

Housing Production Plan Implementation Committee Minutes
Hybrid Meeting
March 14, 2023

Members Present: John Buckey, Becky Cutting, Cathy Hoog, Barton Hyte, Dirk Isbrandtsen, Kurt James, Teri McDonough, Lou Meyi, Erin Noonan, John Whipple

Meeting called to order at 3:33 p.m.

Vote to approve minutes of 2/14/23. All in favor.

Review of survey results, identified high and mid-level priorities as follows:

1. Leverage public assets for mixed income housing
2. Partner with MHA to leverage public assets
3. Engage community groups and stakeholders to support possible regulatory changes prior to town meeting
4. Expand existing Smart Growth Overlay Districts (SGOD) and create new SGODS in other parts of town
5. Allow conversions of existing housing and other structures that can result in more dwelling units other than what is currently permitted
6. Strengthen Affordable Housing Trust Fund
7. Propose Inclusionary Zoning in concert with MBTA process

Kurt James inquired who will be involved in the MBTA planning and Becky Cutting explained that stakeholders will be integrated into the process with Bohler Consulting and Town representatives. Currently the Action Plan is under review and will be shared with HPP Implementation Committee upon its approval.

A motion was made to delegate one of the priorities - Create & Distribute Educational Materials - to the Fair Housing Committee.

Vote to approve motion to delegate this priority's tasks to FHC. All in favor.

In a brief discussion regarding the Affordable Housing Trust Fund (AHTF), Becky mentioned that the Gerry School project would yield an additional \$10,000 for the trust. Becky will look into the process for the AHTF to receive monies from 40R and 40B projects.

Additional discussion focused on optimizing and growing the AHTF and the process by which funds may be awarded. A meeting of the AHTF will be scheduled to further develop the guidelines and application/approval process for fund disbursements.

A motion was made to adopt Priorities #1-7 (above) for 2023-2024.

Vote to approve the motion to adopt Priorities #1-7. All in favor.

Next meeting date: April 11, 2023, at 3:30 p.m.

Meeting adjourned at 4:21 p.m.

Follow up: current balance of AHTF