HOUSING ADVISORY BOARD MINUTES
June 25, 2019
Brookline Town Hall – Room 408
(*As approved at HAB meeting of July 23, 2019***)**

Members: Roger Blood, Michael Jacobs, Bill Madsen Hardy, Jennifer Raitt, Jonathan Klein, Rita McNally

Staff: Edward Bates, David Guzman, Joe Viola

Guests: Joan Lancourt, Commission for Diversity, inclusion & Community Relations

Roger Blood called the meeting to order at 8:29PM following HAB member attendance at EDAB-sponsored presentation on development opportunities in Brookline's Boylston Street Corridor by real estate consultant Pam McKinney.

1.   Approval of minutes from May 28, 2019 HAB meeting

HAB members **VOTED** unanimously to approve the minutes from the May 28, 2019 meeting with one change. Jonathan Klein and Rita McNally abstained from the vote as they both did not attend that meeting.

2.   Discussion of proposed changes to Inclusionary Zoning By-Law

Roger Blood stated that Rebecca Mautner, Town Meeting Member, spoke at the recent Town Meeting and objected to the buyout provision in the Inclusionary Zoning Bylaw utilized for Chestnut Hill Realty's Waldo/Durgin project. This was the first time this Bylaw provision was applied since it was initially passed and the HAB does not expect a similar buyout situation in the foreseeable future.

Roger further noted that Rebecca raised the possibility of holding a public forum on affordable housing as part of a discussion on the Town Meeting Members listserve.

Roger and Virginia subsequently met with Rebecca to discuss her concerns which focused on the buy-out provision of the Town's Inclusionary Zoning By-law and the method of calculating the buyout amount. They suggested addressing this specific issue as part of the public process which will be undertaken while updating the Town's Inclusionary Zoning By-law over the next 3-6 months.

Roger added that it may be timely for the HAB to take the initiative on public education and promotion of affordable housing in the Town. He recommended that the HAB discuss the theme and format of a public forum, what sponsorship could be, and how ambitious the scope of a public forum should be. HAB members than discussed and generally supported the idea of such a forum, while considering various possible formats.

3.   Possible HAB sponsorship of affordable housing educational forum

Roger observed that, in addition to Joan Lancourt's expression of interest, as a Commissioner of the Diversity, Inclusion and Community Relations Commission, in co-sponsoring with the HAB a public educational forum on affordable housing, representatives of the League of Women's Voters and the

Brookline Improvement Coalition have also expressed an interest in co-sponsoring such a forum or campaign. Steve Heikin (HAB and Planning Board member who was unable to attend HAB meeting) told Roger that if the forum or campaign involves discussion on land use, planning or zoning, that the Planning Board would also likely be interested in co-sponsoring. The proposed timeline for a forum would be in the Fall, but could also be implemented via a series of public events.

Roger explained that there are two general visions of framework for a forum. One framework would have a panel with partners such as non-profit partners, the Brookline Housing Authority, etc. to discuss how the Town accomplishes it work around affordable housing. A second framework would focus on how to build support and accomplish affordable housing goals in a post Chapter 40B 10% environment, particularly in light of the need for an increase in housing production as noted in the Governor's Housing Choice Initiative and the Metro Mayor's Coalition Housing Production Task Force.

Mike Jacobs noted that the forum should also focus on building support for affordable housing production in a post 10% environment including issues of increased production of family housing, increased density, etc.

Jennifer Raitt added that the HAB should decide whether they will have one meeting or multiple meetings on various topics. If more than one meeting is envisioned, several organizations need to share the responsibility. Her recommendation is to start with one forum as a launching point and assess the need after that event for future meetings. Staff from the Town and other groups would need to be consulted in the planning for future meetings.

Bill Madsen Hardy stated that the Town recently hosted a Sustainability Summit and that housing is under the aegis of sustainability and interacts with economic development, open space, parking and diversity in this subject area.

Jonathan Klein said that the Town could possibly study locations in the Town where affordable housing production would work best and explore what types of zoning changes would be needed. He noted that this subject extends beyond affordable housing to broader considerations of planning and zoning.

Joan Lancourt from the Commission for Diversity, inclusion & Community Relations explained that the Commission is interested in hosting or co-hosting a forum on affordable housing to assist in making the Town a more diverse, inclusive and equitable community. They would need to build a constituency of supporters, including younger residents, to promote affordable housing production in the Town. Roger responded that for a first event, the HAB should be the lead sponsor w/ multiple co-sponsors.

Roger reported to the HAB on a solicitation he'd received via Mike Jacobs from CHAPA, inviting Brookline to submit an application to join CHAPA's Municipal Engagement Initiative (MEI) program). He noted that Brookline's participation in MEI could provide, at no cost, outside staff support for the type of community outreach program just discussed by HAM members. HAM CHAPA is prepared to fund two or three additional communities to join the MEI program.

Jennifer Raitt stated that she has participated in the MEI program in her position as Planning Director for the Town of Arlington. She explained that this grant would be good as it would provide the Town with support and capacity from an outside organization and will enhance outreach possibilities for a future forum or campaign. It would also be advantageous for the Town to have multiple sponsors in pursuing this grant. After some further discussion by other HAB members:

Jennifer Raitt MOVED and Jonathan Klein SECONDED

VOTED: To support an application from the Town for the Citizen's Housing and Planning Association (CHAPA) Municipal Engagement Initiative Grant

ALL APPROVED

Jonathan Klein stated that the application is due August 9th and Joe Viola from the Town Planning Department explained that Staff would need to meet first to see if the Town will pursue the grant.

4.   Request for modification of repayment terms for homebuyer loan (75 Winchester Street)

David Guzman from the Town Planning Department stated that the HAB approved a loan in 2014 to a condo owner at 75 Winchester Street, a 100% AMI unit, which has recently matured. The owner is having financial difficulties and is unable to pay the current obligation. They have requested the HAB to authorize modifying the repayment terms of the loan by extending its maturity to June 30, 2020. David provided some further details on the history of this matter and several options for addressing the current problem.

Roger noted that the owner of the unit is very unlikely to provide a lump sum payment, but the HAB does not want to displace them. He recommended that the payment should be due on the anniversary of the loan each year and be reexamined at this time.

Jonathan Klein MOVED and Mike Jacobs SECONDED

VOTED: To approve extending the promissory note for one year for the owner of the condo unit at 75 Winchester Street and to allow Staff the authority to renegotiate the loan on a yearly basis.

ALL APPROVED

UPDATES

1.   Kent-Station Street Senior Housing Study Committee – RFP to be released soon

Joe Viola stated that the RFP for the development of senior housing at the Kent – Station Street site should be issued in the near future.

The meeting was adjourned at 9:36pm