

AFFORDABLE HOUSING TRUST

Meeting Minutes

September 15, 2021

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

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

Additional Attendees: Shari Young, Admin

Public Attendees:

The meeting was called to order at 6:30 pm

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

**MINUTES:**

NO meeting minutes were voted.

**DISCUSSION/UPDATE: Rental Assistance Program**

- No responses to RFP
- RAFT walk-in event is going to be held in Brockton
  - RAFT personnel will be on-site to assist with applications
- AHT to draft letter to CPC stating unable to find an Administrator for the proposed COVID Rental Assistance Program
  - CPC may want to rescind the \$100K voted at Town Meeting in April 2021
  - AHT feels unable to find Administrator because so much funding available through other sources
  - Include facts about number of people that were helped in Scituate through other programs, RAFT/ERMA

There was discussion about AHT working with CPC and Select Board to create a funding stream instead of project-based funding, i.e. \$200K every two years sent to the Affordable Housing Trust. AHT still needs to look and discuss other funding sources.

**NEW BUSINESS:**

- Planning Board looking for letter from AHT regarding affordable units for 7 New Driftway and the units proposed at Stockbridge Road.
  - Review of plans provided from the Planning Board for 7 New Driftway
  - Proposed Affordable units to be built on AHT property at 165-167 Stockbridge Rd.
  - Attorney for Developer asked if AHT would like to meet again
    - AHT thinks Developer to go through the Planning Board before coming back
  - AHT to draft a letter to the Planning Board
    - Wording would be in support of providing the land, but really up to the Planning Board given constraints on water/sewer infrastructure, etc.
    - Applicant needs to convince the Planning Board that off-site is the way to go

- Property designed to have 2 buildings on it, proposal is to have 2 buildings with 2 units in each building on the lot.
      - Does not meet the square footage for land to have 2 buildings on it – would be up to Planning and Zoning to approve
    - Letter should speak minimally of the 7 New Driftway piece – Planning, Zoning, Water Resources to decide on merits of 7 New Driftway plan
    - Planning Board can say units need to be on-site and not approve off-site units
      - There was discussion about Salamondo and the development of the house on the Stockbridge Road and how that was handled
  - Discussion on why or why not the AHT should support the off-site units
    - Reasons NOT to support
      - 4 units completely different from units at 7 New Driftway
        - Size, scope, finishings, etc.
      - Management issues condo's versus rentals
        - Developer to maintain the exterior, but not do rent collection
        - AHT nor developer want to collect rents if rental units
        - If condo's developer would collect fees until turned over to Homeowner's Association
    - Support the affordable component
      - If the Planning Board approves the project AHT would make the land available for development for the off-site units
  - Ms. Chapman indicated she visited the site on Stockbridge Road
  - Need to further explore rental vs. condo and rental collection
    - Information was provided that the Hingham Affordable Trust does collect rents
    - AHT can make proposal to go rental or condo
  - Discuss/Vote letter to the Planning Board at next meeting on October 20<sup>th</sup>
  - Decide who will represent the AHT at the Planning Board meeting when the 7 New Driftway hearing is opened.
  - Discussion about development project at the Greenbush MBTA Station
    - The Residence at Driftway Place
      - Mixed-use development, rental units
      - 12-15 affordable units
- Discussion on meeting times
  - Ms. Chapman proposed to start earlier
    - 6:00 pm would be the earliest meeting could move to
    - Will discuss at next meeting
  - Ms. Wagner will be out of town for October meeting
    - May do October as "Zoom" meeting
- New Member application is process, Mr. Irish hopes to have it turned shortly.

## **OLD BUSINESS:**

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

Ms. Chapman recapped previous discussion regarding the small grants program, i.e. only available to deed restricted properties, with additional funding sources could make available to more people, etc. Ms. Chapman has started a Grant Writing Course and proposes to start writing a grant to seek alternate funds to start this program. Ms. Chapman discussed

some of the research she has been doing and her findings. She asked if there was a Grant writer for the Town and if any of the members had suggestions of who she could contact for information. It was suggested to reach out to Brad Washburn, Ted Brovitz and Karen Sunnaborg. It was also suggested that Ms. Chapman look at MAPC for assistance.

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

The meeting was adjourned at 7:28 pm.

*Submitted by: Shari Moak Young*

*Approved: October 20, 2021*