

# AFFORDABLE HOUSING TRUST

## Meeting Minutes

January 17, 2024

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; James Murphy, Resident

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.

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### **DISCUSSION/PRESENTATION: SAIL Home – Marynell Henry**

Ms. Henry gave a presentation and overview of what SAIL is and the project they are proposing at 809 Country Way. She indicated that CPC has unanimously voted to put forth a Town Meeting vote for CPC funds, \$1.0M, to be used to help fund the SAIL Home project.

- SAIL – Supported Access to Independent Living
- Create housing for underserved community of people with Autism and Disabilities
  - Not enough housing in the State, group homes only service about 15% of the population that need assistance
- Group of parents and supporters of kids with Autism and Disabilities, have a different vision for their children as they age than what is available
  - Team has gone through extensive training on how to create housing
- 809 Country Way was AJA International
  - Property purchased for \$1.6M, with low interest loan
  - Approximately 8,000 sq. ft.
    - 60% will be residential
      - 2 and 3 bedrooms, and one 1-bedroom
      - Will have live in apartment for staff member
    - Community room with kitchen
      - Space for residents to have group meals, classes, etc.
      - Community at large could use as well – provides integration
    - Call Center – South Shore Support Services, parent company
      - Provide a local call center versus a regional
        - Current call center is Save-in-home in California, have had issues with timely responses, etc., so having local center provides better and care
        - Will service residents in the building and the surrounding areas
        - Local support can be dispatched from the call center and there is a local tree if in person assistance is needed
    - Non-profit – Free Period will rent space

- Supplies feminine products to schools, work place, etc., in underserved communities
  - Will be using space near the current loading dock
  - Some residents will be able to work at this location
    - 8 bedrooms will count towards affordable housing inventory
- Scituate to become a model for other communities
- Total cost of project is estimated a \$3.0M
  - \$1.0M from CPC - to be voted at Town Meeting in April
  - \$100K from funding raising since November
  - \$800K from HUD 811 Disability Application
  - \$400K Mass Development Underutilized Building 2024
  - Additional money from Grant Funding and Capital Campaign
- Need a sidewalk in front of the property at 809 Country
  - Looking at different avenues for funding
    - Mass Safe Streets looking into grant
- Rents determined by State calculations
  - Applications need to be filled out
  - Applicants have to have started the process for a Section 8 Waiver
  - Need live within the area, so families are in the vicinity
    - Residents will be in within a certain radius for work, day programs, etc.
- Staffing – SAIL is subsidiary of South Shore Support
  - South Shore Support is the service provider will help with recruiting staff, etc.
  - SAIL will set the salaries of their staff
    - Starting salary to be around \$24/hr.
    - Training will also be provided

Mr. Duff asked if CPC money could be used for the project, since it is a mixed-use development. Mr. Henry said they provided CPC with a break down on the square footage and costs and determined the residential portion would be about 60% of the cost. AHT suggest there should be clear determination that CPC funds can be used for the project.

There was discussion if more units could be created, but the septic system can only accommodate 10 bedrooms; they do not want to go over 8 bedrooms. SAIL owns the building and will not be paying taxes because they are a non-profit organization. The revenue /cash flow will come from rental income to pay for expenses for the property; estimate \$120k/month to cover operating expenses. Parents of residents understand there may be additional cost to them for services for individual needs.

Ms. Henry indicated they have 5 very interested applicants, 3 that are from Scituate, but applicants need to meet the application requirements. An outside service will be response for application review.

The AHT wished Ms. Henry with the project.

### **DISCUSSION/UPDATE: Small Repairs Grant Program**

Mr. Irish provided some stats on the program;

- 24 applications received



- 8 grants awarded
- \$24,947 was issued to grantees
- \$15,740 has been paid out to grantees
- 5 out of 8 grants have been closed out

Ms. Curran has requested the Select Board to support an article for another \$25,000 to fund a second round of the Small Repairs Grant Program. Article will have to be voted at Town Meeting.

### **DISCUSSION/UPDATE: Housing Production Plan**

Mr. Irish indicated that the Housing Production Plan needs to be updated prior to the end of 2025. The Town Planner will be sending a note to the AHT asking for financial assistance to complete the update. Once the letter from the Town Planner comes in the AHT will vote to fund the update; this is the process that was done in 2019/2020 to update the HPP. Sometime in July the AHT will send out RFP to consultants for a proposal.

### **NEW BUSINESS:**

No new business.

### **OLD BUSINESS:**

*Town Land:*

Ms. Howie had not new update on Town Land for the AHT to investigate for housing development potential.

### **Meeting Minutes: November 2023**

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

No quorum to vote the minutes from September.

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

Adjourned at 7:36 pm.

*Submitted by: Shari Moak Young*

*Approved: March 20, 2024*

