



Housing Plan Implementation Committee

Date: November 4, 2021
Time: 7:30 PM to 9:00 PM
Location: Conducted via remote participation

Attendees: Patricia Worden, Jonathan Nyberg, Karen Kelleher
Staff: Jennifer Raitt, Kelly Lynema
Guests: JoAnne Preston, Wynelle Evans, Mariann Donovan, John Worden

Minutes

1. Overview of November 9 Public Meeting

Kelly provided an overview of the plan for the November 9 forum. The meeting will begin with an overview of the project process, followed by an overview of the draft Housing Plan beginning at 8:00 PM. She explained that Barrett Planning Group will be presenting a similar presentation as what was shared with the committee at their October 21 meeting. The draft document of the Housing Plan will be shared with the HPIC after that November 9 meeting.

2. Next Steps

Kelly shared that after the November 9 meeting, Barrett Planning Group will complete the draft document of the Housing Plan. It will be shared with the HPIC for their review, as well as with the Redevelopment Board (ARB) in advance of their December 16 meeting where the plan will be presented. There will also likely be a second meeting where the ARB can discuss any revisions and adopt the plan. After ARB approval, the plan will be shared with the Select Board for their review and adoption.

Karen asked about sharing the draft plan with other boards, committees, and organizations like the Housing Authority and the Housing Corporation of Arlington. DPCD will share the draft with those organizations when the draft plan is released.

3. Housing Plan: Mapping Exercise / Development Opportunities

Kelly shared an overview of the development opportunities that the community had identified as part of the mapping exercise in September/October, noting that a number of the sites identified in the 2016 Housing Production Plan have been developed since the adoption of the plan or are under construction. She pointed to the two goals shared during the October 21 HPIC meeting regarding the

location of affordable housing in town, which state that affordable housing should be integrated into all neighborhoods through reuse of existing structures and redevelopment of underutilized properties (goal 5) and that development opportunities be improved along major corridors to include a greater mix of housing options (goal 7). She also pointed to goals 1, 2, and 3, which identified the need for preservation of existing affordable homes and the need to provide equitable access to affordable homeownership and rental homes for seniors and families with children. She noted that the Housing Plan is not going to recommend the development of parks or conservation lands for housing.

Kelly shared a list of the specific sites identified by community members, as well as broader policy strategies that were identified in the mapping exercise and a map provided by Barrett Planning Group which identifies the current location of Arlington's subsidized housing inventory (SHI).

Regarding 40B development, there was disagreement between Patricia and other members of the committee regarding whether 40B should be supported as a tool for developing affordable housing. Jonathan noted his frustration over how affordable housing seems to be supported in theory by the community but when actual decisions about policy and zoning need to be made support seems to be limited.

At this point, it was noted that a number of members of the public were not able to join the meeting due to technical issues with Zoom. Staff paused the meeting to make sure people could join the meeting. The group returned to the presentation on the results of the mapping exercise, and Kelly re-shared the presentation.

The group also reviewed the webpage with the results of the mapping activity, and Kelly explained the types of locations that community members had identified on the map, which can be viewed here: <https://arcg.is/8rT5y>

Blue: In need of rehabilitation
Green: Suitable for new development
Purple: Suitable for redevelopment
Red: Not suitable for development

Attendees discussed opportunities that had been identified and others that may have been missed. Jo Anne asked about the house on Mount Gilboa and whether that had been identified as a location for affordable housing. She also noted that many residents in AHA homes have cars and that the location of affordable housing does not necessarily need to be immediately adjacent to public transportation. Jonathan noted that there may be additional opportunities there but that open space would need to be preserved. John noted that in the past there were challenges to redevelopment or rehabilitation of the property.

Jenny noted that the land and the building is protected by Article 97, and that the town has no intention of developing that landscape.

4. Review and Approve Minutes from September 2 and October 21
On the minutes from September 2, Patricia moved approval with a minor revision; Karen seconded. The minutes were approved as amended.

On the minutes from October 21, Patricia had substantial additions and revisions, and made a motion to approve with her revisions. The motion was not seconded.

Upcoming Meetings: December 2