



CITY OF CHELSEA
AFFORDABLE HOUSING TRUST FUND BOARD

c/o Chelsea Department of Planning & Development
Chelsea City Hall
500 Broadway
Chelsea, Massachusetts 02150



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2017 APR 28 A 9:30

Meeting Minutes
Tuesday, February 21, 2017
6:00 p.m.

A meeting of the Chelsea Affordable Housing Trust Fund Board was called to order at 6:00 p.m. on Tuesday, February 21, 2017, in Chelsea City Hall, Room 305, Conference Room, 500 Broadway, Chelsea, MA, with the following members in attendance: Robert Boulrice, Brian Hatleberg, Colleen Kelley, and Laura Wiener. The following member was absent: Norieliz DeJesus.

Maggie Schmitt, Assistant Director, Chelsea Department of Planning & Development (DPD), was also present.

Minutes of January 31, 2017

On a motion made by Laura Wiener, seconded by Colleen Kelley, it was voted 4-0-0 (4-Yes- Robert Boulrice, Brian Hatleberg, Colleen Kelley, Laura Wiener; 0-No; 0-Abstain) to waive the reading of the minutes of January 31, 2017 and accept the minutes as written.

Discussion with RKG Associates, Inc. about Housing & Strategic Plan and AHTFB

Judi Barrett, RKG Associates, Inc.
Jennifer Goldson, JM Goldson

Judi Barrett & Jennifer Goldson introduced themselves and the discussion topics related to the Chelsea Housing Plan (Handout 1) as well as a draft project schedule and to-do list (Handout 2). The schedule is working document subject to change. The scope of Chelsea's Housing Plan includes the major elements found in a Housing Production Plan: analysis of housing needs and market demand, establishment of goals, and development of a strategic action plan. In many communities that prepare a Housing Production Plan, the city or town is trying to achieve a number of subsidized housing units of 10% of the total units within the municipality because that is the percentage established by the State under Chapter 40B as the minimum threshold for municipalities to retain exclusive control over their zoning. Chelsea is over the 10% goal. The 10% is just a number. The study will look at Chelsea housing needs and issues related to Chelsea's goals and actions. The first community meeting is March 21st to present the work to date on the needs assessment and to get additional input from the community.

Chelsea By the Numbers

Judi Barrett provided a handout with U.S. Census data (Handout 3). The U.S. Census five-year American Community Survey data are estimates averaged over the five years in which the data were collected. Part of what RKG's analysis will look at are trends over time to see if it makes sense and to look at the demographics in comparison to the communities around Chelsea. This handout specifically includes data for cost burdened owners and renters as one indicator of need.

Bob Boulrice asked about the statistics presented on the handout differentiating racial minorities and Latino populations. Judi Barrett explained that the U.S. Census collects data on race (e.g. White, Black, Asian, etc.) and also ethnicity (Hispanic or Latino vs. Not Hispanic or Latino).

Colleen Kelley asked about the data on cost burdened renters. Is it known if the renters have a subsidy? Judi Barrett said no – the U.S. Census data do not show that.

Colleen Kelley mentioned a prior state housing program to expand affordable housing in communities across the Commonwealth: State Housing Assistance for Rental Production (SHARP). SHARP units were required to be reserved for holders of Section 8 and tenant-based vouchers. She recommended the consultants research the number of certificate holders in Chelsea. Also, what is the number of tenants displaced? Colleen Kelley will inquire if MassHousing has some data.

The handout includes a statistic on the number of units built since 2010. The number of 236 units seems low. A question was asked what is the percentage of units on the Massachusetts DHCD Subsidized Housing Inventory (SHI). It is approximately 18%.

Bob Boulrice asked about how RKG study can define the health of the housing stock and commented that the current (February 2017) housing data will be important. There are no three-bedroom units in the larger market rate housing projects.

Brian Hatleberg said that there is a trend among current owners to cash out. There is a concern about the value of housing rising and swamping the income of owners. Brian Hatleberg commented on the issue of regional housing needs versus local housing needs.

Facilitated Discussion (AHTFB) – Jennifer Goldson

Jennifer Goldson facilitated a discussion with the Board members framed around the questions of:

- How do you defined success for your Trust? If your Trust were to be totally successful, what would be the best outcome?
- What are some of the positive factors that help your Trust succeed?
- What are some of the challenges and barriers to your Trust's success?

The Board members suggestions on the definition of success included: production and assistance; policy; funding; communication; and education. Positive factors included: more openness to master planning; experience and strengths of Board members; Community Preservation Act funds; funds already there; colleague's resources; industrial properties may be an opportunity; an inclusionary zoning ordinance is pending; strong non-profit organizations; community & leaders' support for affordable housing. Challenges and barriers included: time commitment of Board members; funding; political commitment; defining the trust's mission; language barriers/community outreach; dense/built out community; staff resources are limited; dueling interests – want growth but not the displacement of community members.

Jennifer Goldson asked to schedule a second meeting with the Board to continue the discussion. A tentative date was suggested for April 25, 2017.

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Adjournment

On a motion made by Colleen Kelley, seconded by Laura Wiener, it was voted 4-0-0 (4–Yes– Robert Boulrice, Brian Hatleberg, Colleen Kelley, and Laura Wiener; 0–No; 0–Abstain) to adjourn.

The meeting adjourned at 7:25 p.m.

MINUTES APPROVED:  _____

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