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Date: 01/08/2020 09:35 PM
Subject: Re: HPIC Meeting

Affordable Housing Trust Fund

Hi Erin,

Thank you for your offered options for meeting times for our next HPIC meeting. I am available at all three. Please let me know which one is chosen.

Regarding the attachment of your draft Affordable Housing Trust Fund (attached) I request that it be edited to include:

1. In the case of sale, lease or other transfer of properties or assets that they require approval of the Select Board and Town Meeting
2. No trust moneys are to be used for any 40B construction or related activities
3. The last sentence of the first paragraph of Section 3 should be changed so that the sentence will read as follows:

The voting members shall be Arlington residents who may include those with relevant experience in the fields of real estate, housing, banking, law, architecture, social services or other applicable areas of professional expertise

I did mention these items at our previous meeting and included them in a letter I wrote to Doug Heim in December. Please see below in italics a quotation from that letter.

I am copying this communication to the Select Board and Arlington Redevelopment Board since I notice that the AHTF is on their agenda for an upcoming combined meeting. I do think that surely Town Meeting and Select Board oversight of sale and leasing of valuable property would be a safeguard from potential appearance of corruption and "insider dealing."

Thank you for your attention to this matter.

Sincerely,

Patricia

Quotation from my December letter to Doug Heim:

“More importantly since you plan to have suggestions for us (HPIC) as to a warrant article for an Arlington Affordable Housing Trust Fund could you suggest for us one such article which essentially is very much the same as Chapter 55C in its specifications except that:

1. In the case of sale or transfer of properties or assets that they require approval of the Select Board and Town Meeting.

*This is to avoid the kind of scenario that and seems to have happened with the so-called “Hotel Lexington” and is all too common. Notably I do not think that the **purchase** of property for the Trust should be subject to such requirements since in real estate markets speed can be of the essence. As it happens I was part of the short Affordable Housing Trust Fund discussion at the last ARB meeting (which should now be available on ACMI) and I did make reference to my hope for such restrictions.*

2. No trust moneys are to be used for any 40B construction or related activities.

This is because my hopes for the activity vision for the Trust Fund Committee are the same as my reasons last decade when I was Chair of the Housing Authority for encouraging and supporting the re-establishment of the Housing Corporation of Arlington. By that time it had become clear that the best way of increasing supply of subsidized affordable housing was to be able to leverage funds to purchase available properties for renovation and use as affordable rental or home-ownership units. That depends on having the ability to move quickly as suitable properties become available – an attribute which the Housing Authority lacks due to regulatory structure.

Since the Town would benefit from establishment of an Arlington Affordable Housing Trust Fund which could accept funds from authorized sources it becomes important to ensure that these funds are not subject to preferences of those who promote 40B measures involving overriding of Arlington’s zoning. Unfortunately some housing officials do have that preference which clearly is antithetical to the needs of the Town. Hence the need for this restriction.

Since an Affordable Housing Trust Funds can have considerable powers these things are necessary to make the affordable Housing Trust Fund viable.”

On Mon, Jan 6, 2020 at 6:18 PM Erin Zwirko
<EZwirko@town.arlington.ma.us> wrote:

Good evening and happy new year,

We would like to schedule a meeting of the HPIC to discuss the attached drafts of a municipal affordable housing trust fund bylaw. I would like to schedule a meeting during the morning of 1/14 at 8:30 AM, 1/16 at 9:30 AM, or 1/21 at 8:30 AM. Please let me know your availability.

Attached are three drafts of the same text: what I've called Long, Concise, and Short. The titles are pretty self explanatory, but in general, the long version includes quite a bit of text and restates what is in the Mass General Law, the concise version reformats the text a bit and shortens the bylaw, and the short version is the bare bones.

Please let me know your availability for a meeting, thank you,
Erin

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Attachments:

File: [Long
Option -
Municipal
Affordable
Housing Trust
Bylaw 01-03-
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