

Fair Housing Committee Minutes, 8-20-2020

Mimi Hollister, Scribe

Present: Katie Farrell, Zoom Host; Frank Evans, Chair; Debra Larkin, Joe Whipple, Karl Renney, Kurt James, Teri McDonough, Mimi Hollister

Guests: Ed Nilsson, Judy Gates, Lou Meyi, Dirk Isbrandtsen

Kurt chaired the discussion of the Housing Production Plan Recommendations. It was agreed that the most effective way to carry out any of the recommendations is to ask the Selectboard to keep the HPP Committee continuing, and to add more representation of town committees to it. To that end, a presentation outlining such a request will be created to present to the Board, including a summary of the HPP recommendations, enumeration of our priorities in the Fair Housing Committee and a request that they take all this seriously with a continuing committee. **Frank and Mimi and Kurt will work on this.**

Ensuing discussion: highest priorities because most achievable are # 1, 2, and 3 on the HPP Strategies list: 1) partnering with Harborlight, North Shore Community Corp., private developers such as Ted Moore and Groom Construction. Approach and have a conversation.

2) Deed restrictions: town is working on Picket House at 10 Franklin St. – 2 unit building. Others using Home Funds are possible.

3) School/town properties are the biggest bang for the buck. Continue conversations with Becky Cutting. The Town housing Committee can pursue these. There needs to be a transition from planning to implementation.

4) There needs to be a conversation with the Housing Authority to consider more from them. Note resistance in the past but a Town Committee should have this on their agenda.

There was conversation about who will replace Judy Jacobi on the Selectboard. **Dirk will talk with Jim Nye about this.**

Under Community Awareness Strategies: Fair Housing has a link on the town website with resources and guidance. The Housing Authority website also has guidance info. Should be checked and updated.

Under #9, **Kurt will check on what regulatory changes might be needed.** Joe suggested creating pamphlets and posters as handouts; working with town staff and MHTV to get information out there and create awareness.

Under Regulatory Strategies:

12) work with the Planning Board to suggest by-laws to re-zone for In-law apartments on existing property and tiny house additions.

13) New Smart Growth Overlay Districts: **Frank will talk again with Ted Moore about building up over his current properties on Tioga Way.** Becky and Ted and Frank and Kurt can work on this – 40 R is a very collaborative process.

Ed Nilsson suggested that the Green St. builder is trying to sell off the rest of his project – room for 4 more townhomes. Perhaps he would consider deed restricted there. **Kurt thought it worth a conversation, possibly using home money.**

14 is much like 12 and is Planning Board responsibility that we would support.

16 is very difficult here. 17 is important – parking space requirements are always a road block in any density increase. We can be supportive of 18 and 19. 20) Co-ops are troublesome because owner run so usually not well run because owners have no expertise in this.

21) YES! Create continued source of funding. One place – Ted Moore in his 2nd 40B will be held more accountable this time for any profits over 10% to go into the Housing Trust Fund. Other sources need pursuit. Another conversation with Becky and Jason: can we change the process of dispensing Trust Fund monies where needed from requiring Town Meeting approval to just Selectmen approval?

22) Housing choice – to qualify for this we have to show HPP progress.

23) YES! Grant writing is usually done willingly by Becky.

24) Only relevant if we were restoring an historic building. Not likely.

25) Revisit CPA. Not good past history – no support from Selectboard.

26) Not relevant. HA does not have vouchers.

It was noted that Alex Koppelman, from MAPC, has never made a final report to the Selectboard and the Planning Board. **Debbie will talk with Becky about this. Dirk will run all this by Jim Nye and get his input. Report to Selectboard should follow the MAPC presentation.**

Lou Meyi invited us to staff a table at the Racial Justice Fair on Sunday, Sept. 13 from 4 to 6:30 pm, at the Lutheran Church parking lot on Humphrey St. Dirk, Deb, and Teri volunteered. Mimi will work with them on creating handouts about Fair Housing.

Membership terms that need renewing this year are Debra Larkin, Mark Podgur and Frank Evans. Frank will check with Mark to see if he is up for a busier time ahead. Dirk would like to join the committee. If we have no vacancies, **we will ask the Selectboard for permission to have 10 members.**