



## Housing Plan Implementation Committee

Date: October 20, 2020

Time: 8:00 AM to 9:00 AM

Location: Virtual Meeting via Zoom

### Minutes

Present: Ben Bradlow, Pam Hallett, Karen Kelleher, Jonathan Nyberg, Jenny Raitt, Michelle Shortsleeve, Patricia Worden, Erin Zwirko.

Guests: Len Diggins, Jo Anne Preston.

The Committee first looked at the meeting summary from the October 15 meeting. Revisions were discussed to clarify comments made during the forum on housing trusts and the summary was amended. Patricia made a motion to adopt the summary as amended and Karen seconded. The vote was unanimous.

Patricia also wanted to clarify that at the end of the previous meeting she was unable to refute a discussion on the number of units needed to meet the statutory chapter 40B requirements due to the meeting ending. Patricia indicated that in order for Arlington to reach the statutory affordability requirements using a 10% affordability goal rather than 1.5% of land area could require as many as 7,000 new units.

Erin provided context regarding the research that she completed. Erin noted that each bylaw and underlying process is designed to meet the needs of the community that the trust serves. Beyond limiting the powers, adding in additional oversight, or tweaking the composition of the board, there is very little difference between the bylaws, and the differences that exist are due to the community that is served by the trust.

Patricia requested that in Section 4.A. the reference to "sale" be deleted from the draft bylaw as a safeguard against sales of affordable units. Karen disagreed, indicating that the trustees shouldn't be limited. Pam noted that this section indicates whether a majority or two-thirds of the membership is required to pass a vote. Pam did not think it would be appropriate to strike it from this section. Jonathan explained that sales can lead to greater possibilities for the trust. The word remained in the section.

Responding to the question of additional oversight, it was determined that the Select Board would have additional oversight on the Board of Trustees. Section 4 of the draft bylaw was further edited to include a new paragraph that indicated that the Select Board

would have to vote by majority to approve the purchase, sale, lease, exchange, transfer or conveyance of any interest in real property, borrowing, and mortgaging and pledging of assets. Karen made a motion to accept the bylaw and the edited language. Michelle seconded the motion. All members voted in the affirmative. Patricia indicated that her affirmative vote is only such so long as trust funds are not used to support Chapter 40B projects.

Jo Anne indicated that the trustees should be concerned with displacement of residents should the trust sell any property. Karen indicated that this is an important issue, and the trustees could adopt a policy that discourages displacement. The bylaw may not be the place for that policy judgement. Pam pointed out that the trust may not want to be a landlord. Patricia noted that the town is well-versed at taking over a building and renting, just like at the Capital Square Apartments. Pam noted that the Housing Corporation of Arlington (HCA), which owns the Capital Square Apartments, is not the town. Patricia indicated that HCA has received millions of dollars from the town. Patricia also indicated that she could make an amendment on town meeting floor to prevent the sale of property without town meeting approval.

Erin indicated that the motion made earlier in the meeting approved the bylaw as amended. Erin indicated that she would make it available for the upcoming Select Board meeting, Finance Committee meeting, and post it online. Erin indicated that she would send the membership the documents.

The Committee moved on the memo to the Select Board, which was previously drafted in March. Erin asked if the membership would authorize the Department to submit this as a companion to the draft bylaw. The point of the memo as drafted in March was to reference the Housing Production Plan, the work that had been completed at that time, and why this effort is improved from the previous effort. Erin indicated that it probably needs to be updated. The membership indicated that there could be updates regarding the Select Board oversight on certain actions, how the trust could support the Arlington Housing Authority and HCA and not compete with the two entities, and how the trust receives its authority and that the trust and trustees are subject to laws and regulations relative to a public body. Specific edits were discussed, and the Karen made a motion to allow the Department to submit the memo. Pam seconded. All members voted in favor.

The Committee scheduled another meeting for October 30 at 8 AM.

The meeting adjourned at 9:00 AM.