

# AFFORDABLE HOUSING TRUST

## Meeting Minutes

August 18, 2021

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

Additional Attendees: Shari Young, Admin

Public Attendees: Walter Sullivan, Attorney; Frank Pollack, Developer; Paul Mirabito, Ross Engineering

The meeting was called to order at 6:30 pm

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

### **MINUTES:**

The AHT did not vote on July 2021 minutes.

### **NEW BUSINESS:**

- Jessica Guardia has resigned from the AHT.
- New member application is in progress
- How do we get multiple applicants
  - Check with Lorraine Devine

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

The members of the Trust introduced themselves to the applicant.

Mr. Sullivan introduced himself, Attorney, Mr. Frank Pollack, Applicant and Paul Mirabito, Project Engineer.

- Mr. Pollack is a Developer for the Tyngsborough, Lawrence, Dracut area
  - Has done projects in Hingham, i.e. a School and storage facility
  - Extensive experience with housing and commercial projects\

Mr. Sullivan gave a brief overview of the project at 7 New Driftway that Mr. Pollack is working to develop; it is a very difficult site for permitting. Mr. Sullivan opined what is going to be there will be better than what is there now, water is discharging into the brook, there is no drainage, it is not being treated and the building has been derelict for a long time. He said under the current zoning the proposed project at 7 New Driftway will have 21 residential units, inclusive of 2 penthouse units, open space and other amenities, pavement will be removed and drainage provided. The zoning requires that the development have 4 affordable units; it is not economically feasible to have the affordable units on site. Mr. Sullivan referenced a project at Humarock that he was involved with developed by Salamondo where units where affordable units were provided offsite.

Mr. Mirabito walked the Trust through the site plan and what the applicant proposes. He showed the site plan for the approved Common Driveway and the existing dwelling. He indicated all the utilities are already installed and this plan was approved by the Planning Board and Conservation Commission years ago. Mr. Mirabito showed a rendering of the proposed buildings:

- 2 Duplex units side by side, 4 units total
- Building size is 24' X 38', 955 sq. ft.
- Lower level – living room, Kitchen, ½ bath
- Second floor – 2 bedrooms and full bathroom
- Full basement - unfinished
- Bulkhead to each basement for access
- Laundry would be in the basement

Ms. Curran asked if the Planning Board had approved the density. Mr. Sullivan said that the permit would have to be amended to allow for 4 units instead of 2 units.

Mr. Sullivan addressed some of the previous questions from the Trust.

- Rental vs. Condo Ownership
  - Likely treat as the other Stockbridge Property, Salamondo's was done with a lottery for ownership
  - Mr. Pollack is open to guidance from the Trust

Mr. Sullivan said they hope to file with the Planning Board next week.

Mr. Irish reiterated that the property is currently allowed to have 2 units, not 4. He is not aware of the process of how to get 4 units on the site. Mr. Sullivan said it would be a separate filing process, they would have to speak with Mr. Vogel and the Planning Board, there is a possibility that ZBA approval would be needed as well because there is not enough square footage on the lot. He opined the "affordable component" would maybe convince the Boards to give them some leeway. He said they wanted to get some feeling from the Trust before going any further.

There was discussion on the lot size needed at 40,000 sq. ft. of upland and if there were any other sites available. Ms. Curran asked if there was opportunity to perhaps do 2 units on this property and 2 units somewhere else; the applicant is open to that scenario.

There was continued discussion if the Trust would prefer rental or ownership of the proposed units. Mr. Pollack would be willing to manage the property, i.e. exterior, landscaping, mowing, plowing, etc. If needed he would collect rent, but would prefer not to be involved with that aspect. The Trust would not want to be involved in the management piece, but perhaps there is something that could be worked out with the Scituate Housing Authority. The development at 7 New Driftway is proposed to be condo's, thus it may be easier to have these affordable units also be condos. A separate Homeowner's Association would have to be set up and ultimately turned over to the homeowners.

Mr. Pollack discussed several iterations the project at 7 New Driftway has gone through. Currently, the plan is for 21 units, 1,200-1,300 sq. ft., mix of 1, 2 and 3 bedrooms, will be 4 stories high, garage parking underneath the building.

Ms. Chapman summarized the conversation around the affordable units being rental. Mr. Pollack would maintain the exterior, but would prefer to not collect rents. Mr. Pollack said if he were to manage the building he would do what is necessary to manage the buildings and the grounds, but would not want to be involved in collection of rents. Rental collection would be an issue that needs to be figured out.

The proposed property design for the affordable units is very similar to the Nelson Road property. If the units were to be sold the applicant would change the units to have 2 full bathrooms.

The applicant needs to present this proposal to the Planning Board, who has the ultimate jurisdiction.

The Trust thanked the applicant for coming in.

The AHT continued the discussion once the applicant left the building.

- Does AHT sell the property to the applicant? Similar to Lawson Green, would then a partnership
- Pros vs. Cons of rental vs. condo
  - Look at Housing Production Plan – believe the need is for rental
  - Need to think about the units coming online, that could be rental
  - Issue as to who collects the rent
    - Perhaps could work with the Scituate Housing Authority
  - Which is easier to sell small condo units or rent them
    - May be easier to rent
    - Different market than 2017 and so few affordable units, may not be as difficult to sell
      - Nelson Road condo was difficult to sell
- Biggest hurdle is offsite affordable units
- Additional units could maybe be built at Brook Street, Old Senior Center location
  - Back portion of the lot could become greenspace/open space
  - Need to discuss with Select Board if willing to provide the building
- Pricing of condo would be based of square footage and bedrooms and median home prices
- No garage is provided for the proposed units, how big are the parking areas going to be
  - Would the applicant consider building a one car garage for each unit
- There would be mitigation stipulated by the Planning Board regarding landscaping, etc.
- Lottery would be done with either rental or condo units
  - Need to get a Regulatory Agreement through the State
- Would there be occupancy restrictions because of the small size of the units
  - May cut out a section of the market, i.e. families
  - Rentals can have restrictions put on them for the number of people allowed to live in the unit

Next step is to see what happens with the Planning Board; AHT roll is to say they would be willing to sell the land and work with the applicant, but all other permitting issues/discussion is prevue of the Planning Board.

The AHT could attend the meetings for Planning Board and give some recommendations and feedback.

#### **DISCUSSION/UPDATE: Rental Assistance Program**

- RFP has been put out and submits are due by August 27<sup>th</sup>
- RFP on Commbuys
  - One inquiry from a company called Tidal Basin
- Legal ad posted in the Scituate Mariner on August 5<sup>th</sup>
- Money from CPC is under the stipulation of COVID related

## **OLD BUSINESS:**

### **Seat at the Table:**

- Next meeting 9:00-12:30 on September 24, 2021
- Check with Ms. Wagner if she can go as representative

### **Small Grants Repair Program:**

- Ms. Chapman reached out to Karen Sunnarborg regarding information on other towns and funding sources.
  - Needham received \$50K allocation from Town Meeting through the General Budget
  - Payments made in lieu of actual production of units – part of inclusionary zoning
    - Fair Housing and Affordability Standards
    - Could be an option for the units needed for 7 New Driftway
  - Negotiated fees with developers or donations
  - Norwell program funded through the sale of an affordable unit

The AHT discussed the idea of going to Town meeting to ask for money from the General Fund for the Small Grants Repair Program. CPC funds can only be used for deed restricted properties. Norwell has a program for Seniors and those with disabilities. Select Board and Planning Board could ask for funds from various developers and projects that could go towards the AHT funds and provide another source of funding separate from CPC. The AHT would have to figure out who manages the program; either hire out or do internally. Ms. Chapman and Ms. Guardia had offered to manage the program and Karen Sunnarborg does hire out to help manage such a program. The AHT would have to come up with parameters for the program; applicants would have to qualify as low to moderate income.

### **Town Meeting 2022:**

- Hold on any requests for additional funding

Ms. Curran made a motion to adjourn, Ms. Chapman seconded the motion; the vote was unanimously in favor.

The meeting was adjourned at 7:46 pm.

*Submitted by: Shari Moak Young*

*Approved: October 20, 2021*