

AFFORDABLE HOUSING TRUST

Meeting Minutes

November 15, 2023

TOWN OF SCITUATE
TOWN CLERK

2024 JAN 18 AM 9:43

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ATTENDEES: Steve Irish, Chair; Elizabeth Howie and James Duff. Maura Curran and Ruth Wagner were absent.

Additional Attendees: Shari Young, Administrative Assistant

Public Attendees: Ann Burbine, Planning Board Liaison

The meeting was called to order at 6:30 pm.

Mr. Irish moved to accept the agenda, Ms. Howie seconded the motion; a vote was taken and was unanimously in favor.

Meeting Minutes: October 2023

Mr. Irish moved to accept the October 2023 meeting minutes, Ms. Howie seconded the motion; a vote was taken and was unanimously.

No quorum to vote the minutes from September.

DISCUSSION/VOTE: Small Repairs Grant Program Recipient Contractor Modification

Mr. Irish indicated that one of the SRGP Recipients has reached out to get approval to change Contractors from what was originally submitted with the application. The original Contractor has been injured and is not available to do the work. The Recipient has provided new quotes from the proposed new Contractor. The AHT agreed to allow the recipient to change Contractors.

Motion:

Ms. Howie moved that the Affordable Housing Trust grant the SRGP Recipient switch Contractors due to unforeseen circumstances with the original contractor and all paperwork required be submitted to meet the original grant qualification criteria.

Mr. Irish seconded the motion; a vote was taken and as unanimously in favor.

NEW BUSINESS:

Group Home/CPC:

Ms. Burbine informed the AHT that there is a potential project coming before the CPC for a group home proposed on County Way in North Scituate. The project estimate is it will cost \$3M including the purchase of the land and to retro fit the buildings. The project is proposed to have 8 units that would count towards the Town's Subsidized Housing Inventory. The project is seeking \$1M from CPC for assistance with the build out of the project. CPC's mood was positive for the project. CPC has previously allocated money to a

public/private project, i.e. Lawson Green for Senior Housing. The project is being developed by a non-profit. Grant money and funding raising has been done by the proponents of the project.

Neighborworks Event:

Mr. Duff shared information from an event he attended for Neighborworks. He said they have been building affordable housing units' all over; of noted was a school conversion that they just completed in Brockton. He suggested maybe he could reach out to Neighborworks to come talk to the Town about the Old Gates School building.

Ms. Curran had previously informed the AHT that the Grantham Group that did Lawson Green has been working on a proposal. Mr. Duff suggested maybe there is another group that could be thrown into the mix to see how they would approach the building, i.e. tearing it down or rehabbing it. Parking is another issue that would have to be addressed.

Ms. Howie also mentioned that the Coptic Church that now owns the Foyer of Charity property on Hollett Street maybe another source of funds, land, or partnership for the AHT.

OLD BUSINESS:

Town Land:

Ms. Howie provided an update on her research for Town Land that could be potential opportunities for the AHT. She provided a list of properties and some Assessors cards that had recently gone up for auction by the Town. There are two properties of note that she thought might be something worth pursuing. Other properties have been sold to private individuals.

- 155 Kent Street – a little small just under 20,000 sq. ft.
 - Located in R2 District
 - Potential that Kent Street is all wet
- Dreamwald – larger parcel, but could have some restrictions
 - Located in R2 District
- Both located in Residential Districts
- Some issues with lot width
- Lots are vacant, no structures are on the lots

AHT needs to decide if want they to pursue and off the available land; maybe there could be zoning relief for affordable units, if there are conservation issues that may be harder to overcome. Where to they go next, ask questions to Zoning or Planning.

Ms. Burbine suggested that AHT first have someone walk the land to see if it is buildable.

Housing Production Plan (HPP):

Mr. Irish explained the HPP is coming up for renewal in 2025. The last update was done with funds provided by the AHT. The AHT worked in conjunction with the Planning Board. The process took about a year to complete. The last time the plan was updated it was sent to 3 Consultants to provide a scope of services and cost estimate. The AHT directed Ms. Young to begin the process of reaching out to Consultants to provide a quote and timeline for updating the plan. Ms.

Young will work on an email to send to 3 Consultants that were previously pursued, JM Goldson, Barrett Consulting and Karen Sunnarborg. The AHT will have to coordinate with Planning to complete the project.

Mr. Irish made a motion to adjourn. Ms. Howie seconded the motion; a vote was taken and was unanimously in favor.

Adjourned at 7:25 pm.

Submitted by: Shari Moak Young

Approved: January 17, 2024

