

The Committee of the Whole met on Wednesday, February 3, 2021 at 6:30pm remotely through the Zoom web application.

The meeting was recorded by ECTV and the City of Everett's website.

Members present were Councilor Anthony DiPierro, presiding, Councilors Gerly Adrien, Fred Capone, Richard Dell Isola, Rosa DiFlorio, John Hanlon, Jimmy Le, Michael Marchese, Stephanie Martins and Michael Mclaughlin.

Member absent was Councilor Wayne Matewsky. Communication received from Councilor Matewsky that he would be unable to attend due to a family commitment.

The Committee considered an Ordinance offered by Councilor Rosa DiFlorio, as President: That the Everett City Council hereby enact pursuant to Chapter 356 of the Acts of 2016 authorizing the City of Everett to establish an affordable housing linkage ordinance.

Mayor Carlo DeMaria, City Solicitor Colleen Mejia, Mayors Chief of Staff Erin Deveney and Chief Financial Officer Eric Demas were also present remotely.

Solicitor Mejia provided the Committee with an updated draft (attached) from the Administration at the start of the meeting with that showed under the Applicability section – paragraph A – that the wording “total of thirty (30)” had been replaced with “one or more new “ and under the Linkage Fee Schedule section – references to “dwelling units 1-100” and corresponding fees were replaced with “Residential Uses – Per new dwelling unit - \$1,000”. Mayor DeMaria remarked that the draft ordinance provided was a good ordinance and requested that the City Council pass and noted that if needed the Ordinance could be amended in 6 months. He stated that the passage of this Ordinance wasn't going to stop Developers from coming into the City and would help with the affordable housing creation. He stated that the goal is to get something passed that won't hurt any developers by allowing the linkage fee to be paid over a 10 year period. Chairman DiPierro stated that the proposal seemed very reasonable. Councilor Mclaughlin requested a 5 minute recess to review the revised document the members had just received and the motion passed unanimously. Upon return from recess Councilor Mclaughlin proclaimed that he attended many planning board and zoning board of appeals meetings and didn't support the retroactive portion of the proposal knowing that Developers were obtaining their bank financing of projects without any knowledge that they would now be responsible for a linkage fee. Mayor DeMaria stated that by stretching out the linkage fee payments over 10 years it could easily be digestible. The Mayor explained that linkage has been around awhile and he talked about the proposed and potential development sites around the City in which the linkage fees would go into a revolving fund to help provide affordable housing. At the request of Councilor Dell Isola the Mayor gave an overview of the proposed ordinance to the public viewing the meeting. Councilor Adrien stated that she wanted to see the study on the linkage fee ordinance and referenced a \$50,000 cost to conduct the study and wanted to see the report and any correspondence related to study. Mayor DeMaria acknowledged that consultants K-P Law were contracted to perform the study but explained that he would need to talk to former Director of Planning Tony Sousa with regards to the report. Councilor Adrien questioned the authority over the revolving funds and Mr. Demas responded that the funds were under the control of the Mayor but that the Mayor must report annually to the City Council on the administration of the

fund. Councilor Hanlon announced that he too was also not in favor of the retroactive provision of proposal. Councilor Martins mentioned that the Legislative Affairs Committee would also be addressing an Affordable Housing Trust Fund Ordinance next week that the Housing Task Force had worked on. She declared that it was time for the developers to give back to the City with the intent to make things affordable to keep Everett residents here. She re-emphasized that linkage fees were not new but indicated that she was interested in hearing more about Councilor Mclaughlin's suggestion to grandfather those who submitted plans to City prior to Ordinance taking effect. Councilor Capone informed the Committee that the recommendations made by the Legislative Affairs Committee on November 30th were not included in this revised draft. He asked the Mayor what will be done with the funds in the revolving account and Mayor DeMaria responded that it could be used for the purchase of land and homes. Councilor Capone remarked that he didn't feel it was the right idea for funds and felt that the focus should be on inclusionary zoning instead which would provide stricter adherence to affordable housing needs. Councilor Capone referenced prior inclusionary zoning votes he had taken to increase affordable housing in City. Mayor DeMaria remarked that it was a fine line in listening to Developers and Bankers on what percentage of affordable housing would work. Councilor Capone announced that he too supports progressive not retroactive provisions of the proposal. Councilor DiFlorio asserted that the 15% inclusionary requirement doesn't help Everett residents and suggested that the City Council consider eliminating the Inclusionary zoning Ordinance upon passage of the Affordable Linkage Fee Ordinance which she believed would benefit Everett residents. Councilor Mclaughlin asked the Mayor if he would consider setting up a work group on the linkage fee matter and the Mayor responded by reminding the Committee that there was already a Housing Task Force in which Councilor Martins was a member. Mayor DeMaria concluded his remarks by stating that this is a community in which a lot of people want to live in and maintained that more housing would help keep the rents down. Councilor Mclaughlin informed the members that he would be offering the following amendments at the next regular City Council meeting.

- A 15% no linkage fee if you have gone through the permitting process but don't have a building permit in hand.

- 500 dollars a door if you don't have a building permit in hand and are offering 5% affordable housing unit over 5 years

- Going forward 1,000 dollars a door over 10 years across the board for every door built in the city

The Committee voted: to report back to the City Council with no recommendation.

Respectfully Submitted,

John W. Burley
Clerk of Committees