

**HOUSING ADVISORY BOARD MINUTES**  
**July 23, 2019**  
**Brookline Town Hall – Room 408**  
*(As approved at HAB meeting of October 1, 2019)*

**Members:** Roger Blood, Steve Heikin, Michael Jacobs, Bill Madsen Hardy, Jonathan Klein, Rita McNally

**Staff:** Virginia, Bullock, Edward Bates, Joe Viola

**Members of the Public:** Henry Winkelman

Roger Blood called the meeting to order at 7:35PM following HAB member attendance at The Select Board meeting.

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

HAB members **VOTED** unanimously to approve the minutes from the June 25, 2019 meeting. Steve Heikin abstained from the vote as he did not attend the meeting.

**2. Review of Resources available for Affordable Housing Development/Redevelopment**

Virginia Bullock provided the HAB with a sheet which showed the balances of all current available Town resources for affordable housing. Currently, there is \$350,000 available in uncommitted HOME funds, \$3.4 Million available in uncommitted Housing Trust funds, and there were no funds allocated for housing from CDBG in FY20, bringing a total of \$3.8 Million in funds available for a project at this time.

Mike Jacobs noted that a fair amount of these available funds will be utilized for the future Kent/Station Street project and Virginia added that the Brookline Housing Authority may approach the HAB in the fall to request funds for their preservation initiative.

The HAB continued discussion on when to record the future down payment of \$819,000 from the Waldo/Durgin project. Since the design process will take a year or two, Roger recommends putting this payment into the sources and uses table only when the building permit for the project has been issued by the Town. HAB members agreed.

Virginia observed that currently the Town needs an additional 300 units of housing units on the Subsidized Housing Inventory (SHI) to reach the 10% minimum statutory requirements for affordable housing development. Roger stated that the Town's current safe harbor designation will expire, at least temporarily, at the end of October.

**3. Town application to join CHAPA Municipal Engagement Initiative (MEI), prospective public forum(s) to increase understanding and support for affordable housing.**

The HAB discussed Roger's presentation to the Select Board, prior to this meeting, concerning a possible Town application for the CHAPA Municipal Engagement Initiative. Roger noted that he discussed this

application with Bernard Greene, Chair of the Select Board, as well. Currently, a draft has been written and is being reviewed by Jennifer Raitt and Mike Jacobs.

Roger said that a memo was prepared by the Planning Department in response to the CHAPA application which stated that there is a need for increased municipal engagement but questioned why other departments or organizations couldn't be the applicant, rather than the Town of Brookline which would effectively obligate the Planning Department.

Joe Viola, an Assistant Director in the Planning Department, stated that the memo was not in response to a staffing issue, but was written to clarify to Select Board members that it is not a requirement that the Town be the applicant. He further asked the HAB that if the goal of the initiative is to have coalition building, should they explore other applicants? Roger responded that other groups want to be at the table but he is unsure if any would want to take the lead.

HAB members continued discussion on the HAB's possible roles with this initiative and questioned whether the HAB could apply itself, sign a contract, or have the Select Board apply with the HAB as the lead. Joe added that the Director of the Planning Department will be looking to see how the Select Board votes on furthering this initiative and will explore if there needs to be a specific vote from the Select Board for the HAB to submit the application.

#### **4. Update on HUD Consolidated Plan 2021-2025 and Housing Needs Assessment**

Eddie Bates, Community Planner in the Department of Planning and Community Development, stated that the Town has begun the process in developing the 2021-2025 Five Year Consolidated Plan for its Community Development Block Grant (CDBG) and HOME funds. Currently, the Department is working on the housing needs assessment section of the plan and will present the findings to the HAB at a future meeting and also gain additional insight from the members.

#### **5. Update on Governor's Housing Choice Legislation and Metro Mayors Coalition Housing Task Force**

Virginia stated that she had spoken with Chris Kluchman, Housing Choice Program Manager for the Commonwealth and he told her that the Governor's Housing Choice bill was filed in February and there was a public hearing on May 14<sup>th</sup>. The bill will now move to the House Ways and Means Committee for review. The Governor's goal is to have the bill approved by the legislature in time for citizens to bring forth relevant warrants to spring town meetings.

Virginia further updated the HAB on the Metro Mayors Coalition Housing Task Force. She noted that the Coalition has not asked the Town to determine a numerical goal for new housing units, but they will produce a report which will include the number of building permits the Town has issued for new housing units on an annual basis. Virginia explained that this number was low in comparison to other communities.

#### **6. Next Steps on Accessory Dwelling Units By-law and Inclusionary Zoning By-law timing**

Roger stated that the HAB has been working on an Inclusionary Zoning (IZ) proposal and an Accessory Dwelling Unit (ADU) proposal. The original thought was that the HAB could bring the Inclusionary

Zoning proposal to Fall Town Meeting but since Pam McKinney is still conducting an analysis on the subject, the hope now is to present an I.Z. Warrant Article at the Spring Town Meeting.

Roger also noted that the ADU proposal is ready to go before Town Meeting, but he had been waiting to see if the Governor's Housing Choice bill is passed in order that only a simple majority vote would be needed for formal approval. He further stated that that the ADU proposal should be able to receive a 2/3 approval from Town Meeting members and that the HAB should bring it before the Fall Town Meeting.

The HAB continued discussion on how to sponsor the ADU proposal with some members stating they would be willing to sponsor it as citizens, but some would like to speak with the Planning Department first before making a decision on that.

#### **UPDATES**

Mike Jacobs provided the HAB with an update on 61 Park Street, the BHA's first RAD project, which is due to close by July 31, 2019. Virginia also passed out a flyer to the HAB on the homebuyer resale property located at 275 Cypress Street.

**The meeting was adjourned at 9:41PM**