

HOUSING ADVISORY BOARD MINUTES
March 17, 2021
VIRTUAL MEETING

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

Staff: Virginia Bullock, David Guzman, Joseph Viola

Presenters: Deb Morse, Rhonda Glyman, Deb Brown, David Lescolier

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

1. Approval of minutes from January 20, 2021 HAB Meeting

Pam made a motion, Jenny seconded and HAB members

VOTED unanimously to approve the minutes from the meeting of February 17, 2021

2. Hebrew Senior Life

Pam reported that Hebrew Senior Life has decided to limit the scope of their project to an affordable housing development at 108 Centre Street. HSL will not pursue redeveloping the 120 Centre Street parcel as an assisted living development at this time. They plan to come to the next HAB meeting to discuss the details of the proposed project at 108 Centre.

Deb Morse stated that HSL's current plan is to redevelop the 108 Centre Street property into 45 unit deed-restricted affordable housing project with nine units serving up to 30% area median income, nine units up to 50% AMI, and 27 units serving up to 60% AMI. Plans also include a 5,000 SF expansion of program space for the Brookline Senior Center and possible public outdoor space. HSL plans to submit a PEL by the end of March or early April.

Jonathan asked if HSL would consider increasing the number of units. Deb noted that the site is very tight and that they were concerned about increased construction costs if the project was over six stories tall.

3. Housing Related Warrant Articles for Spring Town Meeting

Roger noted that there were a number of Warrant Articles being proposed for Spring Town Meeting and that HAB members needed to decide which ones they wanted to hold a public hearing on.

Articles 14 – 17 involve short-term rentals. Articles 14-16 are the work of a Moderator's Committee on Short Term rentals, primarily focused on zoning, regulations and enforcement. Warrant Article 17 is a citizen petition. He noted that the HAB has been concerned about the removal of housing from the rental stock and suggested that the HAB restate its initial position on this issue.

Article 21 involves reinstating micro units and senior housing as a legal use throughout the Town. These uses were accidentally eliminated from the use category in all zoning districts when the Emerald Island Special District was adopted by Town Meeting several years ago. The HAB has previously supported micro-housing units, and Members agreed that it would be important to take a position on this and agreed to make it part of a public hearing.

Article 23 will updated Section 4.08 of the Town's Zoning By-law and is being sponsored by all HAB members. This article will be included in the HAB's public hearings.

Article 27 is a home rule petition being sponsored by the Brookline Housing Authority. Mike Jacobs reported that WA27 would allow the BHA to eliminate filed sub-bids and allow them to build to passive house standards on their development projects. If passed, the BHA could save up to 30% on construction costs for its Colonel Floyd development. The Warrant Article is being co-sponsored by the BHA and the Green Caucus at Town Meeting. HAB members agreed that there is no need for the HAB to take a position or hold a public hearing on this Warrant Article.

Article 32 outlines the structure for the Community Preservation Committee and would be voted on assuming the Community Preservation Act is passed by the voters in early May. Roger noted that it was the HAB's intention to have a permanent seat on the CPC as HAB members serve as trustees of the Town's Affordable Housing Trust and also that the HAB is the Town's only body that deals with all affordable housing on behalf of the Town. Other members agreed and unanimously supported an amendment to the WA to include a Bylaw-designated HAB member on the CPC. They agreed to hold a public hearing on this warrant article.

Articles 38 and 39 are resolutions to undertake planning processes for two specific sites – the West parcel of the former Newbury College campus and the municipal parking lot on Babcock Street. Deb Brown presented an overview of why she had proposed these two warrant articles. Steve noted that there was already a planning process outlined for the west parcel and Mike noted that future development of the municipal parking lots would be part of the housing production plan. Both processes would include resident engagement. HAB members agreed to hold a public hearing on these two warrant articles.

Articles 25 and 26 are related to fossil fuel free incentives for new development. Jenny asked if the HAB would take a position on these warrant articles. After some discussion, HAB members decided that, as these warrant articles were not directly related to affordable housing and given the limited time, the HAB would not hold a public hearing on these two articles.

HAB members agreed that the public hearing would take place on April 15th from 5:00 to 7:00pm, though it is possible that the meeting may run a bit longer than 7:00 pm.

4. Update on Community Preservation Act Campaign

Deb Brown and David Lescolier gave a brief update on the Campaign to pass the Community Preservation Act. They noted that there would be a web site, house signs, letters to the editor, outreach to Town Meeting and Brookline Neighborhood Network members. Roger noted that the HAB was already on record supporting the CPA. The HAB then

Voted unanimously to support Question #2 on the May ballot.

5. Updates

The staff gave brief updates on on-going work based on the written staff report.

The meeting was adjourned at 7pm.