

AFFORDABLE HOUSING TRUST

Meeting Minutes

September 21, 2022

TOWN OF SCITUATE
TOWN CLERK

2022 OCT 26 AM 10:14

RECEIVED

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

Additional Attendees: Shari Young, Administrative Assistant

Public Attendees:

The meeting was called to order at 6:39 pm.

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

Meeting Minutes: August 2022

Ms. Wagner moved to approve the August 2022 meeting minutes; Mr. Irish seconded the motion; the vote was unanimously in favor.

DISCUSSION/VOTE: 165-167 Stockbridge Road Load

Mr. Irish provided an update on the development of Stockbridge Road as it relates to the development with Driftway LLC, Mr. Frank Polak and CIL (Corporation for Independent Living)

- 7 New Driftway getting closer to coming to fruition
- Hinges somewhat on the use of the AHT land on Stockbridge Road
 - Proposal is for 5-bedroom home constructed by CIL
 - Each bedroom counts as an affordable unit
 - Change from original proposal by the Developer for two 2-family homes
- AHT does not have to put up any money for the development costs; different from Lawson Green where AHT spend in addition to what was put into the project about \$20K.
 - \$20K was for pre-development studies, engineer studies, consultants, etc.
- Stockbridge lot has been vacant for years
 - Lot was not acquired by the Trust it was given to the Trust from the Town of Scituate to be used for affordable housing purposes.
- Mr. Irish opined it is a great opportunity to exceed what could be on the property as far as affordability goes; it helps five families.
- Developer will give the fair market appraised value of the property to CIL to assist/defray the costs of building the structure and anything associated with it.
 - Agreement states the Developer has to pay for all permitting, etc.,
- Trust needs to approve the Development Agreement
 - Anything the AHT wants addressed needs to be provided ASAP
 - Agreement drafted by Driftway LLC and CIL, Town Counsel in the process of reviewing
 - Item #1 – has to be changed to the Scituate Affordable Housing Trust as owners of the property versus Town of Scituate

There was discussion about the plans proposed for the building; plans provided to the AHT are just a proposal not final plans of the building. Ms. Chapman questioned if any of the bedrooms were going to be set aside for the staff if there is to be 24-hour care or will staffing be rotating. She was concerned that 5-bedrooms may not mean 5 residents; AHT can get clarification from CIL. There was discussion that staff is typically awake staff for the safety of the residents that rotate and there may be shared bedrooms. AHT would have nothing to do with the management of the property.

Mr. Irish suggested reviewing CIL website.

Ms. Wagner discussed the use of "supportive housing" in the agreement and asked if that is an official term. Mr. Irish said that needs to be clarified; with affordable housing there is typically a deed restriction so that it is used for what the AHT is donating the land for and will be in perpetuity. Ms. Chapman provided a definition of "supportive housing".

Town Counsel needs to opine if "in perpetuity" needs be written into the agreement, does there need to be a deed restriction. Town Counsel wanted to get comments from the AHT.

Mr. Irish also noted a change in the agreement from "Scituate residents" to "local preference"; more in the vain of fair housing. He indicated other lotteries the AHT has done said "local preference" not "Scituate residents" specifically.

AHT needs clarification on "in perpetuity" since it was taken out; AHT needs to be protected that the land will be affordable in perpetuity.

CIL has previously built a property, group home, in Scituate.

No vote was taken so questions could be answered and to get a better understanding of Town Counsels opinion.

There was discussion that if 7 New Driftway does not get approved CIL could maybe approach AHT on their own for use of the property.

DISCUSSION/VOTE: Small Repairs Grant Program (SRGP)

- Application deadline end of October
- In an open meeting if there is discussion of an application no specifics can be made
- Any specifics on an application will be done in and Executive Session Meeting
 - All applications and reviews will be made in Executive Session
 - AHT needs to protect applicant's personal information
- Executive Session will be posted on the agenda
- Any Executive Session will be at Town Hall
 - More secure location for all paperwork submitted with applications
- Ms. Wagner to review the current application to make sure it is complete

There was discussion if applications should be accepted on a rolling basis. Applications will be reviewed for completion, but no decisions will be made until the final deadline of October and all applications will be reviewed at once. AHT needs to figure out the criteria for making decisions once an applicant qualifies. Ms. Chapman said the grant does give some guidance, but not enough and the Committee will have to make decisions. The AHT will have discretion if there are more applicants than grant money available if an applicant is put on a list for future funding or a simpler updated application can be provided. This is a pilot and work in progress, AHT needs to learn as they go. For the first go around AHT should not make exceptions and should stick to the guidelines in the application and grant agreement; the AHT intends to make no exceptions for this pilot of the program and if any are to be made Town Counsel would have to consulted.

There was discussion about some questions that have come in regarding the Grant program, i.e. water mitigation in a garage, believe if falls under masonry. Other questions have been asked and all potential recipients should be advised to apply. Ms. Chapman said the list in the program is just a sampling it is not all inclusive and there maybe things that are

not on the list. Another question/concern was a resident was having a hard time finding a Contractor that would fill out the W-9 form; that is part of the application and cannot be waived. The W9 is a requirement through the Town because the funds are going through the Town. There was also question about income. The AHT encourages anyone to apply to and see what happens; anyone with a question should be encouraged to apply no matter what.

Ms. Young to keep a running list of the questions that come in; keep emails and list of phone calls to review with AHT.

Program was advertised in the Coastal Mariner 2 weeks, last week of August and week after. Advertisement to be sent to the Patriot Ledger and run for 1 week.

AHT will need to meet in the next couple of weeks to vote on the Development Agreement and deed over the property at Stockbridge. Mr. Irish to get some additional information on how the Group Home is run.

NEW BUSINESS/OLD BUSINESS:

No other new business or old business was discussed.

Ms. Wagner to review application for SRGP with Ms. Young for completeness.

Ms. Chapman moved to adjourn the meeting; Ms Wagner seconded the motion; the vote was unanimously in favor.

Adjourned at 7:37 pm.

Submitted by: Shari Moak Young

Approved: October 25, 2022