



Arlington Affordable Housing Trust Fund Board of Trustees

Date: April 27, 2023
Time: 7:00 – 8:00 PM
Location: Conducted via remote participation

Attendees: Jack Nagle, Neal Mongold, Jaclyn Pacejo, Beth Elliott, Vicki Santiago, Kelly Lynema

Visitors: Rebecca Gruber, Jo Anne Preston

DRAFT Minutes

1. Action Plan Implementation

a. AHA and HCA Needs and Planned Projects

Jack provided an update on the special needs home the AHA is trying to develop. They have additional funding needs and are trying to understand the specific financials before move forward.

The AHA has additional capital projects, such as the roof project at the Hauser Building, for which they are also seeking funding. Jack met with Karen and Kelly to discuss options and ways to support AHA in the years to come.

Rebecca asked about housing-related legislation having to do with funding for housing authorities, and if it passes, would any money come to Arlington. Jack responded that he has been meeting with other advocates; they have not been successful so far, but are continuing to advocate. Right now it's level funding, but he may know more in 2024/2025.

b. HCA projects.

Neal provided an update on HCA projects. The ZBA hearing opens on Tuesday, 5/2 for the HCAs 10 Sunnyside 40B project. The development includes 43 units of new construction.

The HCA is investigating an ADU project at 40 Dorothy Rd. The property is currently a two-family; the HCA is talking with Reframe Systems regarding a modular ADU. The HCA would be interested in the Trust's affordable ADU program, if it is available if/when they decide to move forward.

The HCA was approached by tenants at 848 Mass Ave, a 61-unit apartment building with a number of tenants who make a low income. The owner is

upgrading, raising rents, and tenants are being forced to leave. Claire Ricker, DPCD Director and Karen walked through the property. The HCA is exploring whether some units (or the building) can be purchased.

c. Affordable ADU Program

Jaclyn shared that there have been several smaller working group meetings to narrow down the financial side of the program. Jaclyn has reached out to Lincoln, Salem (grants for design / feasibility, and a loan program for actual construction), the HAC on the Cape (they provide technical assistance, partner with local banks), and will be meeting with the City of Boston soon.

Neal noted that the HCA is interested in understanding what amount of subsidy might be available.

d. Affordable Housing Inventory

Vicki and Kelly are meeting next Thursday to work on this.

e. Affordable Housing Zoning Overlay

Phil spoke with Karen and Kelly about this project; the group is beginning to identify main issues that need to be addressed in a zoning overlay. They're looking at how other communities that have AHOs (Cambridge, Somerville, N. Reading) have developed them, and what that might mean for Arlington.

The goal is to have zoning ready for Town Meeting in the fall with MBTA Communities.

f. Small Properties Acquisition Program / Affordable Developer RFQ / System/Strategy for Site Identification

Kelly noted that the Trust would need to vote on additional fee for Bev to work on this.

Phil mentioned that he has talked with an instructor at Harvard GSD to see if the latter project would be worthwhile for a student. There is an internship program / formal program through the GSD where we could have an intern. Some lead time on this and DPCD will work with Phil / G&S to advance the program.

2. Community Outreach

Rebecca reported on the Trust's outreach / MBTA Communities work. She was invited to table at the upcoming resources fair at Town Hall for an MBTA Communities table, and will have material about the affordable housing trust plan there as well. She's trying to be present whenever conversations about housing are being had in Town.

DPCD has a table at the Robbins library table for month of July for MBTA Communities. Housing is going to be the big conversation for the next few months after ATM concludes. Phil commented that while MBTA Communities is not about deed restricted affordable housing, it's an important part of a larger goal for providing housing diversity in town.

3. New Business

- a. MBTA Communities: Kelly shared that the visioning phase of the project is nearly complete, and that the Working Group is looking at the first week of June for a public meeting.
- b. There is currently an affordable housing lottery for three of the 21 units at the newly constructed rental building at 882-892 Mass Ave. Kelly will share lottery information with the Trust.
- c. Neal reminded the Trust that the HCA Walk for Affordable Housing is on May 21.

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