# League of Women Voters of Newton

# Newsletter

Volume 9 Issue 1

# Continuing Affordable Housing Controversy

n anticipation of the start of the 2003 legislative session of the Massachusetts General Court, the battle lines are being drawn over proposed changes to the Massachusetts "Comprehensive Permit Law" (Mass. Gen. Laws chapter 40B). Chapter 40B authorizes a local zoning board of appeal to grant to an eligible developer of subsidized housing a single Comprehensive Permit that overrides local requirements that are inconsistent with affordable housing needs. A community with a subsidized housing stock of ten percent (10%) or more of its total housing stock are exempt from the provisions of Chapter 40B.

However, only 23 of the state's 351 communities have reached the 10% exemption threshold. In communities that have not met the 10% threshold, a developer may appeal the denial of a Comprehensive Permit to the state Housing Appeals Committee (HAC) and may also appeal to the HAC if the Comprehensive Permit is granted with conditions that may render a proposal economically unfeasible. Newton has achieved less than 5% affordable housing.

A controversy has arisen due to the large number of Comprehensive Permit applications that have been filed recently as a result of the strong demand for affordable housing. Some communities that are concerned about the loss of local control and the impacts these developments will have on traffic, schools and infrastructure have called for a moratorium on Comprehensive Permits and for the reform of the Comprehensive Permit Law.

In response to these concerns, Acting Governor Swift adopted emergency amendments to the Department of Housing and Community Development's Comprehensive Permit Regulations in the summer of 2002. These emergency regulations were intended to address some of the concerns regarding the loss of local control. For example, among the changes was a regulatory provision allowing the HAC to consider a city's or town's comprehensive plan in deciding an appeal. Hearings were also recently held on proposed regulations that would make the emergency regulations permanent and would introduce other new regulatory provisions rewarding communities that show progress with affordable housing planning and production.

However, despite these proposed regulatory safeguards, several bills proposing major amendments to Chapter 40B have been filed for the 2003 legislation session that begins in January.

Housing advocates and the members of the development community have expressed concern that the proposed limitations on Chapter 40B would significantly impact the production of affordable housing in Massachusetts and would likely worsen the existing affordable housing crisis in the Commonwealth.

The Newton League of Women Voters will be closely following housing issues in the upcoming legislative session. Please contact Janet Stearns at (617) 559-9987 if you would like to become more involved in legislations issues or have suggestions on other priority legislative issues. ■

January 2003

# BOA Passes Housing Resolution

by Ted Hess-Mahan

President of the Board of Aldermen, and Marcy Johnson, Ward 2 Alderman-at-Large, offered a resolution in support of the National Affordable Housing Trust Fund on behalf of Uniting Citizens for Housing Affordability in Newton (U-ChAN), a housing advocacy group. This resolution petitions the Massachusetts Congressional delegation to support the enactment of legislation that would establish a national affordable housing trust fund. The resolution also requests that the Mayor take steps to take advantage of the national housing trust fund once it is established.

The need for affordable housing is well documented. Each year, the National Low Income Housing Coalition (NLIHC) publishes Out of Reach, a study that analyzes housing affordability problems nationwide. About 5.4 million people in the United States lack safe, decent or affordable housing. Of those, 3.5 million people are homeless, 1.35 million of whom are children. In Massachusetts alone,

continued on page 3

What's Inside

President's Message.2New Members.2ERA.3Newton North High Renovation.4Affordable Housing Unit Mtgs.5Finance Committee Notes.5Energy Commission Schedule.8Calendar.8

### LWVN Officers and Directors 2002-2003

#### Officers

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Recording Secretary	Robin Maltz	<sup>617</sup> 969-1554
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The LWVN Newsletter is published nine times per year. The League of Women Voters is a nonpartisan political organization open to all citizens of voting age. For more information about the League of Women Voters, call 617-964-0014.

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# President's Message

I hope all of your holidays have been wonderful. As I write this mine are yet to be, but I'm looking forward to the visits of three of my four sisters so it's likely to be lively.

I learned again this week why I love being part of the League. It's the people, stupid! It's being on a team with smart, caring people. It's the wonder of people who say, "Yes, I will help with that." "Yes," like Barbara Lietzke, who offered her home for the Holiday Party. "Yes," like Judy Jaffe, observing for the League, "Yes," like Sandy Butzel chairing our Nominating Committee, "Yes," like Ann Grantham who is editing her second issue of the newsletter, and "Yes," like Deb Crossley who is working on housing, long range planning, energy conservation, and the CPA (phew!!). Thanks to all of the many of you who say, "Yes" to the League.

Nominating Committee will begin its work soon and we need more "Yeses." If you are someone who hasn't been involved yet and might like to explore the possibilities or someone who's been involved in the past and might be interested in getting reacquainted with all the activity, please let a member of the nominating committee know. There are as many ways to get involved as there are League members. Say "Yes" to being involved, "Yes" to caring about your community, "Yes" to getting educated on the issues and "Yes" to helping to educate others.

Make it one of your New Year's resolutions to participate in some part of the League this year. I look forward to seeing you.

Sincerely,

amelie & Vorl

N o m i n a t i n g C o m m i t t e e M e m b e r s Sandy Butzel, Chair Deb Hirsch Fran Seasholes Elaine Reisman

Welcome New Members

Andreae Downs 854 Chestnut Street Waban 02468 617-969-7123 andreaedowns@yahoo.com

Arlene S. Franklin Raymond Jacques 95 Commonwealth Park West Newton 02459 617-965-5502

Il Members

Please check your listing in the handbook. If there are corrections or e-mail address additions, send them to robinm@attbi.com

# Progress on the Federal Equal Rights Amendment

by Priscilla Leith

"Equality of rights under the law shall not be denied or abridged by the United States or by any state on account of sex." - text of the ERA

On November 14 supporters of the Equal Rights Amendment met at the State Capitol building in Springfield, IL to draw up strategy for their campaign to ratify the ERA next spring. The renewed campaign comes only after two years of organizing by Mary Reljic, a longtime American Assn. of University Women (AAUW) activist, and members of the Business and Professional Women (BPW). The League of Women Voters of IL has now joined the effort and was represented at the meeting.

The political situation in Illinois is especially promising, because ERA proponents control the governorship, the House and the Senate for the first time in 25 years. Governor Rod Blagojevich will be the new governor and would sign an ERA bill if passed. Democratic leadership in the House and Senate support the bill.

The Illinois Legislature failed to ratify ERA back in 1982. Illinois was the scene of intense lobbying by both pro and con forces. There were hunger strikes and women who chained themselves to posts in the State House rotunda. N.O.W. leaders even presented the governor with a turkey, symbolizing his failure to back up old campaign promises with support for the ERA. A legislative coalition backed by grassroots civil rights groups split in the days before ERA came up for a vote, and the bill lost. Proponents have been assured that will not happen in 2003. Illinois State Representative Lou Lang (D-Skokie) introduced HJR1, the Equal Rights Amendment, in early December 2002 and filed it for the 2003 legislative session. Proponents plan to begin traveling to Springfield to lobby for passage on April 2, 2003.

Meanwhile, an ERA ratification bill will again be filed in the Missouri Legislature by State Representative Vicky Riback Wilson (D-Columbia) once their session begins in January. Other state legislatures that may see ERA activity include Florida, Arizona and Oklahoma. Although the political scene is not so sunny in these states, filing a bill enables proponents to organize support and work for future ratification once the political climate improves.

Meanwhile, several bills in the U.S. Congress relating to passage of the ERA will be re-filed for the next session. Congresswoman Carolyn Maloney (D-NY) has already re-filed her original Equal Rights Amendment (see wording at top of this article) and is seeking sponsors. There will also be a repeat of the bill filed by Cong. Robert Andrews (D-NJ) stating that the House of Representatives will accept ERA as part of the U.S. Constitution once 38 states have ratified. LWVN has written to Congressman Barney Frank asking him to co-sponsor both of these bills, as he did in the past.

### January Unit Meetings National Election Reform & State Program Planning Review State Positions at http://www.ma.LWV.org

Continued from page 1

### BOA Passes Housing Resolution

there are 390,000 households who cannot obtain affordable rental housing. And despite Newton's relatively high per capita income, there are 7,500 households whose annual income qualifies them for affordable housing, but only 1,600 affordable housing units available in the entire city. Many of these households include seniors on modest, fixed incomes or younger people with low to moderate incomes who make a substantial contribution to the health, safety, welfare and vitality of this community, such as teachers, firefighters, police officers, nurses' aides, and daycare workers.

The National Housing Trust Fund Campaign, sponsored by the NLIHC, has proposed legislation to establish a permanent source of funds from the surpluses generated by federal housing agencies, that would provide for the creation, rehabilitation, and preservation of 1.5 million units of affordable housing over the next 10 years. In 2001, Representative Bernard Sanders of Vermont and Senator John Kerry of Massachusetts filed bills in Congress to establish a National Affordable Housing Trust Fund. By the end of the 107th Congress, 200 Congressmen and 29 Senators had agreed to co-sponsor these bills. Meanwhile, the Campaign has picked up endorsements from over 3,000 organizations, municipalities, elected officials and newspaper editorials. Much work lies ahead, however, to persuade the 108th Congress to finally pass this important legislation and the President to sign it.

In October, the aldermanic Programs & Services Committee voted unanimously to recommend U-ChAN's National Housing Trust Fund Resolution with an amendment to recognize that even though Newton is an affluent community, there are many who cannot afford housing here and that the city is committed to making housing affordable for all. Thereafter, the Board of Aldermen unanimously approved the resolution, as amended,

### Committees - in - Action

#### Education

Focus	Renovations, increasing high school enrollments, school financing, testing & standards	
Members	Ann Grantham Susie Heyman Jody Klein Anne Larner	Robin Maltz Fran Osten Beverly Spencer Beth Wilkinson
Contact	Andrea Kelley Andrea Kozinetz Co-Chairs	617964-4609 617964-6490

#### Human Rights

Focus	League outreach, relevance and support for the human rights of
	Newton's diverse populations
Members	Sharon Balfour
	Susie Heyman
	Jody Klein
	Linda Morrison
Contact	Holly Gunner, Chair 617964-0767

#### Land Use/Transportation

Focus	ocus Interrelationship between land use and transportation and its effects on Newton & surrounding communities	
Members	AnnaMaria Abernathy	
	Anita Capeless	
	Carol Ann Shea	
	Lynne Sullivan	
Contact	Anita Capeless	<sup>617</sup> 969-9483

Local Action

Focus Various local issues

Members In formation - all welcome

Contact Deb Crossley <sup>617</sup>244-7597 Chair

#### Newsletter

Members	Jane Leighton	Liz Lieberman
	Linda Morrison	Jody Klein
Contact	Andrea Kelley	<sup>617</sup> 964-4609

You may call committee contact or a Board officer or director to learn more about current committee work. All are welcome to participate. Newton Education Update

# What Should Be Done With Newton North High School?

#### By Andrea Kelley and Andrea Kozinetz

A smany are probably aware, the project to renovate Newton North High School has been put on hold. As the plans were being developed to phase the planned renovations for the Newton North, the Mayor and the Project Manager determined that it would be unsafe for the building to remain occupied during the construction. The community reacted to the news that the building would have to be vacated for the length of the construction. It was determined that the project would be put on hold while the city and school department reviewed its options.

Early in December, Mayor David Cohen, Brooke Lipsitt, President of the Board of Aldermen and Anne Larner, Chair of the School Committee convened a Task Force to develop options to address the educational and building needs of Newton North High School.

Dr. Michael Jellinek, President of Newton Wellesley Hospital, was named to chair the Committee. The Committee will also include city and school personnel, citizen applicants who have experience in such fields as architecture and municipal finance, and many representatives from the schools.

The Committee will begin weekly meeting on January 13, 2003 from 5PM to 7PM at Newton North. All meetings are open to the public. The Committee's charge is to examine all options for the high school and the cost/benefit of each option. They will look at financing, construction feasibility; timetables, useful life of the "structure," community acceptability.

The Committee's report will be submitted in writing to The Board of Aldermen, the Mayor, and the School Committee by May 15, 2003. For all who have access to the internet, ongoing communication about the work of the task force will be available at ww.newtonpublicschools.com.

On January 8, 2002, President Bush signed into law the No Child Left Behind Act of 2001. The Act is the most sweeping reform of the Elementary and Secondary Education Act (ESEA) since ESEA was enacted in 1965. It redefines the federal role in K-12 education and will help close the achievement gap between disadvantaged and minority students and their peers. It is based on four basic principles: stronger accountability for results, increased flexibility and local control, expanded options for parents, and an emphasis on teaching methods that have been proven to work.

Please contact one of us if you are interested in being part of the Committee. Other issues that we have begun discussing are the federal statute No Child Left Behind\* and the state mandated MCAS testing ■

## 2003 LWV Engagement Calendars

- •Wall or desk calendars from LWV of St. Louis, MO have an 8 1/2" x 11" page for each month, with large blocks for each day to write in appointments.
- Price \$3 each.
- •Call Priscilla Leith at 617-969-6837. ■



#### Continued from page 3

and became the 3,285th endorser of the National Housing Trust Fund Campaign.

For more information about the National Housing Trust Fund Campaign, contact the NLIHC at (202) 662-1530 or visit its website at www.nhtf.org.

#### National Housing Trust Fund Resolution

A Resolution petitioning the Massachusetts Congressional delegation to support the establishment of a National Housing Trust Fund, that will create, rehabilitate, and preserve 1.5 million units of affordable housing over the next 10 years.

WHEREAS, 5.4 million households in the United States are in housing that is not safe, decent or sanitary, or are paying more than 30% of their income for housing, according to the U.S. Department of Housing and Urban Development.

WHEREAS, 3.5 million people will experience homelessness in the United States this year and 1.35 million of those people will be children, according to the Urban Institute.

WHEREAS, in Massachusetts, about 390,000 renter households pay more than 30% of their income for housing.

WHEREAS, in Massachusetts, an extremely low-income household (earning \$19,560, or 30% of the Area Median Family Income of \$65,200) can afford a monthly rent of no more than \$489 a month, while the Area Fair Market Rent for a two-bedroom unit is \$1,033.

WHEREAS, in Massachusetts, a worker earning the current Minimum Wage of \$6.75 per hour must work 118 hours per week in order to afford a two-bedroom unit at the Area Fair Market rent.

WHEREAS, despite Newton's relatively high per capita income, there are more than 7500 households, including both individuals and families, whose income falls below 80% of the area median income. Many of them are seniors living on modest fixed incomes; others are younger people who have pursued rewarding occupations that contribute greatly to the health, safety, welfare and vitality of our community, including many city employees and people in the helping professions, such as teachers, firefighters, police officers, nurses' aides, daycare workers, etc.

WHEREAS, in Newton, City studies indicate there are approximately 2,900 low-income households who pay more than 30% of their income for housing, and about half of those households pay more than 50% of their income for housing.

WHEREAS, in Newton, an extremely low-income household (earning \$21,480, or 30% of the Area Median Family Income of \$71,600) can afford a monthly rent of no more than \$537, while the Area Fair Market Rent for a two-bedroom unit is \$1,250.

WHEREAS, in Newton, a worker earning the current Minimum Wage must work 142 hours per week to afford a two-bedroom unit at the Area Fair Market Rent.

WHEREAS, in Newton, there are about 6,000 households with incomes in the low to moderate range, but there *Continued on page 7* 

#### Notes from the Observer Corps Finance Committee

#### Thursday, December 12, 2002

All members present except for Alderman Coletti. The members quickly moved to a discussion of Phase II of the plan to restore Forte Park in Ward 1 by the Charles River (located behind the McDonalds on California St.) The Alderman generally agreed that the CPA allowed the use of such funds for the improvement (building of lights) of the park. There will be 42 parking spaces and total irrigation of the fields. The cost of the lighting will be approximately \$170,000. The cost to maintain this is unknown to the Parks and Recreation Commissioner. It was noted that 50% of the project might be covered by matching funds from the state. Not surprisingly, Scott Lennon and Carlton Merril were the most vocal supporters of the project, as the park falls within their ward. Alderman Linsky had reservations that the CPA funds would not be creating something new, but rather upgrading already existing space. The argument was made that a ball field available under the lights would double Newton's nighttime field capacity, and thus is something new. Alderman Lappin questioned the maintenance of the field, and liability of the walkway being created for pedestrians. Alderman Gerst pointed out that this area of the city is probably the only place where a nighttime facility might have the support of the local residents. The committee voted to bring this to the entire board on Monday, December 16, 2002.

Ben Weisbuch, Observer ■

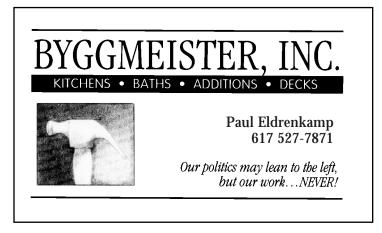
Membership Application		
Name		I would like to join the League of Women voters of Newton. Enclosed is my check
Address		for \$50 payable to LWVN. Lifetime membership \$1000
		I would like to receive materials about the League.   I would like to be contacted by a League member
Telephone	Email	to talk about LWVN. Mail this form (and your check, if joining) to: Andrea Kozinetz Holtz at 8 Stoney Brae Road, Newton Highlands, MA 02461











Continued from page 5

#### National Housing Trust Fund Resolution

are only 1,600 affordable rental units in the City committed to serving that income range.

WHEREAS, Newton has always prided itself on its economic diversity, and in order to preserve that diversity, it is necessary to provide additional housing opportunities for people of all income levels.

WHEREAS, people can attain the highest level of self-sufficiency only when they have access to safe, decent, affordable housing in a community that is economically, socially, ethnically and racially diverse.

WHEREAS, the City's "A Framework for Newton's Planning" recognizes the needs for more affordable housing units and for additional funding resources in order to promote such diversity in this community.

WHEREAS, given the current fiscal and economic conditions of states and municipalities which impair their ability to respond effectively to the housing affordability crisis, it is necessary for the federal government to step forward and provide a common solution to these shared problems.

WHEREAS, legislation has been introduced in Congress to enact the National Affordable Housing Trust Fund Act of 2001, which would establish a National Housing Trust Fund in order to provide a permanent source of funding for construction, rehabilitation and preservation of housing for low-income people. The purposes of this legislation are: 1) to fill the growing gap in the national ability to build affordable housing by using profits generated by Federal housing programs to fund additional housing activities, without supplanting existing housing appropriations; (2) to enable rental housing to be built, for families with the greatest economic need, in mixed-income settings and in areas with the greatest economic opportunities; (3) to promote homeownership for low-income families; and (4) to produce, rehabilitate, and preserve at least 1.5 million affordable housing units by 2010. Most of the funds in the National Housing Trust Fund are for rental housing and at least 75% of the funds are targeted to extremely low-income households. States receiving funding from the National Housing Trust Fund would be required to provide 25% matching funds from nonfederal sources.

NOW, THEREFORE, be it resolved that the Newton Board of Aldermen reaffirms the importance and need for affordable housing and hereby petitions to Massachusetts Congressional delegation to support the National Affordable Housing Trust Fund Act of 2001 (S.1248 and H.R. 2349), and requests that the Mayor implement all measures reasonable and necessary to enable the City to take advantage of the National Housing Trust Fund. ■

#### Coming in February:

Affordable Housing Unit Meetings

The unit meetings in February on Affordable Housing, are scheduled for February 12 and 13, 2003. Newton LWV member Josephine McNeil, Executive Director of Citizens for Affordable Housing in Newton Development Organization (CAN-DO) is presenting.

Can-Do is a community based nonprofit housing development organization with a mission to create affordable housing in Newton. Formed in 1994, it owns three properties. One was purchased and renovated in 1996;the other two are in the development process. All of the properties serve special needs populations and include supportive services for the residents.

Iosephine was one of the founding members of CAN-DO and served as its first president until 1999 when she was hired as its part-time Executive Director and became its full-time Executive Director in 2000. Josephine brings to her position knowledge of real estate development with a focus on affordable housing, as well as knowledge and skills in structuring affordable housing projects gained from her prior positions. Prior to her appointment as Executive Director, she ran her own affordable housing and economic development firm. Her background includes employment as a real estate attorney for the Boston law firm Brown Rudnick Freed and Gesmer and a position as Senior Project Manager for a real estate developer whose focus was on affordable housing.

- January 8 Wednesday, 11:30 – 1:30 P.M., Unit Meeting Election Reform at the National Level and State Program Planning at Jane Leighton's, 31 Colgate Rd. Newton Lower Falls, 617-527-4018
- 9 Thursday, 7:39-9:30 P.M., Unit Meeting Election Reform at the National Level and State Program Planning at Deb Hirsch's, 49 Olde Field Rd., Newton Centre, 617-965-1475
- Saturday, LWVMA Voter Service Super Saturday, 9:30 A.M. – 3:00 P.M., Needham
- 15 Working Board Meeting/ Newsletter Deadline

- 22 Education Committee Meeting, 7:30 P.M. at Andrea Kozinetz's, 8 Stoney Brae Rd., Newton Highlands
- 29 Wednesday, Board Meeting at Elaine Reisman's

#### February

- 12 Wednesday, 11:30 A.M. 1:30 P.M., Unit Meeting, Affordable Housing, at Fiora Houghteling's, 15 Bullough Park, Newtonville, 617-969-7764
- 12 Working Board Meeting/Newsletter Deadline
- Thursday, 7:30 9:30 P.M., Unit Meeting, at the home of Pat Acton, 48 Miller Rd., Newton Centre, 617-965-5572
- 26 Wednesday, Board Meeting

#### Energy Commission Sets 2003 Schedule By Deb Crossley

LWVN CALENDAR

by Dev Crossie

If you appreciate the need to act locally to find real solutions to using less energy and using it more efficiently, consider observing or participating in the work of the Newton Energy Commission. The 2003 agenda includes:

- Furthering and overseeing Newton's Energy Action Plan. (A paid intern will begin working in the planning department in 2003 and will coordinate this work and report to the Commission)
- Considering measures and policies that will conserve energy in our public build-ings, particularly schools
- Evaluating alternative technologies that may supply substantial portions of the power needed to run the new high schools,
- Assessing proposals to supply power to Newton consumers at better rates, and from different sources.

Although I am the LWV representative to this commission, and find the members and subjects of great interest, I am hoping to share this position.

Throughout 2003, meetings will be Mondays at 7:30pm, most likely at 52 Elliot Street (Public Works). The following dates apply: 1/20, 2/10, 3/17, 4/21, 5/19, 6/16, 7/21, 8/18, 9/15, 10/20, 11/17, and 12/15.

Please check your calendar and call: Deb Crossley 617 244-7597. ■

#### League of Women Voters of Newton

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