

Minutes of the Arlington Affordable Housing Trust Fund
Minutes of the September 5, 2024 Special Meeting

Board Members Present :Neal Mongold, Jack Nagle, Eric Helmuth, Karen Kelleher, Beth Elliott,

Town Staff Present: Sarah Suarez

Others Present: Laura Wiener, Mr. and Mrs. John Plummer, Jon Hindmarsh, Kerry Sheehan

The meeting was called to order at 7:00 PM.

1. ACC Program.

The first item on the agenda was an update on the ACC Program, which was provided by Ms. Kelleher. Karen outlined that she and Ms. Elliott had recently met with the Town Manager and Deputy Town Manager, with Ms. Suarez in attendance. Karen further reported that, given the timelines associated with the federal ARPA funds, the Town Manager recommended that the Trust act on the applications on a rolling basis. She further explained that this was the reason for the special meeting being held this evening.

At Karen's request, Sarah provided an overview of the 31-33 Action Street application, which was submitted by the Plummers. The proposal would be to deed-restrict all five units for long-term affordability, at the maximum subsidy per unit, with the Town or its designee having the right to purchase for one year. Sarah noted, however, that only three of the units would be anticipated to be income-qualified, which would limit the subsidy available. Karen invited the Plummers to speak, and Mr. Plummer expressed his desire to keep the property as an affordable place for people to live in Arlington. Karen explained that the vote being considered by the Trust would be for a conditional commitment and shared a draft of the types of conditions that the Town would need to impose in order to meet the requirements of the RFP.

Mr. Helmuth thanked the Plummers for their commitment to their tenants and to the Town and expressed that he was inclined to support the recommendation. Mr. Nagle asked for more information about the potential for the Town to purchase the property, as the Housing Authority may also want to be a participant in that conversation. Mr. Mongold also commended the Plummers for their desire to preserve this affordable housing resource.

On a motion duly made and seconded, the voting members of the Trust unanimously approved making a recommendation to the Town manager to make a conditional commitment of funds for the 31-33 Action Street proposal.

2. Additional Business

The meeting then transitioned to additional items of business. First, Karen provided an update on the citizen's group that is working to develop a proposal for an affordable housing overlay. She explained that the overlay working group intended to hold public forums about the reasons for the overlay and the terms being considered. As this would fit within the Trust's plan to create a more

favorable zoning environment, she asked if the Trust would approve co-sponsoring the public forums. Doing so was approved on a motion duly made and seconded.

Sarah then asked for approval to spend \$105.58 on stickers for town day, which was approved on a motion duly made and seconded.

Sarah then informed the Trust members that they may consider meeting with the CPA Committee to discuss if the Trust could submit an application for a standing amount to be allocated to the Trust each year, instead of applying separately each year. Sarah reported that many towns take this approach. The Trust members discussed advancing conversations about this with the CPA and other stakeholders with the goal of making sure the Town's resources are deployed effectively and that affordable housing remains a priority. While that process is developing, the Trust should prepare its pre-application for this round of CPA funding.

The meeting adjourned at 8:05 PM.