

AFFORDABLE HOUSING TRUST  
Meeting Minutes  
August 19, 2020

TOWN OF SCITUATE  
TOWN CLERK  
2020 OCT 23 AM 10:32

ATTENDEES: Nancy Chapman, Maura Curran, Jessica Guardia, Steve Irish, Ruth Wagner

Additional Attendees: Karen Sunnarborg, Consultant; Rebecca Lewis, Planning Board Liaison

The meeting was called to order at 6:55 pm

The agenda was accepted by unanimous vote

**DISCUSSION:**

**Housing Production Plan (HPP) with Karen Sunnarborg Discussion:**

Ms. Sunnarborg discussed newly added sections of the HPP with the Board. Some highlights of the discussion and the HPP proposal follow:

- There was a brief discussion on how CPC funds the Trust; the Board clarified that the annual CPC community housing 10% set aside was not transferred to the trust on an annual basis. Because the Trust was not funded for many years, the Board submitted an application to the CPC for \$100,000 which was approved by the Town.
- Ms. Sunnarborg asked about the current balance in the trust and Mr. Irish noted that the trust has about \$627,000; Ms. Sprague said she would provide financials to Ms. Sunnarborg
- The Board agreed with Ms. Sunnarborg that they should keep the request for a part time housing consultant in the plan
- Conduct ongoing community outreach and education
- Adopt new zoning for N. Scituate (which the Town has been working on)
- Allow more inclusionary zoning to address more housing needs beyond the single family home to address the changing demographics/needs in town
- Allow starter homes on non-conforming lots; it was noted that there are lots in town that do not meet the current zoning bylaws
- Create an inventory of properties suitable for affordable housing
- Establish affordable housing guidelines which will state priorities and preferences for the types of development that would be welcomed
- Introduce a small repair grant program; it was noted that Norwell, Acton and Sudbury have good models for this program

Next Steps: Ms. Sunnarborg will do final revisions and she will need to get approvals from the Planning Board and the Selectmen. Mr. Irish will contact Karen Joseph to determine her thoughts on next steps.

She also recommended doing a community meeting but that may be difficult due to Covid restrictions. It was unclear how to reach the public at this time.

Additional discussions/comments:

Ms. Chapman asked to see Karen Joseph's comments on the HPP draft; Ms. Sunnarborg will forward to Ms. Sprague who will distribute it to the board.

Habitat for Humanity: Ms. Curran suggested that the Board reach out to Habitat for Humanity regarding the lot on Stockbridge Road.

Rental Assistance Discussion: Ms. Curran discussed the rental assistance program information that was sent from the MAPC site. There are guidelines and renters need to meet certain guidelines.

Mr. Irish said there is a presentation on the Mass Housing site which tells you how to do it. He noted that you need to have a housing consultant facilitate the program to ensure fair housing laws are met.

Ms. Guardia will look into programs like RAFT and IRMA that offer rental or mortgage assistance. Applicants may need to exhaust those resources before the Trust can offer help.

The Board agreed to put this discussion on the September meeting agenda.

Resources for Affordable Housing Information: Ms. Chapman said that she received a call from someone inquiring about the availability of affordable housing in Scituate. She noted that there is no single Town contact or resource for this information. Ms. Curran suggested that the resource should be a combination of Karen Joseph in the Planning Department and someone in the Building Department. Ms. Chapman will reach out to Shari Moak Young in the Planning Department.

Mr. Irish suggested contacting Neighbor Works. Ms. Guardia also suggested CHAPA as a resource. Ms. Sprague suggested putting resources like CHAPA and Neighbor Works on the Town AHT page. Ms. Guardia and Mr. Irish will provide links for rental and mortgage assistance to go to the site.

The meeting was adjourned at 8:10 pm

*Submitted by: Mary Sprague*

*Approved: October 21, 2020*