

Affordable Housing Trust

Minutes

February 22, 2017

The Affordable Housing Trust met at the Academy Building in Room 201A. The meeting was called to order at 4:05 PM.

Trust Members Present: Michael Dutton, Pat Driscoll, Joan Neumeister, Bill Callahan

Trust Members Absent : Nancy Koczela

Guests: Lisa Sullivan, Andrew Delonno

Minutes:

Joan Neumeister made a motion to accept the minutes from November 30, 2016. Bill Callahan seconded the motion; which was followed by unanimous approval.

Bill Callahan made a motion to accept the minutes from October 12, 2016. Joan Neumeister seconded the motion; which was followed by unanimous approval.

Citizens Open Form – No citizens present.

38 South Street – This property is adjacent to the Academy Building and would be useful for parking. We discussed the possibility of transferring development rights for affordable units into another project at 76-78 Broad Street, owned by the same developer. A minimum of 3 out of 5 would be affordable units and these would be deed restricted into perpetuity. The proposed project would have retail/commercial on the first floor in addition to having an affordable element. Property owner would still need to go to the ZBA for the additional density required. At minimum, the affordable units would be eligible for inclusion on the SHI.

Michael Dutton suggested that the AHT should be the entity to review town properties that may be suitable for affordable housing.

Andrew Delonno presented an overview of the inclusionary zoning draft amendment. Andrew indicated that he used Somerville as a reference when drafting the proposed amendment. He asked that the AHT review the draft, while paying particular attention to the thresholds and formulas, and forward any recommendations. Andrew hopes to place this before the Town Council in the spring. The group briefly discussed recently approved subdivisions and suggested that most subdivisions have been under 10 units, so perhaps we should consider something in line with lots 2-9 \$5k per unit and building an affordable unit for every 10th unit. We briefly discussed Form A lots and the group believed they should not be exempt from thresholds.

Proposed McElwain RFP with affordability component. The McElwain is Residential D zoning. It is possible to do live/work with an affordability component in Residential D. Discussed possibility of an assisted living concept and if that could have an affordability concept. Building is on the national

register, so developer would need to preserve the exterior façade. The affordability component, if desired, would be part of the RFP.

LIP Review Process and AHT involvement: Housing partnership is available to make sure that we could accommodate a LIP ie: do you have water and sewer service, etc. Michael Dutton suggested that the AHT should review LIPS from an affordability perspective. It would make sense for the AHT to comment and or leverage affordability. Examples might include the McKinnon property on Bedford Street, 85 Plymouth A American Roofing, Leach project, etc,

Status of funding the AHT- The Finance Committee has this reoccurring on their agenda. Would like to see a document like “Role of Affordable Housing Trust” Draft, distributed for AHT review. Michael Dutton asked the Board to review and forward their comments.

86 Bedford Street – Appropriation was made and agreement signed, so the demolition should be starting soon. Consider seeking transfer of the property to the AHT for affordable housing development. This would be a great location for a Habitat For Humanity or similar type project. South Shore Habitat for Humanity would like to know; if we will issue an rfp for development of the lot. A sample RFP will be distributed to the AHT.

Summer Street multi -family property behind the old Mobile station was recently sold. This will have to have an affordable component; if the owner wishes to seek the density we expect.

Town hall -possible rfp with historical preservation deed restriction, for lease or sale.

BSU has access to a state parking garage fund with possibility of bonus for retail development. If the Fire Station and Yelle property were available to integrate, this would create significant opportunity for the municipal lot.

We suggested having meetings of the Affordable Housing Trust on the fourth Wednesday of every month. Need to run by Nancy Koczela who was not present.

Claremont – We have not heard any recent news regarding their zoning proposal.

The meeting adjourned at 5:30 pm.