – 6/13*

**PROFESSIONAL EXPERIENCE**

**Elkus Manfredi Architects**, Boston, MA 3/16 – present

*Social Media & Marketing Manager*

- Manage and execute the planning, development, assembly, distribution, and quality of marketing proposals, qualifications, and brochures including scheduling, tasking and tracking prospects, quality assurance, and development of content for company-wide marketing efforts.
- Develop schedule and digital content for multiple social media platforms and website.
- Author and design 100+ high-level award submissions a year.

**GEI Consultants, Inc.**, Woburn, MA 7/14 – 2/16

*Marketing Communications Leader*

- Developed all corporate internal and external strategic communications campaigns to ensure consistent brand messaging, including researching, interviewing project leaders, writing, editing and producing various forms of print and digital content supporting companywide marketing and business development efforts for 700-person national engineering firm.
- Led efforts to build and manage GEI digital content, including public website, social media channels, company Intranet.
- Ensured the quality and compliance of employees regarding the firm's branding and material production standards.
- Oversaw team of 2 copywriters/proofreaders, as well as external design consultants.

**Independent Marketing and Public Relations Consultant**, Newton, MA 6/13 – 7/14

- Conducted an evaluation of existing marketing/PR program and authored a comprehensive marketing strategy report for small safari company. Helped Director of Sales implement new marketing plan to stimulate flat sales and reinvigorate failing PR program.
- Worked with non-profit organization on writing and designing several marketing pieces for membership distribution.



*Director of Marketing*

- Responsible for global marketing efforts from website presence to event marketing.
- Oversaw promotional concepts providing direction to copywriters and graphic designers for consistency of concept and messaging across 5 diverse Line of Business departments.
- Designed a cohesive brand for the company and coordinated the conversion of all product marketing pieces and corporate displays to reflect this brand.
- Led Marketing Department with 2 full-time employees (Graphic Designer and Marketing Coordinator) several Interns, and several contract consultants.

**Shawmut Design and Construction**, Boston, MA 8/06 – 6/09

*Communications Manager*

- Developed all internal and external strategic communications campaigns to ensure consistent brand messaging.
- Designed and coordinated company's 16-page quarterly internal staff newsletter; work included interviewing staff, writing articles, design and layout of 4 issues per year (plus special year-end stockholder's financial issue).
- Wrote, designed campaigns, and implemented phased internal communications campaigns for all internal departments.

**Eck|MacNeely Architects** (formerly Jeremiah Eck Architects, *inc.*), Boston, MA 9/05 – 8/06

*Marketing Manager*

- Established marketing department, including, target goals, budgets, deliverables, standards, and launched firm's first proactive Marketing/Business Development/PR campaign.
- Led the corporate re-branding effort of the firm including working with graphic design consultant to develop new visual identity for all firm deliverables and coordinating the implementation of the new logotype.

**Payette Associates**, Boston, MA 5/02 - 9/05

*Communications Coordinator, 3/05 - 9/05*

**Shepley Bulfinch Richardson and Abbott**, Boston, MA 9/01 - 5/02

*Architectural Research Assistant / Marketing Assistant*

**University of Pennsylvania**, Philadelphia, PA 9/99 - 5/01

*Research Assistant III to the Chair, Graduate Group in Historic Preservation*

- Procured research materials for the paint analysis and color history investigation of the Guggenheim Museum for professor involved with the restoration efforts of the famous NYC museum.

**Wilson Butler Lodge Inc.**, Boston, MA 6/98 - 6/99

*Financial Manager/Office Manager/Marketing and Design Assistant*

**The Pioneer Group, Inc.**, Boston, MA, 1/96 - 6/98

*Manager - Investor Relations, Risk Management, and Administration, 12/97 - 6/98*

*Executive Assistant to CFO, 1/96 - 12/97*

**EDUCATION**

**University of Pennsylvania**, Philadelphia, PA - Certificate of Historic Preservation 2001

GPA: 3.65; focus on Historical Documentation and Community Preservation

**Drexel University**, Philadelphia, PA - Several courses taken in 1999 in Master of Science in Interior Design program.

Honors: Dean's List 2000, GPA: 4.0.

**Colgate University**, Hamilton, NY. Bachelor of Arts, Art and Art History 1995.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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rfuller@newtonma.gov

April 18, 2018

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

To the honorable City Councilors:

I am pleased to appoint Deborah Budd of 224 Jackson Street, Newton Centre as a realtor alternate member of the Newton Historical Commission. Her term of office shall expire on May 31, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

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Newton City Clerk  
2018 APR 20 AM 9:16  
DAVID A. OLSON, CMC  
Newton, MA 02459

# WILLIAM RAVEIS

REAL ESTATE • MORTGAGE • INSURANCE



**Deborah Budd - Broker Associate**

Newton Office  
1229 Centre Street  
Newton, MA 02459



## Professional Association

- National Association of Realtors
- Massachusetts Association of Realtors
- Greater Boston Real Estate Board
- Multiple Listing Service
- Licensed Massachusetts Broker
- Luxury Properties Specialist
- Top Agent Network (TAN)
- Certified Homeownership Professional
- Relocation Specialist

## Professional Specialty

- Senior Buyers
- International Buyers
- First Time Buyers
- Trained and Skilled Negotiator
- Certified Home Stager
- National and International Relocation Specialist

## Achievements

- Chairman's Club Member since 2012
- President's Club Member 2011
- Top Producer

## Community Involvement

- Brandeis University Alumni Association
- Epilepsy Foundation supporter
- MGH and NWH supporter
- City of Newton Crime Prevention Commission

### **Education**

- Brandeis University, BA
- Boston University, Graduate School of Public Communications

### **Bilingual Talents**

- Spanish
- French
- Hebrew
- Farsi

### **Areas Covered**

- Newton
- Brookline
- Needham
- Wellesley
- Weston
- Wayland & Dover
- Back Bay, Beacon Hill, South Boston, South End
- Natick & Framingham
- Lexington
- Cambridge & Somerville
- Belmont & Arlington
- Waltham & Watertown

### **Niche Marketing**

- Senior Buyers
- First-Time Buyers
- International Buyers
- Builders & Developers
- Commerical Office Condos

### **Personal**

- Newton native and resident - attended Newton Public School K-12

### **Experience**

Since 2003, I have worked successfully as both a Seller's and Buyer's agent.

My background includes positions at a Fortune 500 Company (DEC) as well as in Executive Banking. I service top executives in biotech, technology, manufacturing, as well as the academia sector. Familiar with several foreign languages and European and Asian cultures, my client base includes world-wide transferees and investors.

Familiar with several languages and European & Asian cultures, my client base includes transfers from all over the world.

I was raised in Newton and continue to be a proud resident.

- MA Realtor Since 2003
- Vice President, Business Development, Bank Leumi
- Principal, Manufacturing firm based in Los Angeles, CA
- Digital Equipment Corporation Sales Executive



Ruthanne Fuller  
Mayor

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rfuller@newtonma.gov

May 8, 2018

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

To the Honorable City Councilors:

I am pleased to appoint Debora Jackson of 4 Pine Meadow Drive, Auburndale as a member of the Economic Development Commission. Her term of office shall expire on May 14, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

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Newton City Clerk  
2018 MAY 14 AM 11:51  
David A. Olson, OMC  
Newton, MA 02459

**Rev. Debora Jackson, D. Min.**  
 4 Pine Meadow Drive  
 Auburndale, MA 02466

***Seasoned executive, consultant, and pastor with deep expertise in leadership development, organizational renewal, and strategic planning, who helps organizations, churches, and individuals realize full potential in life-giving and restorative ways.***

- Visionary leader who empowers organizations to discern their vision, enabling them to bring that vision to fruition.
- Experienced "C-level" executive with a keen ability to quickly gather information in order to develop strategies that yield results.
- Effective communicator who capably and credibly articulates pertinent issues across all levels of an organization, while generating excitement and greater commitment to organizational objectives.

### **NON-PROFIT EXPERIENCE**

Yale Divinity School

2017 – Present

#### **Director of Lifelong Learning**

- Provide leadership in developing and implementing the overarching mission, strategy, and vision;
- Cooperate and collaborate with multiple stakeholders to identify, promote, and administer offerings;
- Represent YDS to constituencies, translating needs into offerings that serve the church and world;
- Administratively manage the program's budget, implementation plans, resources, and communication strategy;
- Develop, implement, and evaluate metrics to measure program success and improvement;
- Establish the Lifelong Learning Program as a collaborative component of the full educational environment across YDS.

The Ministers Council, American Baptist Churches, USA

2012 – 2017

#### **Executive Director**

- Define and implement strategic goals with a specific focus on revitalization, positioning the organization for sustainability.
- Identify complementary providers to establish new partnerships, expanding service capabilities.
- Implement value-adding programs and re-engaged membership with a renewed programmatic focus.
- Create new revenue streams and establish a fund development capability within the organization.
- Encourage and strengthen organizational health and increase membership participation.
- Serve as preacher, teacher, facilitator, and workshop/retreat leader to inspire action.

#### **Independent Consultant**

2003 – Present

- Lead custom, high impact consulting engagements, workshops and retreats, including strategic planning, conflict resolution, and leadership development.
- Adjunct faculty – American Baptist Seminary of the West; Gordon Conwell Theological School
- Published Author: *Spiritual Practices for Effective Leadership: 7R's of Sanctuary for Pastors*, 2015 (Independent Booksellers Silver Medal Awardee); "Nurturing Ministerial Leadership through Supervision," *The Soul of Supervision: Integrating Practice and Theory*, 2010; "Good Business in Tough Economic Times," *Good Business: Putting Spiritual Principles into Practice at Work*, 2009; "Revitalization Strategies after Downsizing," 2004.
- Andover Newton Special Consultant for Church and Alumni Relations for Institutional Advancement,
- Spiritual Directors International – Visioning retreat leader for the Coordinating Council.

First Baptist Church in Needham, MA

#### **Senior Pastor**

2004 – 2012

- Led reorganizational efforts resulting in a renewed church vision, mission and ministry initiatives.
- Developed and strengthened the church and membership to help reverse trends of decline through engaged preaching, the establishment of new ministries and hands-on mission efforts.
- Generated new streams of revenue, and developed and implemented strategies to strengthen the financial position of the church.

- Implemented a broadcast ministry to share worship services via cable and online. Implemented multimedia capabilities to enhance worship experience. Created web and social networking presence.
- Expanded relations through community involvement. Represented the church in community events.
- Highly sought community speaker and preacher, offering keynote addresses at high schools, middle schools, community programs, and interfaith services.

## **BUSINESS EXPERIENCE**

SmartEnergy.com (Energy Services Provider)

**Chief Operating Officer / Chief Information Officer**

2000 – 2003

- Established strategic direction based on financial goals for the customer operations, credit and collections and Human Resources organizations.
- Led a 70-person Information Technology team in the implementation, support and management of an Internet-based energy platform.
- Member of leadership team that raised \$15 million dollars in venture capital financing.
- Oversaw and financially managed a \$25 million dollar organizational budget.

The Avicon Group (Business strategy and IT implementation consultancy)

1999 – 2000

**Managing Director, IT Consulting**

- Managed delivery execution for a startup supply chain consulting firm.
- Led the development and management of the company's technology infrastructure and system administration.
- Active participant in business plan development and investors presentations to secure venture capital.

Sherpa Corporation (Product Data Management applications and services)

1998 – 1999

**Eastern Regional Director, Professional Services**

- Managed the customization and maintenance of software applications to handle complex manufacturing operations.

AccuSoft Corporation (Image processing software solutions)

1997 – 1998

**Director, Engineering**

- Led the Development, Technical Services, Quality Assurance and Documentation departments.

Sapient Corporation (Consultative services and software solutions)

1994 – 1997

**Director, Delivery; Project Manager**

- Managed the design, development, and implementation of software applications for the State of Maine and Southern Natural Gas saving both entities millions of dollars upon implementation.

Digital Equipment Corporation (Hardware and Software manufacturer)

1984 – 1994

**Senior Program Manager, Senior Software Engineering Manager, Senior Software Engineer**

- Managed the worldwide implementation of a software solution to automate the installation of customer-ordered software on workstations and PCs in the manufacturing fulfillment cycle.

## **CURRENT BOARD and FAITH-BASED AFFILIATIONS**

- Member, Theological Education Commission, Baptist World Alliance
- Member, Board of Trustees; Chair, Student Affairs Committee, Worcester Polytechnic Institute.
- Chair, Diversity Advocacy Board, Office of Multicultural Affairs, Worcester Polytechnic Institute.
- Board Member, The Walker School – school for emotionally challenged children.
- Board Member, Bethany House – spiritual retreat center.

## **EDUCATION**

- Andover Newton Theological School – Doctor of Ministry, with honors. Dissertation: *Sustained in Sanctuary: Spiritual Practices for Efficacy in Leadership*, 2012.
- Andover Newton Theological School – Master of Divinity, with honors and outstanding preaching award recipient, 2006.
- Worcester Polytechnic Institute – Master of Engineering, Manufacturing Engineering, 2000.
- Worcester Polytechnic Institute – Master of Science, Management, 1989.
- Indiana University – Bachelor of Science, Business, 1984.





Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#304-18

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Email

rfuller@newtonma.gov

May 8, 2018

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

To the Honorable City Councilors:

I am pleased to appoint Sarah Rahman of 33 Staniford Street, Newton as a member of the Economic Development Commission. Her term of office shall expire on May 14, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

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Newton City Clerk  
2018 MAY 14 AM 11:50  
David A. Olson, CMC  
Newton, MA 02459

# SARAH RAHMAN

33 STANIFORD STREET, NEWTON, MA 02466 ♦

## KEY SKILLS

- Experienced economic development professional in state and local government and federal policy
- Creative program manager with track record in program design, development, strategy, and execution
- Responsive team leader and organizer, collaborating across sectors, agencies, and stakeholders
- Expertise in synthesizing complex information and data analysis into clear and concise written materials

## EXPERIENCE

### Massachusetts Technology Collaborative, Westborough, MA

2011-2017

*Director of Strategic Initiatives, Innovation Institute at Masstech*

- Managed high-profile, cross-sector executive committee to collaborate and pilot initiatives for tech priorities, incl. entrepreneur mentoring, computer science education, and a new state legislative caucus
- Led competitive grant program to support proven, high-impact entrepreneur mentoring in underserved communities and negotiated seed grants for pilot efforts focused on military veterans and urban small businesses. Between 2014-2017, efforts supported over 4000 mentors, 550 entrepreneurs (40% women and 50% minority), created or sustained nearly 1900 jobs, and generated \$37.5 M in startup revenue
- Overhauled stipend program for college students in tech sector internships to streamline process, expand participation, respond to industry priorities, and build innovative partnerships. During summers 2013-2016, supported over 330 interns at 175 companies and engaged 4000 students in building tech sector connections
- Developed strategic frameworks adopted by the Innovation Institute for its work on tech workforce and business assistance, the big data cluster, and regional innovation and entrepreneurship ecosystems

### The Brookings Institution, Washington DC

2007-2011

*Senior Policy Analyst, Metropolitan Policy Program*

- Wrote and co-authored research reports, policy briefs, and blogs on regional development issues, including industry clusters, science & technology research, stakeholder partnerships, and federal budgets and policymaking
- Conceptualized and executed policy projects, including planning content, managing partners, timelines, and agendas, designing final products, and coordinating substantive details for major public events
- Analyzed the 2009 American Recovery and Reinvestment Act (ARRA), profiled state and local implementation, and distilled findings for policy reports, roundtables, and memos
- Reviewed and edited external scholarly works and tailored them into shorter briefs, memos, and presentations for dissemination to constituency groups and policymakers

### City of Cambridge, Community Development Department, Cambridge, MA

2004-2007

*Associate Planner, Economic Development Division*

- Managed small business development and resident training programs, including negotiating contracts, monitoring vendor performance, and maintaining budgets
- Assessed existing conditions of commercial districts, served as liaison to local business groups, and strategized work plans on business recruitment and retention

**Woodrow Wilson Graduate Workshop, Jersey City, NJ****Fall/Winter 2003***Graduate Consultant, Jersey City Economic Development Corporation*

- Collaborated in a six-member team to develop vision plan and revitalization strategies for Journal Square and presented findings at public meetings with Jersey City officials and other stakeholders

**The Boston Harbor Association, Boston, MA****Summer 2003***Graduate Intern to Executive Director, Vivien Li*

- Built broad stakeholder constituency in development and drafting of a new guidebook to promote awareness and accessibility of Boston's waterfront across urban communities and neighborhoods

**Commonwealth of Massachusetts, Boston, MA****2001-2002***Policy Analyst, Executive Office for Administration and Finance*

- Conducted budgeted-related analysis on local-aid spending and lottery funding and researched issues such as gasoline prices, cigarette taxes, and family economic self-sufficiency standards

**Federal Reserve Bank of New York, New York, NY****1999-2001***Assistant Economist, Capital Markets Research Function*

- Performed statistical programming and data analysis to research overvalued and hot issue markets, equity cross-ownership among firms, and stress testing as a financial risk management tool

**EDUCATION****Princeton University, Woodrow Wilson School, Princeton, NJ****2002-2004***Dual Masters in Public Affairs and Urban & Regional Planning*

- Served on MPA Admissions Committee
- Selected as Emerging Leader for National Congress for Community Economic Development

**Brown University, Providence, RI****1995-1999***Bachelor of Science in Applied Math-Economics, Magna Cum Laude*

- Selected as Steering Committee Member for peer-to-peer Meiklejohn Advising Program
- Served as Resource Coordinator for Swearer Center for Public Service

**CIVIC INVOLVEMENT**

- Newton Montessori School Board of Trustees, Newton, MA

**2017-present**

- The Philanthropy Connection, Grant Review Team, MA

**2017-present**





Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

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rfuller@newtonma.gov

May 8, 2018

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

To the Honorable City Councilors:

I am pleased to appoint Beth Nicklas of 100 Algonquin Road, Newton as a member of the Economic Development Commission. Her term of office shall expire on May 14, 2021 and her appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

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Newton City Clerk  
2018 MAY 14 AM 11:50  
David A. Olson, CMC  
Newton, MA 02459

**Elizabeth A. Nicklas**

100 Algonquin Road, Chestnut Hill, Massachusetts 02467

**PROFESSIONAL EXPERIENCE****Massachusetts Life Sciences Center, Waltham, Massachusetts***General Counsel and Vice President, Academic and Workforce Programs, 2012 to present**Vice President and Counsel, Academic Research and Programs, October 2007 to 2011 (under contract through Massachusetts Technology Collaborative from October 2007 to June 2009)*

- **Education and Workforce Development:**

- *Internship Challenge Program:* Designed and manage an internship program that has subsidized over 3,000 interns for more than 600 life science companies. The Program has been a model for the creation of other internship programs in IT and clean energy.
- *High School Apprenticeship Challenge:* Work with BioBuilder, an educational not-for-profit, to design an after-school laboratory training program in Cambridge and Worcester for under-represented and economically disadvantaged students in preparation for paid summer internships at research institutions and life sciences companies.
- *STEM Equipment and Supplies Grants for High Schools and Middle Schools:* Supervise \$16 million in funding to 149 high schools and middle schools including vocational-technical schools and schools with economically-disadvantaged student populations.
- *Competitive Capital Program:* Manage a competition to invest state bond funds including \$5 million to the Museum of Science to build the Hall of Human Life, \$500,000 to BioBuilder to build a Learning Lab in an accelerator space in Cambridge and \$28.7 million to community colleges to upgrade and equip outdated laboratories.

- **Research Targeted at Improving Health Outcomes:**

- *Neuroscience Consortium:* Manage the Neuroscience Consortium comprised of nine global pharmaceutical companies that have provided \$6.5 million to fund pre-clinical research in neurodegenerative diseases with a current focus on Alzheimers.
- *Research Grants:* Manage the \$23 million competitive grant process for young investigators, faculty, and cooperative research between industry sponsors and research institutions. Activities include: drafting solicitations, conducting outreach to solicit applicants, recruiting peer reviewers, supporting deliberations of Scientific Advisory Board, and publicizing awards.
- *Competitive Capital Program:* Manage a competition to invest \$336 million in state bond funds in scientific innovation at Dana-Farber Cancer Institute, Joslin Diabetes Institute, Children's Hospital, Harvard School of Public Health and many more.

- **Board Governance and Legal Support**

- *Public Entity Governance:* Responsible for advising the Board of Directors and Scientific Advisory Board members regarding state ethics, open meeting and public records laws. Draft all Board resolutions and worked with outside counsel to solicit opinion from the State Ethics Commission regarding the advisory nature of the Center's Scientific Advisory Board.
- *Capital and Innovation Fund Investments:* Draft, negotiate and administer Grant Agreements in connection with the Center's \$595 million in investments to support the life sciences sector. Agreements include a \$90 million capital investment to construct a new medical research facility at the University of Massachusetts Medical School and 37 research matching grants to research institutions.

**Massachusetts Technology Collaborative, Westborough, New York***Director, Program Development, John Adams Innovation Institute - December 2006 – September 2007 (under contract to Massachusetts Life Sciences Center from October 2007 – June 2009)*

- Governing Board Management: Planned and executed program development and recruitment of external speakers for quarterly Governing Board Meetings. Briefed Board Chair regarding meeting content and participants.
- Academic Research Leaders Collaborative: Convened Provosts and Chief Academic Officers from research universities to discuss strategies and topics for collaboration such as shared infrastructure for high performance computing.



- Solicitation and Communications Campaign: Worked to secure a commitment of \$10 million in state funding for the Woods Hole Oceanographic Institute team during the solicitation phase of the National Science Foundation's (NSF) Ocean Observatories Initiative. Planned and coordinated participation of leadership from NSF and members of the Massachusetts Executive and Legislative branches to celebrate and publicize the \$98 million federal award.

**Industrial Economics, Inc., Cambridge, Massachusetts**

*Senior Consultant, September 2000 – May 2006*

- Expert Legal Analysis and Advice: Provided expert legal analysis to the U.S. Environmental Protection Agency (EPA) in its development and implementation of flexible air permits under the Clean Air Act for companies such as 3M, Intel, and BMW. Drafted regulatory incentives for top environmental performers participating in EPA's Performance Track program.
- Evaluation and Performance Measurement: Conducted evaluations for a variety of EPA's offices to assess program effectiveness, economic efficiency, the adequacy of enforcement and compliance assurance components, and whether innovative projects were ready for broad-scale application.
- Project Management: Responsible for all aspects of project management including interactions with client, developing project methodology, data collection, analysis, report writing and presentation, staff supervision, budget management, and securing new funding vehicles to facilitate future project work.

**Massachusetts Department of Environmental Protection, Boston, Massachusetts - February 1993 – August 2000**

*Associate Commissioner of Operations & Programs and Chief Enforcement Officer*

*Acting General Counsel*

*Deputy General Counsel for Statewide Regulatory and Policy Group*

- Operational Management: Ensured coordination between regional, operational offices and Boston-based policy bureaus to implement the Department's mission, problem solve complex, precedent-setting policy directions, and to promote clear communication and directions as to roles and responsibilities.
- Enforcement Policy and Implementation: Developed enforcement protocols and supported a strong enforcement culture within the Department. Continued to build enforcement capacity by providing tools to support better enforcement decisions. Served as the Department's liaison to the U.S. Environmental Protection Agency, the Massachusetts Attorney General's Office, and the Compliance Consortium, a lateral learning network of state enforcement officers.
- Legal Analysis and Advice: Advised the Commissioner and Department managers on legal and policy questions. Supervised attorneys in interpretation of laws; the drafting of legislation, regulations, policies, enforcement orders and contracts; and representation of the Department in hearings, negotiations, and litigation.

**Massachusetts Water Resources Authority**

*Senior Staff Counsel, October 1989 – January 1993*

- Legal Analysis and Advice: Represented MWRA in real estate transactions including negotiation and drafting of leases, license agreements, easements and eminent domain documents. Provided legal counsel in environmental permitting and compliance issues at the federal and state levels. Represented MWRA as official mitigation representative in disputes with Town of Winthrop and City of Quincy.

**Nutter, McClennen & Fish**

*Associate, September 1986 – September 1989*

- Legal Analysis and Advice: Represented buyers and sellers in the acquisition and sale of commercial property, borrowers and lenders in loan transactions, developers in zoning and permitting of raw land, and landlords in the leasing of office and research and development space. Counseled clients in each of these real estate transactions with respect to environmental issues.

**EDUCATION**

J.F. KENNEDY SCHOOL OF GOVERNMENT, HARVARD UNIVERSITY, Cambridge, MA

*Masters in Public Administration, June 1998*

Bradford Fellow. Fellowship is awarded to outstanding managers serving in state government, and pays full tuition, salary, and employee benefits during the study year.

COLUMBIA UNIVERSITY SCHOOL OF LAW, New York, NY

*Juris Doctor*, May 1986

Licensed to practice in Massachusetts -1986

Best oral argument in Moot Court Docket

MOUNT HOLYOKE COLLEGE, South Hadley, MA

*Bachelor of Arts in English and Art History*, 1978

Sarah Williston Scholar

#### **CIVIC ACTIVITIES**

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BRIGHAM & WOMEN'S HOSPITAL

*Community Member of Institutional Review Board*

Review research protocols and consent forms to ensure compliance with FDA and NIH requirements for investigators to conduct medical research with patients.

SECOND STEP, Newton, MA

*Mentor to Victim of Domestic Violence*

Support and advocate for victim of domestic violence and her children.

WARD AFTER-SCHOOL PROGRAM, Newton MA

*President and Treasurer*

Served on Board of After-School Program to manage finances, hire Executive Director, and set policy for program.





Ruthanne Fuller  
Mayor

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rfuller@newtonma.gov

May 8, 2018

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

To the Honorable City Councilors:

I am pleased to appoint Matt Segneri of 45 Cedar Street, Newton as a member of the Economic Development Commission. His term of office shall expire on May 14, 2021 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

*Ruthanne Fuller*

Ruthanne Fuller  
Mayor

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Newton City Clerk  
2018 MAY 14 AM 11:50  
David A. Olson, CMC  
Newton, MA 02459

**experience**  
2014-present

**HARVARD BUSINESS SCHOOL**

**BOSTON, MA**

**Director, Social Enterprise Initiative (SEI)**

Lead one of HBS's priority Initiatives, whose mission is to educate, support and inspire leaders across all sectors to tackle society's toughest challenges and make a difference in the world.

- Operate as a general manager of a key "business unit" and oversee SEI's strategy, operations, team and budget, including MBA and executive education programming, alumni and community engagement, communications and faculty research.
- Co-run New Venture Competition (\$315K in prizes). Act as HBS lead for Bloomberg Harvard City Leadership Initiative.
- Serve on MBA Admissions Interview Board and three cross-University working groups (service to society, philanthropy and Harvard's economic and social impact). Selected for leadership development program for high-performing senior leaders.

2012-2014

**BLOOMBERG PHILANTHROPIES**

**NEW YORK, NY**

**Senior Leader, Government Innovation Team**

Developed and led initiatives at Mayor Michael R. Bloomberg's \$3 billion foundation to promote public and social sector innovation and spread proven and promising ideas. Received top-tier rating in all performance reviews.

- Co-ran the inaugural *Mayors Challenge*, a \$9 million competition for cities to generate bold and replicable ideas. Managed assessment and selection process and design, PR, strategy and web teams. Created Fan Favorite vote to engage 60K citizens.
- Oversaw initiatives on cross-sector collaboration, data-driven government (\$42 million investment), impact investing (nation's first social impact bond) and global innovation teams. Led future state design for the team's overall portfolio.

2010-2012

**CITY OF BOSTON MAYOR'S OFFICE (HBS LEADERSHIP FELLOWS)**

**BOSTON, MA**

**Advisor to the Mayor (2010-2011); Senior Advisor (2011-2012)**

Awarded competitive fellowship to lead mayoral policy development and implementation and provide management advice to Mayor Thomas M. Menino and his cabinet. Promoted to Senior Advisor. Served as chief advisor on social innovation and impact.

- Launched and led budget, civic engagement, education, economic development and public safety initiatives.

summer 2009

**FEDERAL BUREAU OF INVESTIGATION**

**WASHINGTON, DC**

**Special Advisor Intern (Top Secret clearance with full scope polygraph)**

Selected as one of eight interns from top MBA programs to tackle FBI's most complex management issues.

- Collaborated with senior executives in the Bureau's Leadership Development Program and partners across the intelligence community to design best-in-class promotion process for Special Agents.

2004-2008,  
summer 2003

**MONITOR GROUP (NOW MONITOR DELOITTE)**

**CAMBRIDGE, MA AND NEW YORK, NY**

**Case Team Leader**

**Summer Intern Consultant**

**CAMBRIDGE, MA**

Served clients in private, public and nonprofit sectors. Projects focused on competitive and growth strategy, leadership development, sales and marketing strategy, innovation, customer experience and organizational redesign. Consistently ranked in top 10% of consultants globally. Promoted twice based on accelerated trajectory. Notable projects included:

- **Risk management planning:** Led three global, cross-functional client implementation teams for \$1 billion shipping company. Conducted scenario planning exercises and developed readiness plan for avian flu outbreak.
- **Local economic development strategy:** Led project team that developed small business strategy for City of Newark, NJ. Proposed, built consensus around concept of and organized summit of key stakeholders.
- **Methodology development and organizational assessment:** Created and conducted rigorous evaluation of world's leading social enterprises for 4<sup>th</sup> and 5<sup>th</sup> Annual Monitor / *Fast Company* Social Capitalist Awards. Assessed 200+ organizations.

summer 2002,  
summer 2001

**SMALL CLAIMS ADVISORY SERVICE**

**CAMBRIDGE, MA**

**Summer Executive Director (2002), Summer Board of Directors (2001)**

Supervised eight directors and managed two offices and hotline for socioeconomically disadvantaged clients seeking legal redress.

**education**  
May 2010

**HARVARD BUSINESS SCHOOL**

**BOSTON, MA**

Masters in Business Administration degree. Awarded Second-Year Honors. Elected Co-President of Social Enterprise Club. Appointed Admitted Students Welcome Co-Chair. Awarded HBS Leadership Fellowship and Social Enterprise Summer Fellowship. Team Leader for New Orleans Service & Leadership Immersion Program. Section Orientation Representative.

June 2004

**HARVARD COLLEGE**

**CAMBRIDGE, MA**

A.B. degree, *cum laude*, in Psychology with additional studies in Economics and Government. John Harvard and Harvard College Scholarships. Elected President of Crimson Key Society. Appointed to Executive Board (Faculty Liaison) of Harvard Model Congress. Research Assistant to Professors Greg Mankiw (economics) and Richard Hackman (organizational behavior).

**community**

Generation Citizen National Board of Directors. Advisory Board of New Politics, Project 351 and Fuse Corps. Truman Security Fellow. *Boston Business Journal's* 40 Under 40 (2016). Greater Boston Chamber of Commerce's Ten Outstanding Young Leaders Award (2016). *Poets&Quants's* Top Ten Favorite MBAs globally (Honorable Mention, 2014). Transition Team for Governor-Elect Baker (2014). White House Community Leaders Briefing Series. MassINC Associates Board. HBS Reunion Co-Chair.

**personal**

Enjoy service ("Every Day I Serve" project recognized by Points of Light and *The Huffington Post*), civic engagement, podcasts, serial TV shows, and athletic competitions (personal best = 3<sup>rd</sup> in triathlon age group). Three tiny tyrants (5, 3, 1) at home.



**MATTHEW M. SEGNERI**  
Cotting House 309, Boston, MA 02163

**experience**  
2014-present

**HARVARD BUSINESS SCHOOL** **BOSTON, MA**  
**Director, Social Enterprise Initiative (SEI)**

Lead one of HBS's priority Initiatives, whose mission is to educate, support and inspire leaders across all sectors to tackle society's toughest challenges and make a difference in the world.

- Operate as a general manager of a key "business unit" and oversee SEI's strategy, operations, team and budget, including MBA and executive education programming, alumni and community engagement, communications and faculty research.
- Co-run New Venture Competition (\$315K in prizes). Act as HBS lead for Bloomberg Harvard City Leadership Initiative.
- Serve on MBA Admissions Interview Board and three cross-University working groups (service to society, philanthropy and Harvard's economic and social impact). Selected for leadership development program for high-performing senior leaders.

2012-2014

**BLOOMBERG PHILANTHROPIES** **NEW YORK, NY**  
**Senior Leader, Government Innovation Team**

Developed and led initiatives at Mayor Michael R. Bloomberg's \$3 billion foundation to promote public and social sector innovation and spread proven and promising ideas. Received top-tier rating in all performance reviews.

- Co-ran the inaugural *Mayors Challenge*, a \$9 million competition for cities to generate bold and replicable ideas. Managed assessment and selection process and design, PR, strategy and web teams. Created Fan Favorite vote to engage 60K citizens.
- Oversaw initiatives on cross-sector collaboration, data-driven government (\$42 million investment), impact investing (nation's first social impact bond) and global innovation teams. Led future state design for the team's overall portfolio.

2010-2012

**CITY OF BOSTON MAYOR'S OFFICE (HBS LEADERSHIP FELLOWS)** **BOSTON, MA**  
**Advisor to the Mayor (2010-2011); Senior Advisor (2011-2012)**

Awarded competitive fellowship to lead mayoral policy development and implementation and provide management advice to Mayor Thomas M. Menino and his cabinet. Promoted to Senior Advisor. Served as chief advisor on social innovation and impact.

- Launched and led budget, civic engagement, education, economic development and public safety initiatives.

summer 2009

**FEDERAL BUREAU OF INVESTIGATION** **WASHINGTON, DC**  
**Special Advisor Intern (Top Secret clearance with full scope polygraph)**

Selected as one of eight interns from top MBA programs to tackle FBI's most complex management issues.

- Collaborated with senior executives in the Bureau's Leadership Development Program and partners across the intelligence community to design best-in-class promotion process for Special Agents.

2004-2008,  
summer 2003

**MONITOR GROUP (NOW MONITOR DELOITTE)** **CAMBRIDGE, MA AND NEW YORK, NY**  
**Case Team Leader**  
**Summer Intern Consultant** **CAMBRIDGE, MA**

Served clients in private, public and nonprofit sectors. Projects focused on competitive and growth strategy, leadership development, sales and marketing strategy, innovation, customer experience and organizational redesign. Consistently ranked in top 10% of consultants globally. Promoted twice based on accelerated trajectory. Notable projects included:

- **Risk management planning:** Led three global, cross-functional client implementation teams for \$1 billion shipping company. Conducted scenario planning exercises and developed readiness plan for avian flu outbreak.
- **Local economic development strategy:** Led project team that developed small business strategy for City of Newark, NJ. Proposed, built consensus around concept of and organized summit of key stakeholders.
- **Methodology development and organizational assessment:** Created and conducted rigorous evaluation of world's leading social enterprises for 4<sup>th</sup> and 5<sup>th</sup> Annual Monitor / *Fast Company* Social Capitalist Awards. Assessed 200+ organizations.

summer 2002,  
summer 2001

**SMALL CLAIMS ADVISORY SERVICE** **CAMBRIDGE, MA**  
**Summer Executive Director (2002), Summer Board of Directors (2001)**

Supervised eight directors and managed two offices and hotline for socioeconomically disadvantaged clients seeking legal redress.

**education**  
May 2010

**HARVARD BUSINESS SCHOOL** **BOSTON, MA**  
Masters in Business Administration degree. Awarded Second-Year Honors. Elected Co-President of Social Enterprise Club. Appointed Admitted Students Welcome Co-Chair. Awarded HBS Leadership Fellowship and Social Enterprise Summer Fellowship. Team Leader for New Orleans Service & Leadership Immersion Program. Section Orientation Representative.

June 2004

**HARVARD COLLEGE** **CAMBRIDGE, MA**  
A.B. degree, *cum laude*, in Psychology with additional studies in Economics and Government. John Harvard and Harvard College Scholarships. Elected President of Crimson Key Society. Appointed to Executive Board (Faculty Liaison) of Harvard Model Congress. Research Assistant to Professors Greg Mankiw (economics) and Richard Hackman (organizational behavior).

**community**

Generation Citizen National Board of Directors. Advisory Board of New Politics, Project 351 and Fuse Corps. Truman Security Fellow. *Boston Business Journal's* 40 Under 40 (2016). Greater Boston Chamber of Commerce's Ten Outstanding Young Leaders Award (2016). *Poets&Quants's* Top Ten Favorite MBAs globally (Honorable Mention, 2014). Transition Team for Governor-Elect Baker (2014). White House Community Leaders Briefing Series. MassINC Associates Board. HBS Reunion Co-Chair.

**personal**

Enjoy service ("Every Day I Serve" project recognized by Points of Light and *The Huffington Post*), civic engagement, podcasts, serial TV shows, and athletic competitions (personal best = 3<sup>rd</sup> in triathlon age group). Three tiny tyrants (5, 3, 1) at home.



Ruthanne Fuller  
Mayor

City of Newton, Massachusetts  
Office of the Mayor

#307-18

Telephone  
(617) 796-1100

Fax

(617) 796-1113

TDD/TTY

(617) 796-1089

Email

rfuller@newtonma.gov

May 8, 2018

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

To the Honorable City Councilors:

I am pleased to reappoint Charles Tanowitz of 51 Harding Street, West Newton as a member of the Economic Development Commission. His term of office shall expire on May 14, 2021 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
Newton City Clerk  
2018 MAY 14 AM 11:50  
David A. Olson, CMG  
Newton, MA 02459



**CHARLES TANOWITZ**

51 Harding Street, Newton, MA 02465

---

**MARKETING AND PR LEADERSHIP****HB AGENCY / ERIC MOWER AND ASSOCIATES – NEWTON, MASS.****Vice President**, September 2013 to Present

Merged the PR teams from two agencies to work as a seamless unit, integrating Fresh Ground's social and media relations expertise with HB Agency's broader skill sets. Trained and mentored junior employees, expanded editorial capabilities, created a measurement platform, and built the internal culture.

**FRESH GROUND, INC. – CAMBRIDGE, MASS.****CEO and Chief Content Officer**, September 2009 to September 2013

Built a PR firm from scratch that delivered strategic outbound and inbound marketing and communications programs for technology and consumer companies. Hired and trained a team of top-notch PR professionals to lead media relations, social programs and content creation. Executed all operations and finance functions, and negotiated an acquisition by HB Agency.

**SCHWARTZ COMMUNICATIONS – WALTHAM, MASS.****Director and New Media Strategist**, February 2007 – May 2009**Account Supervisor**, July 2004 – February 2007**Senior Account Executive**, October 2000 – July 2004

Piloted the move into social media for one of the nation's largest technology PR agencies. Trained staff of 250 on how to integrate social strategies and tactics into effective public relations campaigns. Also managed internal and external resources for as many as five teams across various topic areas including information security, supply chain software, content management, open source, telecommunications, VoIP, content management, financial services, instant messaging, mobile technology and healthcare IT.

**NAK GROUP – NEW YORK, NY****PR Manager, Writer and Advertising Copywriter**, August 1998 – August 2000

Planned and executed all PR programs for an integrated advertising, marketing and PR firm with a focus on manufacturing and printing companies.

**BROADCAST JOURNALISM EXPERIENCE****WCVB-TV – Needham, Mass.****WHDH-TV – Boston, Mass.****WBNG-TV, Binghamton, NY****WBZ-AM, Boston, Mass.****WRKL-AM, New City, NY****Freelance Associate Producer****Morning Producer****11pm Producer****Radio Producer and Tape Editor****Reporter / Anchor**

## CHARLES TANOWITZ

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### EDUCATION

COLUMBIA UNIVERSITY GRADUATE SCHOOL OF JOURNALISM

**M.S. with an emphasis on broadcast journalism**

BRANDEIS UNIVERSITY

**B.A. in English and American Literature and American Studies**

### ADDITIONAL ACTIVITIES

- Ligerbots – Mentor on the FIRST Robotics team that serves both Newton high schools. **Guided the team as they secured \$2000 in sponsorship from Dunkin Donuts.**
- Village14.com – Regular contributor to a hyperlocal site devoted to Newton, Mass.
- Regular speaker and presenter on social media and media to groups including the Public Relations Society of America, the Social Media Club of Boston, Boston University, Harvard Extension School, Leslie University and Southern New Hampshire University.

### SELECT AWARDS AND RECOGNITION

- R.L. Tennant Award – Granted the highest honor by the Newton Needham Chamber of Commerce for service to the community
- Gold Bell – Top award by the PubClub of New England for the article Betting Big that appeared on Boston.com.
- Silver Bell, Organizational Identity Communications Campaign – Granted by the PubClub of New England for positioning Greentown Labs as the "Coolest Startup Space in Boston."
- Sizzle Award – From Exhibitor Magazine for producing a daily publication on the show floor of PRINT 2000.



Ruthanne Fuller  
Mayor

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Office of the Mayor

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rfuller@newtonma.gov

May 8, 2018

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

To the Honorable City Councilors:

I am pleased to reappoint Jeremy Freid of 35 Cotton Street, Newton as a member of the Economic Development Commission. His term of office shall expire on May 14, 2021 and his appointment is subject to your confirmation.

Thank you for your attention to this matter.

Warmly,

Ruthanne Fuller  
Mayor

RECEIVED  
Newton City Clerk  
2018 MAY 14 AM 11:50  
David A. Olson, CMC  
Newton, MA 02459





## Boston Realty Advisors

Jeremy A. Freid  
Principal  
T 617.850.9602 C 617.959.1319  
[jfreid@bradvisors.com](mailto:jfreid@bradvisors.com)

Thursday, December 04, 2014

Christopher Steele  
1005 Boylston St, #243  
Newton Highlands, MA 02461

**RE: Letter of Interest - EDC**

Dear Christopher,

I have really enjoyed our recent brainstorming discussions and am incredibly excited about the opportunities uncovered by our N2 Task Force Committee and everything on the horizon for The City of Newton. Personally, I have enjoyed getting to know you and am thrilled at the prospect of working with you and all of the impressive people within the City of Newton in the months and years to come.

As you are aware, my team has focused on the Newton/Needham corridor representing both property owners and business with their commercial real estate needs for more than a decade. The success of my commercial real estate firm and suburban team can be attributed to exemplary representation of our clients via an entrepreneurial approach, leveraging the perfect mix of strategy, creativity, market knowledge, and submarket expertise, all underscored by a deep level of commitment to our clients and pride in a job well done. We have our finger on the pulse of the private sector submarket and as a result, have been involved in more Newton/Needham commercial real estate transactions in the last four years than any other commercial real estate firm. We are confident that a continued relationship with The City of Newton can only continue the mutual benefits; strengthening our ability to serve our clients and your ability to serve our City.

As a Newton resident (who has just completed a renovation on our 2nd Newton home), and father of three growing up within Newton, I am honored to be considered as a candidate to participate in any capacity on the EDC and feel strongly that I would be a valuable addition to the committee.

I thank you for your consideration and look forward to hearing from you soon.

Sincerely,

Jeremy A. Freid  
PRINCIPAL  
SUBURBAN COMMERCIAL BROKERAGE

CC: Nancy Hyde – City of Newton



# Jeremy A. Freid, SIOR

Principal, Boston Realty Advisors - Commercial Real Estate

## Location

Greater Boston Area

## Industry

Commercial Real Estate

## Current

1. Boston Realty Advisors

## Previous

1. R.W. Holmes Commercial Real Estate,
2. Sheldon Good and Company,
3. CBS Corporation

## Education

1. Lake Forest College

Recommendations 2 people have recommended **Jeremy A.**

## Websites

1. Company Website

**500+** connections

Join LinkedIn and access Jeremy A.'s full profile. It's free!

As a LinkedIn member, you'll join 300 million other professionals who are sharing connections, ideas, and opportunities.

- See who you know in common
- Get introduced
- Contact **Jeremy A.** directly

[View Jeremy A.'s Full Profile](#)

## Experience



**Partner**

**Boston Realty Advisors**



March 2007 – Present (8 years 9 months)

Boston Realty Advisors Commercial- Suburban Sales and Leasing of  
Commercial Real Estate

- **Associate**

R.W. Holmes Commercial Real Estate

March 2005 – March 2007 (2 years 1 month)

Investment Sales and Leasing of Commercial Real Estate in New England  
Market

- **Business Development**

Sheldon Good and Company

January 2001 – March 2005 (4 years 3 months)

Sold Real Estate across all sectors via SGC's Conventional Brokerage and  
Auction Arms.



**Account Executive**

CBS Corporation

January 1999 – January 2001 (2 years 1 month)

- **Professional Athlete**

Dutch Elite Hockey League

1998 – 1999 (1 year) Nijmegen Area, Netherlands

Professional hockey player in Dutch Elite League.

## Education





**Lake Forest College**

Liberal Arts, Soc &amp; Anth, minor in Religion

1994 – 1998

Activities and Societies: College Tennis and Hockey Teams

- **Berkshire Prep school**

1993 – 1994

**Recommendations**

A preview of what LinkedIn members have to say about Jeremy A.:



Jeremy is truly a class act - never fails to amaze me with how he remains aggressive while always being genuine and sincere.

[See more](#)[See less](#)



Jeremy is a pleasure to work with, he is experienced and will get the job done!!!!

[See more](#)[See less](#)

Sign up to see who recommended Jeremy A.

**Groups****SIOR New England Chapter**

View Jeremy A.'s full profile to...

- [See who you know in common](#)
- [Get introduced](#)

Prince Lobel Tye LLP  
100 Cambridge Street, Suite 2200  
Boston, Massachusetts 02114  
617 456 8000 main 617 456 8100 fax  
PrinceLobel.com

PRINCE LOBEL

December 17, 2014

Mayor Setti D. Warren  
City of Newton  
Newton City Hall  
1000 Commonwealth Avenue  
Newton Centre, MA 02459

Re: Jeremy Fried

Dear Mayor Warren:

I am writing this letter of recommendation for The City of Newton's Economic Development Commission to strongly consider Jeremy Fried as a candidate. Knowing Jeremy personally, and given Jeremy's committed commercial real estate focus in the Newton submarket, coupled with his dedication to family life in the City of Newton, he would make for a wonderful addition to the EDC.

Thank you and I appreciate your consideration.

Best Regards,



Michael P. Ross

617 456 8149 direct  
[mross@PrinceLobel.com](mailto:mross@PrinceLobel.com)

MPR/wf

Hope you are well and  
best for humans!!





Ruthanne Fuller  
Mayor

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

**#201-18**  
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[www.newtonma.gov](http://www.newtonma.gov)  
  
Barney S. Heath  
Director

---

**MEMORANDUM**

**DATE:** May 25, 2018

**TO:** Councilor Albright, Chairman  
Members of the Zoning and Planning Committee

**FROM:** Barney S. Heath, Director of Planning and Development  
James Freas, Deputy Director of Planning and Development  
Rachel Nadkarni, Long Range Planner

**RE:** **#201-18 Zoning amendment to limit residential portion of business zone developments**  
COUNCILOR GENTILE, MARKIEWICZ, COTE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, to require that any development in a business zone, limit the residential portion of the project to 50% of the total development.

**MEETING DATE:** May 29, 2018

**CC:** Ouida Young, City Solicitor  
Planning Board

---

Each business zone offers a different set of requirements for residential in business zones. In all business zones except the BU5, where no-residential uses are allowed, there are some residential uses that are allowed by-right with standards, and some that are allowed by Special Permit. In locations across the city there are properties in business zones that are 100% residential use, whose future non-conforming status under the proposed would need to be understood.

The Planning Department recommends that the Zoning and Planning Committee first focus its discussion on the issue to be addressed and, from that, what is the appropriate approach. Some important questions to consider:

1. What is the specific issue of concern?
2. What additional data is necessary to guide decision making?
3. How new non-conforming properties would be addressed?
4. Would there be different rules regarding specialty housing types – e.g. lodging houses, assisted living, live/work, etc.?





Ruthanne Fuller  
Mayor

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

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Barney S. Heath  
Director

---

**MEMORANDUM**

**DATE:** May 25, 2018

**TO:** Councilor Albright, Chairman  
Members of the Zoning and Planning Committee

**FROM:** Barney S. Heath, Director of Planning and Development  
James Freas, Deputy Director of Planning and Development  
Rachel Nadkarni, Long Range Planner

**RE:** **#202-18 Zoning amendment to Mixed Used 4 district**  
COUNCILOR GENTILE MARKIEWICZ, COTE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, so that the Mixed Used 4 (MU4) zone is either eliminated; or the dimensional controls are reduced; or a moratorium of two years be placed on any new MU4 development; or any combination of these three action.

**MEETING DATE:** May 29, 2018

**CC:** Ouida Young, City Solicitor  
Planning Board

---

At the baseline, the MU4 zone is a "floating zone" that can only be applied to a parcel of land by a legislative act of the City Council.

This proposal includes three options, each with a different outcome:

- Eliminate the MU4 zone
- Modify the MU4 zone
- Place a moratorium on new MU4 locations

Typically, moratoriums are applied to issues that do not otherwise have a discretionary process, i.e. by right development, and not to development for which a case-by-case discretionary decision can be made. The Council has the flexibility at the moment to not approve any new MU4 Zones and, where the Council chooses to apply the district, most projects will still require a special permit, granting even further discretion to the Council. Removing the zone or installing a moratorium would eliminate the option to allow an MU4 Zone to be created.

The Planning Department recommends that the Zoning and Planning Committee first focus its discussion on the issue to be addressed. Some important questions to consider:

1. What is the specific issue of concern?
2. What additional data is necessary to guide decision making?
3. What outcome is sought by a modification or a moratorium?
4. What are the impacts of each option on residents, businesses, and the City overall?



Ruthanne Fuller  
Mayor

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

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Barney S. Heath  
Director

---

**MEMORANDUM**

**DATE:** May 25, 2018

**TO:** Councilor Albright, Chairman  
Members of the Zoning and Planning Committee

**FROM:** Barney S. Heath, Director of Planning and Development  
James Freas, Deputy Director of Planning and Development  
Rachel Nadkarni, Long Range Planner

**RE:** **#203-18 Zoning amendment for moratorium on zone changes/construction Washington St.**  
COUNCILOR GENTILE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, to adopt an immediate moratorium on any zone changes and/or construction/development along both sides of Washington Street, including abutting properties, from the intersection of Commonwealth Avenue Washington Street in Auburndale/West Newton, to the intersection of Washington Street and Centre Street in Newton Corner. This moratorium shall remain in place until Zoning Redesign and the proposed "actionable plan for the Washington Street Corridor" are completed. This moratorium does not apply to by right construction/development that is currently allowed by the Newton Zoning Ordinances. This moratorium shall expire on September 30, 2019.

**MEETING DATE:** May 29, 2018

**CC:** Ouida Young, City Solicitor  
Planning Board

---

Moratoriums can be used to temporarily halt specified types of development activities while plans and/or regulatory changes are developed and implemented to address the concerns identified. The idea is that the issue is of such a scale or level of concern that a time-out is necessary so that controls or mitigation measures can be put in place.

As drafted, the proposed moratorium applies to projects seeking discretionary special permits issued by the City Council and variances issued by the Zoning Board of Appeals. The effect of this moratorium would be the prevention of any new special permit or variance applications for the next 18 months or until the completion of the Zoning Redesign and Washington Street Vision processes. Typically,



Ruthanne Fuller  
Mayor

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Barney S. Heath  
Director

---

**M E M O R A N D U M**

**TO:** Councilor Susan Albright, Chair  
Members of the Zoning and Planning Committee

**FR:** Barney Heath, Director of Planning and Development  
Rachel Powers, Community Development Programs Manager

**CC:** Planning and Development Board

**RE:** FY19 Draft Annual Action Plan

**Date:** May 24, 2018

---

Thank you for the opportunity to meet with you on May 14, 2018 to discuss the FY19 Draft Annual Action Plan for the July 1, 2018-June 30, 2019 program year. As a follow-up to our discussion and subsequent conversations, I've enclosed proposed revisions to certain sections of the draft plan.

The proposed changes are redlined throughout and impact Sections:

- AP-05 (*Executive Summary*),
- AP-15 (*Expected Resources, #2*),
- AP-20 (*Annual Goals & Objectives, Goal 1: Production of Affordable Housing, Goal 2: Rehabilitation of Housing and Goal 5: Creation of PSH for the Homeless*)
- AP-35 (*Projects, #2*)
- AP-55 (*Affordable Housing, #1*)

Our hope is that these changes help to clarify the Housing and Community Development Division's FY19 affordable housing goals and alleviate any confusion related to the identification of affordable housing projects.

The original draft document is available for review until June 5, 2018 on the City website and can be found at: <http://www.newtonma.gov/civicax/filebank/documents/89660>.

## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduce and summarize the objectives and outcomes identified in the Plan

The FY19 (FFY 2018) Annual Action Plan represents the fourth year of the FY16-20 Consolidated Plan for the City of Newton's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs and for the WestMetro HOME Consortium HOME Investment Partnerships (HOME) programs.

The Consolidated Plan was prepared by Housing and Community Development Division (the Division) staff to describe the use of federal resources for housing and community development activities in Newton and housing activities in the twelve other HOME consortium communities – the towns of Bedford, Belmont, Brookline, Concord, Lexington, Natick, Needham, Sudbury, Watertown, and Wayland and the cities of Framingham and Waltham. The FY19 (FFY18) Annual Action Plan, which is the result of citizen-driven collaborative planning processes, details how the City of Newton and the members of the WestMetro HOME Consortium will allocate the CDBG, ESG and HOME federal funds for the period of July 1, 2018 through June 30, 2019.

#### **FY19 (FFY18) Federal Funding Amounts**

Community Development Block Grant (CDBG)	\$1,918,213.00
HOME Investment Partnerships Program*	\$1,597,353.00
Emergency Shelter Grant	\$156,262.00
Total	\$3,671,828.00

*\*HOME funds are apportioned among the 13 members of the WestMetro HOME Consortium*

#### **Community Development Block Grant funds**

The City has allocated CDBG funding to four general categories: Housing/Homelessness, Human Services/Public Services, Architectural Access, and Program Administration. These categories are funded based on the priorities and needs detailed in the FY16-20 Consolidated Plan.

##### *Housing/Homelessness*

The majority of funds (approximately 59.5 percent) will be allocated to Affordable Housing/Homelessness projects to be identified during the FY19 program year. This funding will be used to facilitate housing rehabilitation, site acquisition, and development of units for low- and moderate-income households.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### 1. Introduction

The City of Newton anticipates receiving \$3,671,828.00 in CDBG, HOME and ESG funds, plus an additional \$125,000 in program income, during the July 1, 2018- June 30, 2019 program year. The \$543,280.55, in CDBG and HOME program income, received by the City in FY18 (FFY17) will also be used as a resource in FY19 (FFY18). Investments are targeted to a myriad of community needs and priorities identified in the FY16-20 Consolidated Plan and include the development and preservation of affordable housing, homelessness assistance and prevention, human services, architectural access and program administration. To maximize the impact of these HUD entitlement funds, the City strategically leverages additional funds and partnerships whenever possible.

See AP-15: Anticipated Resources at the end of this section.

#### 2. Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will use federal funds to leverage additional resources in several ways. With respect to affordable housing projects, federal HOME and CDBG funds will be complemented with City-controlled Community Preservation Act (CPA) funding to produce and preserve affordable units whenever possible. CPA funding provides the flexibility to produce mixed-income developments, as this funding source can be used to support households earning up to ~~100~~99% of AMI. Available ~~Funding~~ collected as a result of the City's Inclusionary Zoning Ordinance can further supplement these resources. Inclusionary Zoning (IZ) funds are collected from developers of multi-family housing projects in lieu of providing affordable units on site. During the needs assessment meetings held in preparation for developing the FY16-20 Consolidated Plan, many participants, particularly older adults, expressed the need for more mixed-income housing opportunities in the City. These developments should have market-rate, moderately-priced and restricted affordable units and be located in village centers or close to transportation and amenities. A combination of public investments using CDBG, HOME, CPA and IZ funding, in addition to other state investments (such as tax credits etc.) and private financing, should facilitate affordable housing development in Newton.

Relative to CDBG human services, and ESG, respondents to the City's request for proposals (RFP)

households. In FY19 (FFY18) the program will leverage \$100,000 in Community Preservation (CPA) funds. The Waltham Housing Authority was awarded 2.3 million dollars in CPA funds for a local housing voucher program which is estimated to serve 50 households for three years. The City's TBRA program will work in tandem with the WHA's housing voucher program to provide security deposits to these 50 households.

As a result of the November 2016 election, Watertown adopted the Community Preservation Act (CPA). The Town enacted a two percent surcharge, and has created the property assessment and taxation infrastructure to collect and sequester these funds. The CPA funds can be used in the future to leverage federal HOME funds.

**3. If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Several affordable housing projects are underway in the City of Newton that will help to further leverage those goals identified with federal funds and address those needs outlined in the FY16-FY20 Consolidated Plan.

The City of Newton is actively ~~working on~~helping to facilitate the creation of nine to twelve units of non-age-restricted housing for chronically homeless adults with disabilities. An underutilized, 16,900 square foot city parcel, located at 160 R Stanton Avenue, was one of those selected specifically ~~-for the creation of nine to twelve units of non age restricted permanent supportive housing for chronically homeless adults with disabilities~~this purpose. Jewish Community Housing for the Elderly (JCHE) was chosen as the housing developer through the City's public procurement process. JCHE is now advancing development ~~efforts, and efforts and~~ has begun taking steps to engage the neighborhood and determine financing options, which may include a combination of Low Income Housing Tax Credits (LIHTC), DHCD Affordable Housing Trust, Innovation and Stabilization Funds. ~~The first n~~Neighborhood meetings was have been held February 15, 2018 and May 7, 2018.

Land owned by the City of Newton at 70 Crescent Street, containing approximately 60,000 square feet, is the site of a future mixed-income rental project that will include a total of eight housing units and the expansion of the adjacent Reverend Ford Playground. Two of the rentalse units will be affordable to households earning ~~50~~60% of the Area Median Income (AMI) and three of the units will be affordable to households earning 80% of the AMI. The parcel will be reviewed through the municipal site approval process in lieu of a special permit. The City is still determining financing options.

In 2013, a 12.8 acre parcel was conveyed to the Concord Housing Development Corporation by the Commonwealth of Massachusetts to be used solely for open space and affordable housing. Concord plans to develop Junction Village, an affordable assisted living facility, on this site. The



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### 1. Goals Summary Information

The City of Newton receives Community Development Block Grant (CDBG), HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development (HUD). These funds are utilized to address housing and community development needs in the City of Newton and housing needs in the WestMetro HOME Consortium communities. The FY19 (FFY18) Annual Action Plan identifies eight goals for the City of Newton.

##### *Goal 1: Production of affordable housing*

In FY19 (FFY18), CDBG and HOME funding allocated to the City of Newton will continue to be used for a variety of programs and activities to preserve and expand affordable opportunities across the City. In alignment with the FY16-FY20 Consolidated Plan, the Division will seek to fund affordable housing projects within mixed-income developments near transit and village centers. They will also seek to identify projects that expand the stock of accessible and visitable housing. Through ~~FY19 and~~ prior year CDBG and HOME funding, it is also anticipated that 9 units of affordable rental housing will be completed ~~through a combination of CDBG and HOME assistance~~. The 83-85 West Street project, owned by the Housing Authority, includes the acquisition and rehabilitation of an existing duplex to create two units affordable to households earning 80% of the Area Median Income. The Division will also complete the close out of seven (7) additional units created through acquisition, rehabilitation, and new construction at Myrtle Village. Two of these units will be HOME-assisted units. Inclusionary zoning and Chapter 40B Comprehensive Permit projects will create an additional 73 affordable rental units and two affordable homeownership units, leveraged with non-federal resources. Please see the appendix for additional information on these units.

Staff will continue to administer a Downpayment/Closing Cost Assistance program to support and expand sustainable homeownership among low- and moderate-income households in Newton. The program will target homeownership opportunities in new and existing deed restricted homeownership units. It is anticipated that three income eligible homebuyers will be assisted through the CDBG Downpayment/ Closing Cost Assistance program in FY19. The City intends to support up to two income-eligible homebuyers who will be purchasing the affordable units at 1521 Beacon Street (a 40B Comprehensive Permit project) and at least one income-

eligible homebuyer who will be purchasing a home through the City's First-Time Homebuyer Resale Program.

*Goal 2: Rehabilitation of housing*

Staff will continue to market and administer the Housing Rehabilitation program (Rehabilitation program) on a rolling basis, which provides homeowners and qualifying nonprofit organizations with deferred payment loans for repairs and improvements aimed at addressing issues related to health, safety, and building code violations. In FY19 (FFY18), the Rehabilitation program will also be expanded to include existing accessory apartments and lodging houses that require repairs to ensure resident health, safety, and building code compliance. Expansion of the program was a direct result of the recent adoption of the City's Accessory Apartment Ordinance and the Lodging House Ordinance. Through FY19 and prior year funding, it is anticipated that approximately five units of homeowner housing will be rehabilitated through CDBG assistance.

*Goal 3: Provision of supportive services to the homeless and at-risk of homeless*

With respect to the Emergency Solutions Grant (ESG), \$156,262 was allocated through a competitive RFP process for local agencies to provide emergency shelter, supportive services, rapid rehousing, and homelessness prevention assistance to homeless and at-risk individuals and families. The City of Newton, Balance of State (BoS) CoC and the former BNWW providers balance consideration of the population's greatest needs in the immediate region and HUD's increased emphasis on funding rapid re-housing and homelessness prevention. During FY19 (FFY18), ESG funding will support 8 programs across 5 sub-grantees.

*Goal 4: Assistance to transition homeless individuals and families to permanent housing*

The Tenant-Based Rental Assistance (TBRA) program has traditionally assisted families at or below 60% of the AMI, with rental vouchers directed toward families experiencing homelessness whenever possible. In FY19 (FFY18), the City will continue to fund TBRA assistance for one household that was selected in FY16 (FFY15) and one household that was selected in FY17 (FFY16), for successful placement in rental homes. FY19 (FFY18) will be the third and final year of assistance for the TBRA households selected in FY16 (FFY15). The City will not issue a new voucher for FY19 (FFY18) as staff considers the extensive administrative undertaking of TBRA, limited available capacity and overall priorities. The Division may reevaluate this goal in the future.

*Goal 5: Creation of permanent and supportive housing for the homeless*

In FY17 (FFY16), the City of Newton released its city-wide housing strategy, *Newton Leads 2040 Housing Strategy* (Strategy), which established the goal of creating an additional 800 Subsidized

Housing Inventory units in the City by 2021 through a number of targeted policies and action steps. The Strategy identified six sites that could potentially accommodate nine to twelve units of permanent supportive housing for chronically homeless individuals. In FY18, the City issued a Request for Proposals for the development of non-age restricted permanent supportive housing for chronically homeless adults with disabilities at 160 R Stanton Avenue. Jewish Community Housing for the Elderly (JCHE) was selected as the developer and will continue to advance development efforts on this project in FY19. JCHE is advancing efforts to engage the neighborhood and determine financing options, which may include a combination of Low Income Housing Tax Credits (LIHTC), DHCD Affordable Housing Trust, Innovation and Stabilization Funds.

*Goal 6: Increase awareness of fair housing policies and practices*

Consistent with the 2015-2020 WestMetro HOME Consortium Regional Fair Housing Plan, the City, in conjunction with the Fair Housing Committee, will continue to collaborate to increase knowledge about fair housing laws and obligations, identify and address discriminatory actions, increase the capacity of the City and Consortium to affirmatively further fair housing and advance access to housing opportunity. City staff will continue to be trained on the fair housing obligations and will in turn develop and sponsor programs to educate elected officials, decision makers, and the general public about these obligations. The City, WestMetro HOME Consortium and FHC will also initiate development of the 2021-2025 Regional Analysis of Impediments, which in addition to the above measures, will involve conducting an updated Analysis of Impediments to Fair Housing Choice and outline meaningful goals and objectives to undertake in overcoming identified barriers.

*Goal 7: Provision of human services*

Human service grants will support 15 public service agencies and organizations during FY19 (FFY18). A total of \$321,230 was distributed through a competitive process held in conjunction with the ESG RFP. Selected programs cover a wide range of services that will address the needs vulnerable populations parallel to the Brookings Institution's "Benchmarks for Success" model recently adopted and adapted by the City. These programs will directly benefit low-to-moderate income youth, families, persons with disabilities, and seniors, and assist in moving families out of poverty. An estimated 2,014 people will be served through the human service program over the next program year.

*Goal 8: Implementation of architectural accessibility improvements for persons with disabilities*

Five and a half percent of CDBG funds, \$105,000 will be allocated to the installation of an ADA accessible bathroom on the first floor of City Hall.

*HOME Consortium Goals*

## **AP-35 Projects - 91.420, 91.220(d)**

### **1. Introduction**

During the fourth year of the 2016-2020 Consolidated Plan, funding will continue to address unmet community needs and continuing commitments to priority multi-year initiatives. Proposed projects and activities remain consistent with HUD priorities, seeking to primarily assist vulnerable low-to-moderate income residents through the creation and preservation of decent housing, suitable living environment and expanded economic opportunity.

See sheet AP-35: Projects at the end of this section.

### **2. Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Division staff allocated CDBG funding to five general categories: Housing/Homelessness, Human Services/Public Services, Architectural Access, and Program Administration. These categories are funded based on the priorities and needs detailed in the FY16-20 Consolidated Plan.

#### **Housing/Homelessness**

The majority of funds (approximately 59.5 percent) will be allocated to Affordable Housing/Homelessness projects to be identified during the FY19 program year. This funding will be used to facilitate housing rehabilitation, site acquisition, and development of units for low- and moderate-income households.

#### **Human Services/Public Services**

The Human Service Grants will fund 15 public service agencies and organizations during FY19 (FFY18). These programs directly benefit low-to-moderate income residents, offering a critical network of supports to provide essential services for low-to-moderate income children, youth, families, adults, seniors and persons with disabilities and assist in moving vulnerable families out of poverty. The City intends to allocate 15 percent of CDBG funds, \$321,230, the maximum allowed by regulation.

#### **Architectural Access**

Five and a half percent (\$105,000) of the City's annual CDBG allocation will be directed to the installation of an ADA accessible bathroom on the first floor of City Hall.

#### **Program Administration**

The maximum allowable amount of 20 percent will be allocated toward program administration.

The FY19 (FFY18) CDBG allocation for the City of Newton is 10.5 percent more than the City's FY18 (FFY17) allocation. The HOME allocation also increased, by 37.6 percent, and the ESG

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### 1. Introduction

In FY19 (FFY18), CBDG and HOME funding allocated to the City of Newton will continue to be used for a variety of programs and activities to preserve and expand affordable opportunities across the City. The Division seeks to identify projects that align with priority needs outlined in the FY16-FY20 Consolidated Plan and increase the stock of accessible and visitable housing. Inclusionary zoning and Chapter 40B Comprehensive Permit projects will also create an additional 73 affordable rental units and two affordable homeownership units, leveraged with non-federal resources. It is anticipated that these efforts will result in 73 units of affordable rental housing and 2 units of affordable homeownership housing created through a combination of CBDG/HOME assistance, inclusionary zoning, and Chapter 40B Comprehensive Permit projects (please see the appendix for additional information on these units).

~~In addition to the new units that will be created in FY19 (FFY18), t~~The City will also continue to support ~~projects that are currently in various stages of development, but not yet permitted. This includes~~ the creation of nine to twelve units of non-age restricted permanent supportive housing for chronically homeless adults with disabilities. These units will be incorporated into the proposed expansion of the Jewish Community Housing for the Elderly's (JCHE) existing Golda Meir House, which already includes 199 units of affordable senior housing with extensive programming and services.

In September 2017, the City issued a Request for Proposals for the reuse of the City-owned water tower site on Stanton Avenue, which directly abuts the Golda Meir House. Prior to the issuance of the RFP, the City Council approved the disposition and rezoning of the property to facilitate affordable housing development for chronically homeless adults with disabilities. In October 2017, the City chose to move forward with JCHE's proposal and will sell this publicly owned land to ~~the~~ JCHE in order to connect the old and new buildings into one vibrant affordable housing community.

Housing Division staff have played a crucial role in the progress of this project and will continue to oversee the development process on behalf of the City, particularly as it relates to ensuring the inclusion of the nine to twelve units for chronically homeless adults with disabilities. ~~The first community meeting for this project took place~~ Community meetings have been held on February 15, 2018 and May 7, 2018. JCHE is expected to apply for a Chapter 40B Comprehensive Permit in the fall of 2018 and is currently in the process of determining their financing options.

In FY17 (FFY16), the City completed the *Newton Leads 2040 Housing Strategy* (Strategy), which established the goal of creating an additional 800 Subsidized Housing Inventory units in the city by 2021, through a number of targeted policies and action steps. The Strategy identified possible locations for affordable housing (including the water tower site next to the Golda Meir House) and housing types appropriate for those locations, in addition to policies that can be implemented to expand diverse housing choices in Newton. The City began implementing the Strategy in FY17 (FFY16) and will continue this work in FY19 (FFY18).

In FY19 (FFY18), the City will administer programs that were successful in FY18 (FFY17) as well as develop and administer new programs which support housing opportunities in Newton:

- The City will make CDBG and HOME funds available for the rehabilitation and creation of new affordable rental units. Projects will be identified during the FY19 program year. In addition, the City will work to strengthen its relationship with existing housing providers in order to support diverse housing choices in Newton.
- Staff will continue to market and administer the Housing Rehabilitation program (Rehabilitation program), which provides homeowners and qualifying nonprofit organizations with deferred payment loans for repairs and improvements aimed at addressing issues related to health, safety, and building code violations. The Division anticipates that five units will be rehabilitated in FY19 (FFY18). Over the past year, the City has expanded the allowable scope of work available through the Housing Rehabilitation Program for the Newton Housing Authority and other nonprofit housing organization projects in order to more comprehensively address critical repairs for health and human safety. Previously, allowable work was limited solely to accessibility improvements. In FY19 (FFY18), the City will consider expanding the Rehabilitation program to existing accessory apartments and existing lodging houses that require repairs to ensure resident health, safety, and building code compliance. Expansion of the program will be evaluated in conjunction with the recent adoption of the Accessory Apartment Ordinance and the Lodging House Ordinance.
- Staff will administer a downpayment/closing cost assistance program to support and expand sustainable homeownership among low- and moderate-income households in Newton. The program will target homeownership opportunities in new and existing deed restricted homeownership units. The City intends to support up to three first-time homebuyers.
- One new Chapter 40B Comprehensive Permit projects will be completed in FY19 (FFY18). This project includes an 8-unit mixed-income homeownership project, featuring 2 affordable homeownership units.



moratoriums are applied to issues that do not otherwise have a discretionary process, i.e. by-right development, and not to development for which a case-by-case discretionary decision can be made. As written, the proposed moratorium removes discretionary authority.

In considering whether or not to establish a moratorium, there are three “best practices” to consider:

1. Clearly defined timeframe and endpoint;
2. A precise target such that the issue is narrowly defined and only that development activity which necessarily must be halted to address the issue is subject to the moratorium; and
3. Identified objectives – what will be the outcome of the work? – a plan, policy, regulation or other action and a scope of work for getting there.

The proposal includes a proposed timeframe and endpoint as well as identified objectives.

The Planning Department recommends that the Zoning and Planning Committee first focus its discussion on the second moratorium “best practice” identified above; what is the issue to be addressed? Some important questions to consider:

1. What is the specific issue of concern?
2. Is a moratorium necessary in order to effectively address the issue?
3. What additional data is necessary to guide decision making?
4. What are the impacts of a moratorium on residents, businesses, and the City overall?  
  
Are all special permit and variance requests included in the moratorium? For instance – would special permits related to a change of use (e.g. retail to restaurant), addition to an existing property, or special permits amendments be subject to the moratorium?
5. What would be the outreach plan to follow up with individual property owners regarding the moratorium?