



Arlington Affordable Housing Trust Fund Board of Trustees

Date: March 30, 2023
Time: 7:00 – 8:30 PM
Location: Conducted via remote participation

Attendees: Jaclyn Pacejo, Karen Kelleher, Neal Mongold, Jack Nagle, Eric Helmuth, Kelly Lynema

DRAFT Minutes

1. Action Plan Implementation

a. ADU program

The Working Group meeting a few weeks ago and discussed the structure and details of a program. Karen, Kelly, Bev, and Jaclyn met on Wednesday to review a budget for the program. All have action items to move forward on to understand how to bring people on in the early stages of the process. The Working Group will meet again on 4/5 to report out and develop a proposal for financing standards for the program.

b. Affordable Housing Overlay

The Trust had wanted to proceed with a citizen working group comprised of representatives from the ARB, HCA, Trustees, and others. Recruited Erica Schwarz from the HCA, Beth Elliott and Karen from the Trust, Rachel Zsembery on the ARB. Phil has secured pro bono assistance from Goulston & Storrs and is trying to schedule a first meeting.

Next steps include meeting with developers who are working with overlays in Cambridge and Somerville and setting up a listening session with them. It's going to take a few months to develop what would work in Arlington and do the necessary community outreach and education. Aiming for STM in the fall.

c. AHA updates

The AHA getting ready to go to designer services and understand how many units they can create as part of a new housing development of a group home. The DDS now caps new developments at five units. Will likely be about five units when they move forward.

d. Zero Carbon Renovation Fund Coalition and other environmental initiatives

Karen introduced the idea of joining the Zero Carbon renovation Fund Coalition, which is around 150 organizations and small business advocates who work to get legislators to fund bills to address the state's carbon goals. Karen will circulate the information about the bill.

Jack said the AHA is trying to aggressively look at some sustainability initiatives. Additional funding will help make it a possibility. The state is subsidizing deep energy retrofits for housing authorities. AHA has applied for funding and hopes to participate.

Eric asked if it was a way to also address capital improvements at housing authorities, and Jack said it would be.

Karen added that this is what Zero Carbon Renovation Fund would fund. Trying to balance affordability with decarbonization and lobby for the funds necessary.

Jaclyn commented about the policy considerations. If they clearly align with the Action Plan, then the Trust may want to consider supporting. We have the energy efficiency line in our Action Plan, but may not be where we have the resources to go forward.

e. Town Meeting Stuff

Karen spoke at Select Board meeting last week regarding the Specialized Stretch Code, which is proposed for adoption in Arlington. It would impose a higher bar for climate resiliency on new multifamily construction in Arlington. The affordable housing is leading the rest of the multifamily industry on this.

2. New Business

a. 10 Sunnyside

Karen said she was willing to write the comment letter to the ZBA regarding the HCA's 40B application for 10 Sunnyside. Overall the Trust felt that it is important to support the project. Jaclyn moved to approved Karen to draft the letter in support. Jack seconded. All in favor.

b. Zoning equity audit

Kelly asked for the Trust's thoughts on conducting a zoning equity audit to review the racist impacts of zoning. Karen noted that it relates to the Fair Housing Action Plan and ties into the large discussion on reparation; it would be interesting to have someone look at all recent reports—the DEI audit, fair housing report, housing production plan—and do a synthesis.

Jaclyn agreed, saying that anything we can do to make more teachable and educational moments would be helpful. Would love to see an example.

- c. HCA walk for housing
Neal shared that the HCA's Walk for Housing is coming up in May and invited everyone to sign up.
- d. Karen will be taking leave for the month of May and last week of April. Phil will step in as Chair for the April and May meetings.
- e. Bringing advisory board together with Kate Casa. Neal will coordinate.

Upcoming Trust Meetings: April 27, May 25, June 22, July 27, August 24, September 28, October 26, November 23, December 28