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Community Preservation Committee
MINUTES OF THE June 12th, 2023 MEETING
Held Virtually using Zoom Online Software

Members Present:

Nancy Heller, Chair
David Lescohier, Vice-Chair
Clara Batchelor
John Spiers
Jenny Raitt
Samuel Burrington
Blair Hines
Mini Kolluri

Members Absent:

Joanne Sullivan

Staff: Tina McCarthy

Ms. Heller called the meeting to order at 6:33 PM.

Meeting Minutes:

Members reviewed the CPC minutes of 5/8/2023.

Ms. Raitt moved to approve the minutes as submitted. Mr. Burrington seconded the motion.

Samuel Burrington- yes; Clara Batchelor- yes; John Spires- yes; David Lescohier- yes; Jenny Raitt- yes; Blair Hines- yes; Nancy Heller- yes; Mini Kolluri- yes.

Public Comment for items not on the agenda:

Rhea Paul introduced herself, attending on behalf of the Greater Boston Interfaith organization, working in Housing Justice. She was following the work of the committee and looking to get involved in Brookline housing. Confirmed the public hearing for the draft plan would be held on the 17th of July at 6:30 PM.

Community Housing Priorities- Review of new Housing Production Plan priorities and discussion of goals for CPA funding in the Community Housing category

Ms. Raitt presented an overview of the HPP and housing priorities. She clarified that the Housing Advisory Board had not yet discussed CPA priorities. She noted that the HPP included a “test fit” for development of certain parcels; these could be shared later if relevant. The plan included a robust community engagement process. She reviewed the HPP goals and recommendations and mentioned several opportunities to assist these goals with CPA funds.

Ms. Heller opened the discussion to Committee member questions. Mr. Lescohier asked if the HAB Trust fund could issue bonds. Ms. Raitt confirmed that it could. Ms. Raitt thought the CPA Plan community engagement efforts would support the development of priorities in the housing category.

47 Mr. Hines was glad to see the zoning changes on the HPP action list; he hoped the Town would move
48 forward on the issue.

49
50 Ms. Heller asked if new multifamily housing would be below 80% AMI or at 80-100% AMI. Ms.
51 Raitt explained that the plan targeted the development of units for these income groups, as well as
52 more deeply subsidized units, such as those for people with disabilities. She added the need for an
53 Office of Housing Stability; she hoped CPA funding could help with this.

54
55 Mr. Burrington asked what funding mechanisms needed the most support. Ms. Raitt thought ongoing
56 capital, deeply subsidized housing, and pre-development costs were pressing issues. She added
57 construction costs to the list, as new housing was becoming very expensive. Ms. Batchelor asked if
58 CPA funds could be used for predevelopment costs. Ms. Heller wanted to come back to this issue at
59 a future meeting as it was a big topic. She confirmed that it was possible if related to a project. Ms.
60 Batchelor asked if affordable housing applicants were ready to apply for projects in the fall. Ms.
61 Raitt confirmed that they were, developers have been waiting for CPA funds to become available.

62
63 **Public Comment:**

64
65 Rhea Paul asked if it was possible to repair existing public housing with CPA funds. Ms. Heller
66 agreed about the importance of the work, but pointed to the CPA allowable uses chart and clarified
67 that this would not be an eligible use as the units were not created with CPA funds. Rhea asked for
68 clarification, if funding were possible for actual repairs, not capital improvements. Ms. Heller was
69 willing to discuss it further. Ms. Raitt mentioned memo on the “Preserve” funding category; she
70 thought this might allow repairs necessary to keep housing habitable.

71 Ms. Paul asked how the HPP interfaced with MBTA communities Act. Committee members did not
72 have information on this, but directed Ms. Paul to the Planning Department for more information.

73
74 Alec Lebovitz appreciated the community engagement on CPA so far. Thought the HPP was a good
75 starting point for the housing discussion. He agreed with the issues in maintaining the BHA units,
76 as their only source of funding for this work was grants. He supported the idea of a Housing Stability
77 Office with staff funded through CPA and any shovel-ready housing projects by developers or for
78 Town owned buildings.

79
80 Regina Frawley asked about the application process for playgrounds and a pool in her precinct. Ms.
81 Batchelor thought there would be more information available later in the process. Mr. Lescohier
82 recalled that the need for these projects had been raised multiple times.

83
84 **Other Business:**

- 85 • Consider changing the name of the Committee to “Community Preservation Act
86 Committee” for clarity.

87
88 Ms. Heller asked members to consider the name change, due to confusion in the community
89 about the purpose of the Committee. She had spoken with Bernard Green, he explained that
90 the Committee should write a letter to request the Select Board change the name. Ms. Raitt
91 and Mr. Lescohier supported the change.

92

93 Mr. Hines moved to empower the Chair to write a letter to the Select Board requesting the
94 name be changed to “Community Preservation Act Committee”. Ms. Batchelor seconded the
95 motion.

96
97 **Samuel Burrington- yes; Clara Batchelor- yes; John Spires- yes; David Lescohier- yes; Jenny**
98 **Raitt- yes; Blair Hines- yes; Nancy Heller- yes; Mini Kolluri- yes.**
99

100 Ms. Heller agreed to write the letter to the Select Board.

101

- 102 • Chair’s update on CPA budget

103

104 Ms. Heller reviewed the FY’24 budget Warrant Article as passed by Town Meeting. She
105 reviewed the accumulated balances in the respective reserve accounts. Mr. Lescohier updated
106 the committee about the possible changes to Warrant Article submission dates.

107

108 Farmers Market Table June 29th & July 6th-

109

110 Ms. Heller and Mr. Lescohier would like to be there on June 29th. Ms. Raitt would be there on
111 July 6th, 4-6; Ms. Batchelor would also be available on July 6th.

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114 Ms. Raitt moved to adjourn the meeting; Mr. Hines seconded the motion.

115 The meeting adjourned at 7:53 p.m.

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