

# TOWN OF ARLINGTON

## Special Town Meeting November 2020

### Article 8 – Amendments to Affordable Housing Trust Fund Bylaw

#### Proposed by Select Board

I move to amend the recommended vote of the Select Board establishing a bylaw for an Affordable Housing Trust Fund under Article 8 as follows

1. In Section 2. Purpose – strike out the words *80 percent area median income* and insert in place thereof **60 percent area median income for rentals and 80 percent area median income for purchases** so that the sentence will read as follows: The purpose of the Trust shall be to provide for the preservation and creation of affordable housing in the Town of Arlington as defined by the Arlington Zoning Bylaw for the benefit of households earning at or below 60 percent area median income for rentals and 80 percent area median income for purchases.
2. In Section 3. Board of Trustees, subsection A, third sentence - strike out the word *or* and insert in place thereof the word **including** so that said sentence will read as follows: The voting members shall be residents including representatives of local housing organizations who may have relevant experience in the fields of real estate, housing, banking, finance, law, architecture, social services, or other areas of expertise applicable to advancing the purpose and goals of the Trust.
3. In Section 3. Board of Trustees, subsection G., part 1. Item b) – add the following words: **provided that no funds of the Fund shall be used in connection with any project developed under G.L. Ch. 40B**, so that said item shall read as follows: b) To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income, provided that no funds of the Fund shall be used in connection with any project developed under G.L. Ch. 40B.

Respectfully submitted

A handwritten signature in cursive script that reads "Jon Gersh".

Jon Gersh

Town Meeting Member, Precinct 18

November 16, 2020

*Comments*

1. As amended this section would correctly paraphrase the definition of Affordable Units as found in Section 2, Definitions, of the Arlington Zoning Bylaw.
2. The members who approve the spending of Town funds should all be residents of the Town.
3. Exploitive developers use state law 40B to avoid Arlington's zoning bylaws, including building in wetlands and cannibalizing our scarce industrial areas. No Town funds should be used to support such projects.