

Meeting Minutes for the thirteenth meeting of the Land Bank Study Committee

1.23.20 6:00 PM Room 310 of Town Hall

Present: Harold Petersen, Linda Olson Pehlke, Bob Lepson, Heather Hamilton, Chair

The chair opened the meeting at 6:11 PM.

The Chair asked if everyone could review the meeting minutes and either make a motion or edits. Since there was not a quorum, meeting minutes were held. No edits were offered.

Harold proposed that in light of the passing of WA 9 and the impending home rule petition that the Town will file, he thinks this committee should focus on the CPA since it has multiple uses and it is within our current control. The state legislature will need to act on the home rule petition and we have no timeline for that yet.

He proposed that we draft a warrant article for this Spring advocating for a townwide referendum on a 1% CPA. We have been paying into this system for years and have not accessed any of the funds. 176 communities in MA have passed the CPA, including Boston. The deeds fee was recently raised to \$50, so our surcharge will go from \$162,560/year to close to \$400,000/year that we should be able to get back. On top of funding affordable housing programs, it also allows us to fund historic/community preservation, open space, and recreational space. All of these needs have been identified through our strategic asset plans, parks and open space plans, and other studies.

The CPA offers possible exemptions. There is an additional exemption for seniors.

Linda asked how many households in Brookline fall within the 80% AMI.

Harold wondered how we might be able to lower the thresholds for the exemptions. Boston has the maximum amount of exemptions, while Newton has none.

At a current tax levy of \$240,000,000 at a 1% tax, that could generate about \$2.4 million in funding for multiple uses under CPA. This is factoring in exemptions and matching funds.

The group would like to reach out to the Community Preservation Coalition to get more information in order to bring this before the voters again.

We need to start drafting the language for a Warrant Article. The deadline is March 5th. We will also need to vote as a committee at our next meeting.

We also need staff support on drafting the WA and the report that is due for the Town Meeting in May on our work to date.

Outline of report might include:

- Strategic Asset Plan
- Large Parcel Study
- Open Space Plan
- Housing Advisory Board's strategic plans
- Summary of guest speakers and key take-aways
- Materials produced by committee members: Harold, David L, Marilyn

- History and context of the CPA in Brookline

We should check in with Senator Cindy Creem (Cat Anderson) about any current efforts to increase matching funds related to CPA.

Investigate who has the authority to approve putting the CPA before the voters.

There are a number of advantages to passing CPA: matching funds, no need to wait for state legislature, multiple uses, low income and senior exemptions as well as commercial exemptions, likelihood of passing a town wide referendum.

Next steps discussed include:

- 1) Review meeting minutes from previous meetings
- 2) Invite Community Preservation Coalition to next meeting
- 3) Draft Warrant Article prior to next meeting and March 5th
- 4) Draft report for May Town Meeting
 - a. Illicit staff support
 - b. Look at financial analysis done to date
 - c. Look at what analysis remains to be done

Meeting adjourned at 7:35 PM.

Potential guest speaker includes Community Preservation Coalition.

Our next meeting will be determined through a Doodle pool sometime in February 2020.