

AFFORDABLE HOUSING TRUST

Meeting Minutes

July 21, 2021

TOWN OF GOSHEN
TOWN CLERK
2021 OCT 21 AM 9:40
RECEIVED

ATTENDEES: Steve Irish, Chair; Nancy Chapman; and Ruth Wagner. Jessica Guardia and Maura Curran were absent

Additional Attendees: Shari Young, Admin

Public Attendees:

The meeting was called to order at 6:36 pm

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

MINUTES:

Ms. Wagner made a motion to accept the minutes from June 2021, Ms. Chapman seconded the motion; the vote was unanimously in favor.

NEW BUSINESS:

- Member Re-appointment paperwork – Mr. Irish and Ms. Wagner completed re-appointment paperwork. Ms. Guardia communicated via email that she would be completing re-appointment paperwork. No information was provided on Ms. Curran.
 - Ms. Wagner had questions about the number of years that members could be appointed to the Trust. Ms. Wagner is going on 6 years.
 - Members need to renew their Ethics Test, Sexual Harassment and return to the Town Clerk
 - Attendance form completed and reviewed, 12 meetings
 - All paper work to be provided to Lorraine Devine in Select Board

DISCUSSION: 165-167 Stockbridge Road - May 19, 2021 Question Follow up

No information had been provided to the AHT from questions to the applicant after the May 19, 2021 presentation.

- Lot Zoning, what is allowed - Ms. Young to review with Karen Joseph
 - Currently zoned for a two-family not for multi-family
- Planning Board may NOT allow the applicant to do affordable units off-site
- Applicant is responsible for 20% of units to be affordable under current zoning
 - Based of 21 units, 4 affordable units would need to be provided
- Applicant would need to find another site to do the other 2 units, since current zoning only allows for two-family dwelling.
- Ms. Chapman opined it would be better for the units to be done on site so they are more homogenous
- Several units coming online that will be affordable units.
- Would be good to have rental units.

DISCUSSION/UPDATE: Rental Assistance Program

Ms. Chapman provided some updated information regarding number of residents looking for assistance during COVID.

- Numbers from Town Social Worker – 22 households for rental assistance in past year
 - Residents were referred to Neighborworks (RAFT), Wellspring, Scituate Community Christmas
 - Most people received gift cards which helped pay for food, etc. and thus allowed them to save money to pay the rent.
 - No information on the 22 households that received money from RAFT or if they are affordable units
- Information from Neighborworks (Maureen Fitzgerald)
 - On January 19, 2021 – Neighborworks working with Scituate residents
 - 5 clients in process
 - 3 approved
 - 1 on hold
 - 10 inactive
 - Average allotment of funds \$3,500
 - Since January 2021
 - 8 clients in process
 - 10 approved and funded
 - 1 approved homeowner, \$10,000
 - 9 renters, average amount of \$5,100
 - 1 ineligible
 - 10 inactive

There was discussion if AHT money should be redirected to help with the upkeep of repairs, i.e. hot water heater, etc. Further information needs to be reviewed on if allowed because funds are from CPC. CPC may allow, but only for deed restricted affordable units. For a Small Repairs Program additional funding sources would need to be secured, i.e. United Way.

The AHT is still going to advertise in the Scituate Mariner and on Commbuys the RFP for a Rental Assistance Manager/Administrator. AHT has already directly approached Neighborworks, Metrowest and Town of Brewsters Manager and did not get any responses.

If there is no response AHT will work with CPC on making recommendations for changing parameters of the \$100K voted at Town Meeting in April 2021 to remove restriction of COVID.

There was discussion about CPC funds that are set aside for Community Housing and what the AHT receives. Recently the AHT has received funding from CPC first to replenish funds for \$50K and most recently \$100K for COVID Rental Assistance Program. The funding of the first request, \$50K was used to complete the Housing Production Plan. There was discussion about the next Town Meeting in April 2022 and the AHT developing a proposal that CPC replenish money every two years to the Afford Housing Trust so the Trust would not need to come to CPC so frequently. It would allow the AHT to develop a five-year plan and if there were additional sources of funding the Trust would be more robust; will further discuss in August. Will need to get on CPC agenda in December/January.

Discussion continued about posting advertisement in the Scituate Mariner for the RFP and timeline for the Rental Assistance Program. Plan to get responses by meeting in September.

OLD BUSINESS:

Small Grants Program:

- Ms. Chapman provided an update on her research from neighboring towns, Norwell and Needham
 - Programs in both towns provide funding to Seniors and people with disabilities
 - More research needed on why such restrictions are in place
 - Needham program has several restrictions
 - Age
 - AMI – depending on household size
 - Property assessment needs to be below the average home value, in 2019 average was \$900K
 - Most a household could receive is up to \$4,000
 - Funding could be used for plumbing, masonry, carpentry, gutters, downspouts, windows, door repairs, handheld showers, grab bars, toilet seats, etc.
 - Ms. Karen Sunnaborg was helping to administer the program in Needham
 - Ms. Sunnaborg wrote Scituate's Housing Production Plan
 - Town of Norwell
 - Council on Aging is the contact for residents interested in the program

The AHT could come up with parameters, i.e. AMI requirements. Funds from CPC can only be used for deed restricted affordable units; if funds secured from another entity the program could expand to other residents with income restrictions.

Ms. Chapman to reach out to Ms. Sunnaborg and Norwell Council on Aging.

The allowable "uses" of CPC funds is on the Community Preservation Coalition website.

Ms. Wagner made a motion to adjourn, Mr. Irish seconded the motion; the vote was unanimously in favor.

The meeting was adjourned at 7:35 pm.

Submitted by: Shari Moak Young

Approved: October 20, 2021