



Land Use Committee Report

City of Newton In City Council

Tuesday, December 4, 2018

Present: Councilors Schwartz (Chair), Lipof, Auchincloss, Kelley, Markiewicz, Laredo

City Staff Present: Solicitor Ouida Young, Senior Planner Neil Cronin, Director of Planning and Development Barney Heath, Associate City Solicitor Jonah Temple,

All Special Permit Plans, Plan Memoranda and Application Materials can be found at http://www.newtonma.gov/gov/aldermen/special_permits/current_special_permits.asp. Presentations for each project can be found at the end of this report.

Chairs Note: The Committee will hear an update on parking and traffic management as required by Condition #6 of Special Permit Council Order #39-17.

Note: Attorney Terry Morris, office at 57 Elm Street, represented the petitioner, the Baby Academy. Condition #6 of Special Permit Council Order #39-17 required the petitioner to return to the Land Use Committee to provide an update relative to the traffic conditions and parking management at the site. Atty. Morris noted that the staff identified issues at the site with regard to compliance of visitors to the site entering from the northern access point on Bryon Road and exiting from the southern access. Atty. Morris stated that the petitioner has taken steps to educate the parents as required in the Council Order and noted that traffic circulation has not been an issue at the site. Atty. Morris noted that of the seven staff members; 2 car pool, 3 take public transportation and 2 walk.

Senior Planner Neil Cronin noted that the Special Permit relief included a waiver of 4 parking stalls where 10 exist as well as dimensional waivers for parking facilities with more than five stalls. Mr. Cronin confirmed that neither ISD or the Police Department have reported complaints or a need for code enforcement within the past year.

Committee members confirmed that no concerns have been expressed from residents. A Committee member questioned whether the lookback is annual. Atty. Morris stated that the lookback as required in the Special Permit is a one-time lookback and confirmed that there are no plans to increase enrollment or staff. Committee members reiterated that the Council Order requires entrance from the northern Bryon Road access point and exit through the southern Bryon Road access point as well as a designated staff person to facilitate pickup/drop-off. The petitioner, Margarita, 131 Old Farm Road, Manages the Baby Academy. She confirmed that details of the TDM are distributed to parents during registration, at open house, mailed and communicated as needed. She noted that parents also receive a monthly newsletter with continued reminders to enter and exit as required. Additionally, it was noted that the neighbors have expressed no concerns relative to the daycare. Committee members

encouraged the petitioner to continue to monitor and inform parents of correct pickup/drop-off requirements and expressed no other concerns relative to the look back.

Referred to Land Use and Finance Committee

#559-18 Appropriation of \$3,250,000 from CPA funds for affordable housing

COMMUNITY PRESERVATION COMMITTEE recommending the appropriation of three million two hundred fifty thousand dollars(3,250,000) from the Community Preservation Fund to the Planning & Development Department, for a grant to Jewish Community Housing for the Elderly to create 60 units of permanently affordable, deed-restricted housing for seniors and chronically homeless individuals with disabilities at 160 Stanton Avenue (Golda Meir House), as described in the proposal submitted to the Community Preservation Committee in September-October 2018.

Action: **Land Use Approved Subject to Second Call 7-0**

Note: 2Life Communities Chief of Real Estate and Innovation Lizbeth Heyer provided an overview of the proposal to develop 68 units of affordable housing units for seniors at the Golda Meir property. Ms. Heyer's presentation is attached. Ms. Heyer noted that of the 68 proposed units; 60 units will be created for low- and moderate-income seniors (including 9 units for chronically homeless individuals). The remaining units will be allocated to seniors with income between 100% and 120% AMI. After CPC approval of the request for \$3.25 million dollars from CPA funds, 2Life communities removed a proposed care clinic on the first floor of the development. 2Life now proposes to remove five units from the upper level of the project and add four units where the clinic was initially proposed, on the lower level. Ms. Heyer confirmed that if it is determined that the care clinic can move forward, they will return for an amendment to the permit and locate the care clinic in the lower level.

CPC Chair Mark Armstrong noted that while the CPC has enthusiastically supported the project; due to the recent changes, the CPC has not had an opportunity to review the details and is not prepared to recommend the project. He stated that the CPC will meet on December 11 to review amendments to the project. CPC Staff member Alice Ingerson noted that the changes impact the budget and require CPC review. Director of Planning and Development Barney Heath noted that 2Life Communities is submitting the project in the competitive low-income housing tax round with Department of Housing and Community Development (DHCD). Although the earliest opportunity the CPC has to review the project is December 11; to be considered for federal and state income tax credits, it is critical that 2Life submit the project to DHCD for review by the end of the year. The DHCD considers local support a measure of readiness.

Committee members expressed support for the proposed project, noting that the project will provide a great benefit to the City. Committee members asked that the petitioner be cognizant of construction and traffic. Ms. Heyer confirmed that a December 17, 2018 Council vote would be sufficient for application to the DHCD. Ms. Ingerson noted that the CPC recommendation requires the petitioner to return for a second vote to execute a grant agreement, given the challenging and lengthy DHCD process. Committee members expressed no concerns relative to the project but agreed that the item should be subject to second call pending CPC review on December 11. With that, Councilor Lipof

motioned to approve the item, subject to second call pending the CPC review and Committee members voted unanimously in favor of the motion.

#591-18 **Class 2 Auto Dealers License**
NEWTON AUTO GROUP, INC.
1235 Washington Street
West Newton, MA. 02465

Action: **Land Use Approved 7-0**

#592-18 **Class 2 Auto Dealers License**
CITY OF NEWTON
1000 Commonwealth Avenue
Newton Centre MA 02459

Action: **Land Use Approved 7-0**

Note: It was noted that memos were issued to the Police Department, Inspectional Services, Consumer Affairs and the Assessors Office. The Clerk's office has confirmed that there have been no site-specific complaints relative to either location. Committee members expressed no concerns relative to the issuance of the auto dealers' licenses and voted unanimously in favor of approval.

Respectfully Submitted,

Greg Schwartz, Chair



Formerly Jewish Community Housing for the Elderly (JCHE)

Golda Meir House Expansion

Newton Community Preservation Committee
Project Update – December 3, 2018



2Life Communities

- ▶ Founded in 1965
- ▶ 1,200 apartments, 1,500 residents
- ▶ Award-winning developer, owner, property manager, and service provider
- ▶ 90% of our apartments are deeply subsidized
- ▶ Diverse resident community
- ▶ *Aging in Community with supports and services*

#559-18



Ulin House
Brighton, MA



Golda Meir House
Newton, MA



Kurlat House
Brighton, MA



Coleman House
Newton, MA



Leventhal House
Brighton, MA



Shillman House
Framingham, MA



Project Summary

#559-18

	Existing	Proposed New	Proposed Total
Number of apartments	199	68 (net new)	267
Lot area (sf)	167,208	16,898	184,106
Building area (gross sf)	181,631	76,750	258,381
Floor Area Ratio	1.09		1.40
Height	62' 0"		62' 0"
Number of parking spaces	84	29 (net new)	113
Parking ratio (spaces per apt)	0.42	-	0.42



Proposed Unit and Income Mix

UNIT TYPE	≤ 30% AMI (Sec 8 PBV)	≤ 50% AMI (MRVP PBV)	≤ 60% AMI	<100% AMI	Unrestricted	TOTAL
1 BR	7	20	18	8	4	57
2 BR	1	2	2	2	4*	11
TOTAL	8	22	20	10	8	68

*includes 1 resident manager unit with no rent and 1 unit with reduced rent set aside for NEC graduate students.

Note: 9 units set-aside for chronically homeless individuals with disabilities will utilize a combination of the proposed Section 8 and MRVP project-based vouchers.



Aerial View



Existing



Proposed





#559-18

View from Washington Street



Existing



Proposed



View from Stanton Ave



Existing



Proposed



Development Budget

PROPOSED SOURCES	
Newton CPA Funds	\$3,250,000
Permanent Loan	\$7,770,000
Fed Tax Credit Equity	\$10,298,970
State Tax Credit Equity	\$3,999,600
Utility Rebates	\$74,800
DHCD Sub Debt	\$3,750,000
Philanthropy	\$2,546,475
Deferred Developer Fee	\$625,000
Total Sources	\$32,314,845

PROPOSED USES	
Acquisition	\$100
Construction (\$275/sf and 5% contingency)	\$24,366,192
Soft Costs (including water tower decommissioning)	\$4,892,419
Developer Fee & Overhead	\$2,500,000
Capitalized Reserves	\$556,133
Total Uses	\$32,314,845
TDC per unit	\$475,218



Additional Slides

(if needed for questions)

Proposed Schedule

- ▶ **Spring 2018 – Winter 2019:** Design/permitting process
- ▶ **Winter – Fall 2019:** Assemble project financing
- ▶ **Winter 2020:** Construction Start (earliest possible)
- ▶ **Spring 2021:** Construction Completion



Proposed Rents

(Based on FY 2018 Income Limits)

Type	Income Limit	1 BR	2 BR
Sec 8 Units	30% AMI	\$1,563	\$1,914
MRVP Units	50% AMI	\$1,214	\$1,457
LIHTC - 60% Units	60% AMI	\$1,153	\$1,384
NEC Units	--	--	\$800
Moderate Income Units	<100% AMI	\$1,800	\$2,100
Market Units	--	\$2,500	\$2,750
Site Rep Unit	--	--	--

