

First, I would like to thank Director of Planning and Community Development Tim Czerwinski and Assistant Planner Allyson Quinn. Each of whom has provided excellent and timely guidance and technical support, despite the challenges of COVID-19 and the deluge of Comprehensive Permit activity in our town. In particular, as staff to both the Affordable Housing Trust and the Housing Committee Ms. Quinn provides research, analysis, guidance, and recommended action plans to help Trustees and members perform their duties and advance the strategies in the Housing Production Plan that was adopted by the Select Board and Planning Board in December 2019.

Second, as we move through this report, the Board will note particular individuals to whom the Trustees and Members owe additional thanks. These include Affordable Housing Trust Chair, Julie Creamer, Affordable Housing Trustee and Housing Committee Member Tom Callahan, Affordable Housing Trustee Frank Davis for serving on the Equity and Justice for All Advisory Committee, thus providing a key link between the groups, Housing Committee Member Danya Raphael for her work on Communications, and Kathleen O'Donnell who has drafted zoning called for in the Housing Production Plan.

I would also like to thank the members of the Affordable Housing Trust and the Housing Committee who provide vigorous discussion and decision-making that informs work and negotiations undertaken by individual representatives of the Affordable Housing Trust and/or the Housing Committee. Trustees include Tom Callahan, Katie Conlon, Julie Creamer, Frank Davis, and Philip Murphy. Housing Committee Members include myself representing the Select Board, Tom Callahan representing the Trustees, Arthur Doyle representing the Master Plan Implementation Committee, Kathleen O'Donnell representing the Planning Board, and Danya Raphael representing Milton residents.

The Milton Affordable Housing Trust exists to support affordable housing development, and the Trustees provide the organizational framework to insure new affordable housing is sensitive to local needs and gains the necessary political support.

The housing committee's main task is to advance the vision and goals of the Housing Production and the Master Plans by coordinating and facilitating the efforts of advisors, stakeholders, and professionals. This includes, not only federally-defined affordable housing, but also broader housing needs in the community.

Since the Housing Production Plan was accepted by DHCD, both COVID-19 and eight Chapter 40B Comprehensive Permit projects have negatively impacted the Town's capacity to plan for and develop affordable housing as a local initiative. Despite this, the Housing Committee and Affordable Housing Trust have met 15 times in 2020 and 9 times in 2021 resulting in the following activities categorized by the following Housing Production Plan Strategies: Zoning, Capacity-Building, Production, and Preservation.

### **Zoning**

In Winter 2020, the Trustees and members studied Accessory Dwelling Unit, Condominium Conversion, and Inclusionary Development Program Zoning. We provided feedback to the Planning Board as zoning for ADU's, Condominium Conversion, and the Milton Village Mixed-Use Planned Unit Development Overlay District were developed. Julie Creamer delivered the proposal for an inclusionary development program in the Milton Village Overlay zoning to the Planning Board. This was included in the Zoning. I delivered related remarks in the public education and awareness webinar preceding the July 28, 2020 Special Town Meeting, at which the zoning was passed.

### **Production**

#### ***Church Street Units***

As you know, the Select Board recently signed the paperwork necessary for two off-site affordable home ownership units to be accepted by the Department of Housing and Community Development. These units were required under the special permit related to the Milton Woods subdivision developed by Pulte Homes. These units are located in a two-family home on Church Street. Along with the Planning Department, Julie Creamer and Tom Callahan worked with the Department of Housing and Community Development to negotiate with the developer to produce units in good condition that would serve current and future owners well. This included a contribution to the Condominium Trust and the contribution of the sales proceeds to the Affordable Housing Trust. The proceeds have been received and accepted by the Select Board.

#### ***Northland Wolcott Woods Units – 92 Brush Hill***

During Spring and Summer 2021, the Trustees and Housing members met with Northland regarding two of six off-site units required under the Special Permit for the Wolcott Woods PUD. Subsequently, a small group inspected the property with Ms. Quinn. Ms. Quinn and Ms. Creamer, a non-profit affordable housing developer, produced a detailed report of needed renovations and clarifications regarding the property. This was followed up by a third-party inspection and additions to the report. We continue to work with Northland to produce high-quality units for future owners of these two condominiums. We also note the cannibalization of the Town's existing housing stock to produce offsite units, particularly scarce rental units, which are often converted to condominiums. This dynamic and the need to achieve and maintain compliance with the SHI indicates that need for Inclusionary Development Program zoning, which the Housing Committee will likely recommend to the Planning Board in FY 23.

#### ***Municipal and State-owned parcels***

Toward the later part of 2020, Ms. Quinn assembled a comprehensive list of Town- and State-owned parcels along with their known natural and legal features, which we began to look at. The Master Plan Implementation Committee took the lead in fleshing out additional detail through work with Ms. Quinn and other Town staff, as well as the Town's Conservation Agent and Conservation Commission Chair, John Kiernan. The Trustees and Housing Members met

recently with the Master Plan Implementation Committee to review its findings and chart next steps. Potential next steps include continued discussions with the Parks Department by the Planning Department; outreach by the Select Board and Housing Committee on Granite Avenue parcels; planning work such as engineering, wetlands, utility, topographical and geological surveys commissioned by the Planning Department; and test-fit analyses by MPIC. We wish to extend additional thanks to MPIC chair Cheryl Tougas for producing the report.

At our last meeting with MPIC, developer Michael Moore, architect Tony Chou of Feingold Alexander Architects, and attorney Marion McEttrick presented a mixed-use proposal for 440 Granite Avenue. The Housing Committee voted to support the concept as it meets a number of Housing Production and Master Plan objectives, for example, to diversify housing types, create inclusionary affordable housing units, provide walkable amenities to the residents, and improve the public realm. The presentation can be found on the Planning and Community Development website:

[https://www.townofmilton.org/sites/g/files/vyhlif911/f/uploads/2021.07.27\\_mpicpresentation\\_440granite.pdf](https://www.townofmilton.org/sites/g/files/vyhlif911/f/uploads/2021.07.27_mpicpresentation_440granite.pdf).

As mentioned previously the Town's capacity to concentrate on production has been severely hampered during the pandemic and the extended spate of 40B activity. During the course of 2020 and 2021, the Trustees and Members offered comments on all eight applications to MassHousing seeking approval for Site Eligibility as Chapter 40B Comprehensive Permit Projects. These projects, along with potential eligible units produced through other means, could produce up to 386 of the 519 estimated rental and homeownership units required for the Town to meet the 10% affordability threshold required under Chapter 40B. Of these, 136 affordable units could be produced. It's important to remember that the Census will likely increase the number of units needed, making it even more critical that the Town uses any Safe Harbor period to produce units itself in conjunction with trusted partners, such as non-profit developers and civic groups. To this end, the Housing Committee will continue to focus on the parcel list, while the Affordable Housing Trustees will focus on plans for Community Preservation projects.

### **Capacity Building**

#### ***Community Preservation Act Funds***

As you know, the Town's structural financial deficit has made it difficult to capitalize the Affordable Housing Trust. Therefore, perhaps the most impactful development in housing this year, is the passage of the Community Preservation Bylaw at the February 22, 2021 Special Town Meeting. A minimum of 10% of CPA funds must be devoted to Affordable Housing production and preservation.

#### ***Communications***

Danya Raphael was asked to create a Communication Plan as discussed by the Trustees and Housing Committee. Topics include: Lottery for Affordable Ownership Units; General

Communication so that housing is top of mind, understood, and valued by the community; and Social Media and Web Design. We will be developing an action plan to move these initiatives forward.

***HPP Presentation***

Ms. Raphael also provided guidance, feedback, editing, and graphic design to a Housing Production Plan Presentation spearheaded by Ms. Quinn. Mr. Czerwienski, Cheryl Tougas and I also worked on the presentation, which the Planning Department recently recorded. We look forward to its distribution.

***Fair Housing and Community Engagement***

Also of note, Mr. Czerwienski secured technical grants from Metropolitan Area Planning Council for the next iteration of the Town's Fair Housing Committee and the Boston Society of Architects for a community-wide visioning project in the area of Blue Hills Parkway, Blue Hill Avenue, and Brush Hill Road. He also wrote a memo supporting the request for an earmark for predevelopment funds for a Town-owned parcel along Brush Hill Road, which may be suitable as an MBTA Community location. This is a provision in the Housing Choice legislation passed over the winter, and is required for the Town to receive state grants for certain types of projects. The Housing Committee will discuss its role regarding community engagement with the Planning Department.

This summer the Equity and Justice for All Advisory Committee housing group presented to the Trustees and Housing members and advised on a variety of policies including local preference, a recent topic being explored by the Trustees and Housing Committee. We will continue meeting to discuss the important topics of housing and economic equity.

**Preservation**

During the pandemic, the Trustees and Housing members, along with this Board, supported the use of federal HOME funds to provide emergency rental assistance to qualified residents. We will be researching the use of HOME funds for a small repair program in the future.

Finally, the Trustees and Housing members supported the concept of a Shared Housing Services Office. Most of the affordable units in Milton are privately owned by non-profits that track their own compliance. The number of new units, especially homeownership units, coming online will require intensive management beyond the capacity of our Planning Department.

Respectfully submitted,  
Melinda Collins  
Housing Committee Chair