

HOUSING ADVISORY BOARD MINUTES

February 26, 2019

Brookline Town Hall – Room 408

(Approved at HAB meeting of March 26, 2019)

Members: Roger Blood, Michael Jacobs, Bill Madsen Hardy, Rita McNally

Staff: Virginia Bullock, Edward Bates, David Guzman

Members of the Public: Henry Winkelman, Susan Donahoe

Roger Blood called the meeting to order at 7:30 p.m.

1. Approval of minutes from the January 22, 2019 meeting

HAB members **VOTED** unanimously to approve the minutes from the January 22, 2019 meeting as presented. Mike Jacobs, Bill Madsen Hardy, and Rita McNally all abstained from the vote, as they had not been present.

2. Further Discussion on Inclusionary Zoning By-law proposed changes

Roger Blood stated that a proposed article requesting changes to the Inclusionary Zoning By-law are slated to be reviewed by town meeting members at the Fall Town meeting. Roger furthered that the Select Board had approved the hiring of Pamela McKinney to perform a financial analysis on proposed changes to the Bylaw, but due to a miscommunication concerning her role in the analysis, a new formal proposal outlining her scope of work is being drafted by her and will be provided to the HAB at the next meeting for approval. Roger also stated that he has given presentations on proposed changes to the by-law to the Planning Board, Economic Development Advisory Board, and the Zoning By-law Committee as of this date.

3. Warrant Article for rezoning of Waldo/Durgin garage sites

Roger Blood stated that he had a brief conversation with the Chair of the Select Board and reported that zoning and design guidelines are currently being drafted and a formal development agreement and memorandum of understanding are in final draft form. This project will provide \$3.275 Million toward the housing trust and 11 on-site affordable units for the Town.

Bill Madsen Hardy asked if there is an agreement to have some of that money paid to the trust earlier. Roger Blood stated that in the agreement, the developer is to provide the Housing Trust with a payment of approximately \$820,000 when the initial building permit has been issued. He furthered that an additional detail to this agreement states that if the developer does not obtain an occupancy permit within 48 months of construction and no payment has been made by them to the Housing Trust, the amount due will accrue at the rate of the Ten Year Treasury Bill. Also, if the developer chooses to pre-pay before an amount is due, this is appropriate under mutually agreeable terms.

Bill Madsen Hardy asked if an economic impact assessment was performed by the Town for this project. Roger stated that Ken Lewis conducted an assessment and concluded that the project would produce \$1.4 to \$1.5 Million in incremental annual revenue as compared with the alternative 299-unit Chapter 40B proposal.

4. Airbnb Warrant Article for May Town Meeting – local Impact Fee to support affordable housing

Virginia Bullock provided an overview on a set of taxes and fees municipalities will be able to collect from Airbnb units including a 6% tax dispersed through the Department of Revenue and a 3% local impact fee which would require an additional resolution passed by each city or town . Virginia furthered that there has been discussion among members of the Select Board to propose a zoning change since Airbnbs are currently not authorized in Brookline. On July 1, 2019, The Department of Revenue will begin providing funds to municipalities from a 6% tax levied on these units. Virginia stated that it is doubtful that Town Meeting would take up a resolution on a local impact fee if they do not also take up a regulatory warrant article making Airbnb units legal.

Roger Blood stated that Trevor Johnson from Department of Planning and Community Development has been researching this topic and has created a proposal which the Zoning By-law Committee has discussed. Virginia stated that the HAB will continue to pursue utilizing the full amount of the impact fee toward affordable housing if it is implemented by the Town.

5. Town of Brookline Free Cash

Virginia Bullock stated that on a yearly basis, the Town provides the Housing Trust with “free cash” when the amount in the Trust is below \$5 Million. This year, the Trust was at \$5.2 Million when the free cash amounts were certified in November but \$200,000 has been earmarked for the Housing Trust due to the high need for affordable housing.

6. Newbury College- Special Town Meeting April 9th to consider acquisition of site

Roger Blood stated that a Town Committee is meeting to create a bid to acquire the Newbury College property. He furthered that Newbury College is working with Colliers Meredith and Grew to sell the property.

Roger stated that there is not yet a specific plan for the property if the Town acquires it, but the Committee has been provided a general three-tiered approach for its use if it is. This three-tier approach is as follows:

1. Municipal ownership for municipal uses
2. Privately owned uses for the public benefit such as affordable housing
3. Privately owned used for municipal tax benefits

Roger furthered that eminent domain could be utilized by the Town if the property is acquired by a private entity. The property is about eight acres and is divided into three parcels, which if Town-acquired, the parcels could be either retained by the Town or sold off individually for designated uses. Roger stated that there is also an Academic Building which is in good shape and this facility could be modified and utilized for temporary or longer-term school space.

7. Affordable Senior Housing Project at 370 Harvard Street (2Life)

Virginia Bullock stated that this project is moving toward closing and that there was a recent business meeting and a MassDocs lawyer has been assigned for the development. Financing details for the project are currently being finalized and the project should close in April with groundbreaking shortly thereafter.

8. Kent-Station Street Senior Housing Study Committee – status of draft RFP

Roger Blood stated that a Draft RFP has been created and Chair of the Kent Street Senior Affordable Housing Committee, Heather Hamilton, is due to meet with Town Administrator, Mel Kleckner, to set a date to have the RFP on the Select Board's agenda and to be reviewed by them.

9. Project update on BHA Preservation Initiative – RAD conversion of federal properties

Mike Jacobs stated the BHA has hired a consultant to work with tax credit compliance as the BHA plans to manage all RAD conversion properties and that the Morse project will begin soon. Virginia Bullock furthered that the BHA will provide an update to the HAB next month and also discuss Phase 2.

10. Current Chapter 40B and Inclusionary Zoning projects

Virginia Bullock provided the HAB with a list of Chapter 40B and Inclusionary Zoning projects and discussed the progress of each.

11. Homebuyer resales and monitoring: Two resales at Juniper Gardens

Virginia Bullock stated that David Guzman is currently working on resales and monitoring.

The meeting was adjourned at 8:25 p.m.