

**HOUSING ADVISORY BOARD MINUTES**  
**January 20, 2021**  
**5:00PM**  
**VIRTUAL MEETING**  
*(As approved at February 17,2021 HAB meeting)*

**Members:** Roger Blood, Heather Hamilton, Steve Heikin, Michael Jacobs, Jennifer Raitt, Rita McNally, Jonathan Klein, Pam Goodman

**Staff:** Virginia, Bullock, Edward Bates, David Guzman

**Attendees:** Rhonda Glyman, Chanda Jones, Lydia Kaufman, Cameron Merrill, Beth Kanz, Lucy Florman, Kelley Pope, Jennifer Dopazo-Gilbert, Raul Fernandes, Susan Gittelman, Linda Pehlke, Danny Danesh, Ryan Black, Josh Danesh, Anastasia Lyons, Deborah Morse, Carla Benke, Michael Alperin,. Teresa Chamberlain

Roger Blood called the meeting to order at 5:05PM

**1. Approval of minutes from HAB meeting December 16, 2020**

HAB members unanimously approved the HAB minutes from the December 16, 2020 meeting.

**2. Update on Brookline’s current Subsidized Housing Inventory and 40B/IZ projects currently under review or in construction**

Virginia provided an update to HAB members on Brookline’s current Subsidized Housing Inventory and 40B/IZ projects currently under review or in construction. Virginia noted that two projects (1299 Beacon Street and 445 Harvard Street) on the SHI list did not count anymore since they did not pull building permits within a year. With this, the Town is slightly under 10% affordable housing with a rate currently at around 9.9%.

HAB members continued discussion on the list and asked Virginia questions.

**3. Update on Inclusionary Zoning By-law and next steps**

Roger began discussion on Warrant Article 7 where the range for Inclusionary Zoning projects was widened from 6 to 15 units to 4 to 19 units. Roger stated that the amended bylaw also now targets the income range for owner-occupied units higher than for rentals by allowing affordable owner households to qualify as a high as 120% of AMI..

Roger then explained that the next step is to make additional changes to the bylaw. This would allow further recommendations made in the report on Inclusionary Zoning by Pam McKinney to be put into the bylaw.

Roger then explained a graph he had created which outlined some of these possible changes. The graph represented the depth of subsidy a developer would need to provide the required affordable units at several different household income levels expressed as a percent of area median.

Roger further that when the Town has hit the 10% Chapter 40B threshold, unless a new amendment limiting qualifying household incomes is adopted, a loophole will open up whereby future developers would be able produce affordable housing units at higher AMIs and lower subsidies than at present. He then further explained how the prospective bylaw amendment will address this concern both owner-occupied and rental units.. After this, Roger reviewed the language of the current bylaw Section 4.08 with the proposed changes.

HAB members then discussed these possible changes and asked Roger questions. Members were concerned that the proposed changes were complicated and discussed that a small group could be formed to better interpret these changes to the bylaw to developers and others. Roger and Virginia will follow up on this request for clarification.

#### **4. Update on Hebrew Senior Life – Select Board Committee formed to explore rezoning of 108-120 Centre Street**

Virginia discussed that the Select Board had appointed a committee to explore rezoning the two parcels. She then stated the committee would be chaired by Nancy Heller. Roger noted that he has asked HAB member Pam Goodman to serve as an informal liaison between the Centre Street development committee chaired by Select Board Member Heller and the HAB.

#### **5. BHA Colonel Floyd Project - Application for Project Eligibility/Site Approval submitted to DHCD**

Virginia first stated that there was a request for a PEL to DHCD and that the Town received a letter back from DHCD that the public comment period has begun.

Mike Jacobs (HAB member and BHA Chair) then discussed that, in order to file a comprehensive permit, there must be a letter from DHCD to allow this.

Michael Alperin, Executive Director of the Brookline Housing Authority (BHA), continued discussion on the Col. Floyd project and that the intention is to construct 115 units (Phase I) immediately and this will require the full amount of funding from the Welltower project and to also be at the top of the funding list at DHCD. Currently, the BHA is only lining up funding for Phase I and will pursue funding for Phase II (24 units) at a later date.

The HAB then discussed a draft letter from the HAB to the Select Board which expresses support for the Brookline Housing Authority's request for approval of site eligibility for its upcoming project at 32 Marion Street.

Jonathan Klein MOVED and Jenny Raitt SECONDED

**VOTED** To approve the draft letter from the Housing Advisory Board to the Select Board to show support for the Brookline Housing Authority's request for approval of site eligibility for their upcoming project at 32 Marion Street.

All HAB members voted in favor of this motion.

**6. Update and Discussion of a new 40B project seeking Project Eligibility – 83 Longwood Ave.**

Virginia described this proposed 40B project to HAB members and stated the letter the Town will send to DHCD will outline some concerns on the project and reflect the new Town regulations on local preference. Virginia stated that one concern is that the project is currently proposing 19 total bedrooms while the regulations should expect 20 total bedrooms, so it is important that the Town stay on top of this.

Steve Heikin then spoke of his views on the project and stated that the project had received favorable reviews at the most recent Select Board Meeting, while the Planning Board will have an opportunity to comment on it at a future meeting. Steve expressed several specific concerns he has about the proposed project's scale and design.

HAB members further discussed the project and stated that Virginia should draft a letter from the HAB showing support but also noting that the affordable units do not have enough bedrooms.

**UPDATES**

**1. Housing Production Plan – Draft RFP scheduled for Select Board review on January 26<sup>th</sup>**

Roger stated the RFP for the HPP will be issued after Joe Viola and he summarize the proposed HPP RFP to Select Board next Tuesday and seek Select Board Member support, even though a formal SB vote of approval is not required for the Planning Department to issue the RFP.

**2. Kent Street senior affordable housing – negotiating committee meeting in January. Early February**

Roger discussed that a negotiating committee has been decided and that it will be holding its first meeting on February 1<sup>st</sup>. Committee members include Heather, Roger, Virginia, architect Don Warner and affordable housing finance professional Steve Pratt-Otto.

**3. Re-sales of three affordable homeownership units – currently underway**

David Guzman provided an update on three available units and stated that they will have lotteries in February and March.

**4. Warrant Article on Micro-Units – TM referred to Planning Department for technical fix**

Roger reported that the Warrant Article on Micro-Units was referred back to the Planning Department regulatory staff for a technical fix and will be re-introduced at the May 2021 Town Meeting.

**5. Warrant Articles on Short Term Rentals – TM referred to Moderator’s Study Committee**

Roger reported that the Warrant Article on Short-Term Rentals was expected to pass Town Meeting in an amended form approved by both the Advisory Committee and the Select Board, as well as the HAB, but that Town Meeting instead voted to refer that Article to a Moderator’s study committee, which will report back its recommendation for either the same or a modified version to the May 2021 Town Meeting.

Steve Heikin led a discussion on commercial linkage fees and advocated that the HAB and the Town further study this prospective means of generating additional financial resources for affordable housing. HAB members expressed general support for this concept, which is included in the HPP RFP.

**The meeting was adjourned at 8:14PM**