

AFFORDABLE HOUSING TRUST

Meeting Minutes

August 3, 2022

ATTENDEES: Steve Irish, Chair; Nancy Chapman; Elizabeth Howie; Ms. Curran and Ms. Wagner were all present for the meeting.

Additional Attendees: Shari Young, Administrative Assistant

Public Attendees: Jennifer Kuhn

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

Ms. Wagner moved to accept the agenda, Ms. Chapman seconded the motion; the vote was unanimously in favor.

Meeting Minutes: May 2022

Mr. Irish moved to approve the May 2022 meeting minutes; Ms. Howie seconded the motion; the vote was unanimously in favor. Ms. Wagner abstained from voting; she was not present at the meeting.

DISCUSSION/VOTE: Small Repairs Grant Program (SRGP)

Mr. Irish indicated all the questions and edits regarding the SRGP materials were sent to Ms. Sunnarborg and she has made all revisions requested. The AHT needs to confirm dates for the program.

Ms. Chapman questioned if funds could be used for various phone devices and hook-up of flashing lights to phones; she questioned how those are related to house repairs. She opined funds could potentially be found elsewhere through different disability agencies and not through this grant program; she questioned if it is a repair. Mr. Irish will clarify with Ms. Sunnarborg.

Ms. Kuhn asked what happens when an applicant moves. Mr. Irish said it is for homeowner's and there is language about what happens when you sell your home.

Ms. Curran suggested language may need to be added to clarify that technology adaptations need to be permanent to the home, not mobile. Ms. Chapman said the Mass Commission for the Blind and Commission for the Hard of Hearing offer/help with mobile devices; it was not known if they are permanent devices.

Mr. Irish tried to address Ms. Kuhn's earlier question; it does not say the grant has to be repaid, but it must be a primary residence, an applicant has to reside in the home for the year, if a grant is awarded the homeowner must sign the grant agreement, grant award must be used within 12 months, etc. Mr. Irish opined the program is to help someone improve their home to make it safe, more livable; it is not the spirit of the grant to help an applicant fix their house and then sell it.

Ms. Kuhn asked how the AHT will keep track of it. Mr. Irish said the applicant signs a legal document. Mr. Irish discussed the way the Norwell program works.

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Ms. Howie asked if everyone liked the language for item #3 – payment “the homeowner agrees to pay for any of the amounts over the grant award and will be required to fund that portion of the project in advance of the grant funds” she opined it is confusing; usually cost overruns are after. The rest of the members thought it made sense to leave as is; the AHT will not give money if the project exceeds the \$3,500, the homeowner has to put in their portion first. The AHT is not responsible for the relationship with the Contractor and the Homeowner, so it makes sense for the grant money to be given after the homeowner has paid any portion they need to first. Grant payment goes right to the vendor, but only up to the amount awarded. Mr. Irish said he could call Norwell to see if they have run into any issues.

There was continued discussion on when payment is made to the Contractor/Vendor; the project has to be completed, the Homeowner has to let the AHT know they are satisfied with the work, provide photographs, etc. Mr. Irish said that is to protect the Homeowner and the AHT to make sure the job is done.

The median home income, etc. has been updated with the most current numbers. Ms. Curran said the Town is petitioning to have the median income level switched from Boston into a different county so it is more feasible because the affordable incomes are so high. The Town is looking to lower the rates so that more people can be helped.

- Advertise for 60 days
 - Mariner, Ledger, Town Facebook, AHT Website
 - Flyer at Senior Center, Library, Town Hall, Public Safety Building
 - Local places of worship
 - School – Peachjar blast – need to contact Superintendent
 - Scituate Housing Authority – Kathy Demarsh
- Dates
 - October 31, 2022 for application deadline
 - Notification by December 31, 2022
 - Make available week of August 22nd
 - Run twice in Mariner
 - Press release and flyer for marketing
 - Send to ATD Radio
- Copies of applications at Town Hall and anywhere else allowed
- Phone number will be that of the Town Administrators Office
 - Questions to be passed to Shari Young then to be passed to AHT Members
- Elizabeth and Nancy willing to be available at the Senior Center for questions
 - Need to work with Linda Hayes on date and time to set up a table
 - Application session at the Library TBD
- Discuss at future meeting dates to provide Q & A session at the Senior Center and the Library
 - Senior Center - Friday mid-September
 - Library - Saturday mid-September

Mr. Irish made a motion to vote to rollout the program as early as August 22nd with application deadline of October 31, 2022 and grant awards notified by December 31, 2022. Ms. Wagner seconded the motion; the vote was unanimously in favor.

DISCUSSION/VOTE: 165-167 Stockbridge Road Load

Mr. Irish provide an update on the development of Stockbridge Road as it pertains to the development with the Driftway LLC, Mr. Frank Polak.

- Attended Planning Board meeting on July 14th
 - Building at 7 New Driftway has been redesigned and looks similar to the Hatch Building
 - More colonial like, 3 stories with some dormers
 - Development requires affordable units
 - Appears Planning Board will entertain the affordable units for the project being off-site
- Prior to the Planning Board meeting the Planning Board Office was approached by Corporation for Independent Living (CIL) saying they wanted to build another group home in Scituate.
- Planning Board office provided several suggestions for land for CIL
 - Stockbridge was mentioned with the caveat the land was spoken for pending a Planning Board approval of a pending project, 7 New Driftway
 - Planning Board needs to approve the offsite units
 - Proposal for 2 Multi-family buildings would be non-conforming zoning
 - Conservation issue
 - Mr. Irish was contacted by CIL
 - Mr. Irish explained the AHT was already working with a developer for some offsite units pending Planning Board approvals
 - CIL has already developed a property in Scituate
 - Proposing a 5-bedroom group home
 - Credit for 5 affordable units
 - Developer of 7 New Driftway and CIL connected and are working on a proposal
- Draft agreement provided between the two entities provided to the AHT
 - Affordable units in perpetuity
 - 5-bedroom group home
 - Approximately 4,500 sq. ft.
 - Building will be similar to the home on Lawson Road, rendering provided
- AHT will sell the property at an affordable price
- CIL partners with Cardinal Cushing Centers
 - There will be a 30-year lease term
- AHT will have to have Town Counsel review all documents when the time comes

Ms. Wagner commented that the developer of the Driftway is getting out of doing the affordable units he is just transacting the land and getting things ready for CIL to go in and build it. Mr. Irish said because of legal issues with a group home the Developer is not allowed to build it, but will do all the permitting, etc. Ms. Wagner said the Developer will not have to any affordable units in his building; Mr. Irish said that is the “ask” of the Planning Board. The Developer will donate the fair market appraisal of the land to the CIL and Cardinal Cushing Centers. As soon as the other project gets approved this project would get started.

The Developer still has additional meetings to go with the Planning Board.

No action is required by the AHT at this time.

Ms. Kuhn asked how the Developer can have affordable units offsite. Mr. Irish said that is a Planning Board issue. Ms. Young directed her to view the Planning Board meeting and read the minutes. Mr. Irish said her question would need to be asked a Planning Board meeting.

NEW BUSINESS/OLD BUSINESS:

No other new business or old business was discussed.

Ms. Curran moved to adjourn the meeting; Mr. Irish seconded the motion; the vote was unanimously in favor.

Adjourned at 7:35 pm.

Submitted by: Shari Moak Young

Approved: September 21, 2022