



Watertown Affordable Housing Trust Meeting

Monday, June 23, 2025 at 6:00 PM
REMOTE ONLY

Agenda

Pursuant to Chapter 2 of the Acts of 2025, the meeting and public hearing will be conducted with remote opportunities for participation. Remote participation and access methods include:

ACCESS INFORMATION:

- A. This meeting will be held on June 23, 2025 at 6 PM. Location: THIS MEETING IS REMOTE ONLY.
- B. The meeting will be televised through WCATV (Watertown Cable Access Television): <http://vodwcatv.org/CablecastPublicSite/watch-now?site=3>
- C. The Public may join the virtual meeting online:

<https://watertown-ma.zoom.us/j/91712481602>
- D. Public may join the virtual meeting audio only by phone: (877) 853-5257 or (888) 475-4499 (Toll Free) and enter Webinar ID: 917 1248 1602
- E. Public may comment through email: lfield@watertown-ma.gov
- F. Please Visit the Watertown Affordable Housing Trust Website here:
<https://www.watertown-ma.gov/924/Watertown-Affordable-Housing-Trust>

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- 1. Minutes of May 20, 2025 meeting
 - 2. Continued discussion of 2026-2030 Housing Plan
 - A. Public comment
 - B. Trust discussion of plan goals and strategies
 - 3. Community Preservation Committee public hearing June 26, 2025
 - 4. Other Business
 - 5. Vote to go into EXECUTIVE SESSION-PUBLIC MEETING WILL NOT RECONVENE
Executive session pursuant to the provisions of G.L. c.30A, §21(a)(6) to consider the purchase, exchange, lease or value of real property where an open meeting may have a detrimental effect on the negotiating position of the public body.

PROPOSED STRUCTURE FOR DISCUSSING 2026-2030 HOUSING PLAN

GOALS IN OLD PLAN

GOAL 1: Increase affordable housing opportunities for lower-income households (less than 80% AMI) affordable housing stock

GOAL 2: Increase affordable housing opportunities for those needing deeper affordability (less than 60% AMI)

GOAL 3: Increase affordable and supportive housing opportunities for seniors and individuals with disabilities

GOAL 4: Encourage the creation of a variety of housing types at different price points, with particular emphasis on providing options for residents and workers who wish to remain in Watertown

GOAL 5: Preserve existing housing affordability

GOAL 6: Increase community engagement around affordable housing

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Old Plan identified strategies for each goal, creating overlap. New Plan will identify strategies and use a matrix to match them to goals (allowing a strategy to support more than one goal).

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STRATEGIES IN OLD PLAN, ORGANIZED AROUND NEED FOR DISCUSSION TONIGHT

Strategies that have been or will be completed (no need to discuss)

STRATEGY 1A: Create an affordable housing trust

STRATEGY IF: Linkage fee

STRATEGY 4A: accessory dwelling unit zoning

Strategies where there is clear consensus to add (discuss wording at later meeting)

Identify potential affordable housing sites and work with developers on projects

Promote fair housing

Strategies that will be informed by affordable housing incentives study (no need to discuss)

STRATEGY 1B: Evaluate increasing inclusionary zoning requirements.

STRATEGY 4C: Continue to evaluate current zoning, parking requirements and other incentives to shape residential development.

Strategies to be restated as foundational principles or tools (no need to discuss)

STRATEGY 1C: Leverage public funds such as those from the Community Preservation Act and Commonwealth sources.

STRATEGY 1D: Leverage opportunities on public land.

STRATEGY 1E: Maximize Transit-Oriented Development opportunities.

STRATEGY 2A: Prioritize the use of public funds, public land, and TOD locations to create more deeply affordable units.

STRATEGY 2C: Partner with community development corporations and others to explore new ways to create/support more deeply affordable units.

STRATEGY 4B: Leverage public funds such as CPA (up to 100%) and State sources (up to 120%).

Strategies that are part of continuing regulatory role (no need to discuss)

STRATEGY 5A: Continue monitoring affordable housing stock on the Subsidized Housing Inventory

STRATEGY 5B: Prevent loss of any affordable units that have expiring deed-restrictions.

STRATEGY 6B: Evaluate using local preference in affordable housing lotteries. (note: with policy adopted, continuing activity is collecting data for next time policy needs to be evaluated)

Strategies that can be sharpened/reformulated (discuss)

STRATEGY 2B: Support the Watertown Housing Authority and others in the effort to rehabilitate public housing inventory and create new units on its existing land.

STRATEGY 3B: Encourage universal design and visitability standards in new development.

STRATEGY 3C: Enter into partnerships with supportive service providers to create housing and/or provide services to seniors and individuals with disabilities.

STRATEGY 4D: Evaluate use of regulatory/administrative policies to encourage creation of 3+ bedroom units.

STRATEGY 5C: Provide emergency funding for critical repairs in existing affordable units.

STRATEGY 5D: Evaluate short-term tenant-based rental assistance.

STRATEGY 6A: Increase public education/awareness of the need for a variety of housing types at various income levels, via community workshops or other events.

Strategies that should be added (discuss): In addition to suggestions from the public, opportunity for brainstorming by trustees

Strategies to revisit (discuss)

STRATEGY 3A: Evaluate rehab loan program.

STRATEGY 3D Partner to provide financial planning assistance to enable seniors to age in place

STRATEGY 4E: Ensure that affordable units are compliant with DHCD guidelines for SHI units, but allow flexibility as needed to increase the number of functionally affordable units.

STRATEGY 6C: Improve marketing and outreach for affordable housing lotteries.