



Arlington Affordable Housing Trust Fund Board of Trustees

Date: August 24, 2023
Time: 7:00 P.M. – 8:30 P.M.
Location: Conducted via remote participation
Present: Karen Kelleher, Neal Mongold, Jaclyn Pacejo, Eric Helmuth, Phil Tedesco
Absent: Jack Nagle, Vicmarie Santiago, Beth Elliott

Minutes

1. Funding Proposals - Form Documents

The trustees reviewed the funding process and form documents that have been developed for use by the Trust Fund, including a funding page on the website, a preapplication and a full application.

2. Funding Proposal: \$260,000 to the Housing Corporation of Arlington to support the installation of a modular Accessory Dwelling Unit (ADU) at the rear of HCA's property at 40- 42 Dorothy Road

(Trustee Neal Mongold recused himself during this topic and did not participate in the related vote.)

The Trustees reviewed the proposal from the Housing Corporation of Arlington, which would provide funding to support construction of an affordable, passive house, all-electric, modular accessory dwelling unit on a parcel owned by HCA on Dorothy Rd. The unit will be supplied by Reframe Systems and will be the first of its kind in Massachusetts, serving as a model for modular ADU production. The Trustees discussed the fact that this proposal is a preferable way to pilot support for affordable ADUs, since a more programmatic funding program had presented many complex issues that suggested it might be difficult to administer and attract participants. The full application was posted with the meeting materials and was discussed, after which the Trustees acted on the request as follows:

The voting trustees present voted unanimously to approve the issuance of a commitment letter to the Housing Corporation of Arlington of up to \$260,000 to support the construction of an affordable accessory dwelling unit at 40-42 Dorothy Rd., substantially consistent with the July 17, 2023 proposal received from the HCA, upon such terms and conditions as shall be determined to be reasonable and appropriate by one or more officer of the Trust, and consistent in any event with the Trust policies and procedures and with any applicable regulatory or funder requirements.

3. Funding Proposal: \$250,000 to the Housing Corporation of Arlington to support the development of approximately 43 units of affordable housing at 10 Sunnyside Avenue.

(Trustee Neal Mongold recused himself during this topic and did not participate in the related vote.)

The Trustees reviewed the request from the Housing Corporation of Arlington, to provide a \$250,000 loan or grant to support the construction of a 43-unit affordable housing development on Sunnyside Lane. This would be funded with CPA funds, which are earmarked for this purpose consistent with the CPA grant agreement, and the funds will be subject to the requirements of the Community Preservation Act. The HCA would like to include the commitment letter in their application for state and federal subsidies for the project. The trustees discussed the project and many shared strong support for this development, which will leverage substantial subsidies and provide deeply affordable housing at scale.

The voting trustees present then voted unanimously to approve the issuance of a commitment letter to the Housing Corporation of Arlington of up to \$250,000 to support the construction of an affordable housing development at 10 Sunnyside Avenue, substantially consistent with the proposal received from the HCA, upon such terms and conditions as shall be determined to be reasonable and appropriate by one or more officer of the Trust, and consistent in any event with the Trust policies and procedures and with any applicable regulatory or funder requirements.

4. Authorization to Engage Counsel

The need for outside counsel with affordable housing finance experience to prepare loan and grant documents, advise regarding affordable housing funding programs, etc., was reviewed, and acted on as follows:

The voting trustees present voted to approve the engagement of counsel to support the activities of the Trust Fund, including, but not limited to the making and receiving of loans and grants to further the purposes of the Trust, and to authorize the expenditure of up to \$25,000 for this purpose.

5. Presentation of MBTA Communities Proposal

Sanjay Newton of the MBTA Communities working group gave a presentation describing the group's engagement process and the proposed approach to creating as-of-right multifamily zoning in Arlington, predominantly along the commercial corridors. There was discussion of the housing supply crisis, which is the focus of this proposal, as well as the affordability crisis. The proposal to allow an additional story of height in exchange for It was acknowledged that affordability requirements beyond the existing inclusionary zoning requirements may not be able to be included, and it was hoped that approvals would be gained to allow this. Individual trustees provided feedback and support.

Meeting adjourned.