

AFFORDABLE HOUSING TRUST

Meeting Minutes

December 15, 2021

ATTENDEES: Steve Irish, Chair; Nancy Chapman; Ruth Wagner, Maura Curran, Elizabeth Howie

Additional Attendees: Shari Young, Admin

Public Attendees: Jennifer Kuhn

The meeting was called to order at 6:35 pm.

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

MINUTES:

Ms. Wagner moved to accept the meeting minutes for November 2021, Ms. Howie seconded the motion; a vote was taken and unanimously in favor.

DISCUSSION: Small Repairs Grant Program

Ms. Chapman contacted Ms. Karen Sunnaborg about hiring her to administer the SRG program. Ms. Sunnaborg is only available on a Consultant basis;

- Provide other program models and make recommendations regarding eligibility criteria and other requirements
 - For fee of \$500.00 meet virtually with AHT to discuss
- Prepare program materials, program summary, application package, flyer, press release, grant agreement, award letter and reporting format to keep track of projects
 - For fee of \$1,000.00
- Provide training to personnel handling the administration – fee \$250.00
- Serve as technical resource for \$100/hr. and no fee for less a 1 hour of time

There was discussion if the AHT would be able to self-administer the program, i.e. Norwell, where the Senior Center helps with some aspects. AHT needs to understand the training involved and the time commitment to vet candidates before seeking assistance from the Senior Center; discussions would have to happen with Linda Hayes. AHT said if it is only twice/year reviewing applications the AHT could handle the workload, but would likely want to have someone at the Senior Center that could help applicants complete the paperwork. Since there could be different tracks for the program, deed restricted properties, non-seniors, etc. the AHT needs to decide how to work with the Senior Center and see if their outreach person could be a central location for applicants needing assistance.

Ms. Curran asked what the timeline would be for getting this program started and get everything done for Town Meeting in April. She indicated the Town Administrator is amenable to the program, but we would need to get the specifics to him and put a placeholder in for an article for Town Meeting 2022.

Ms. Chapman to work with Ms. Sunnaborg on timing for a virtual meeting.

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Mr. Irish said unless there is other funding, i.e. from Town Meeting, the program could only be started for deed restricted properties. There would need to be two tracks, deed restricted and non-deed restricted written into the program. Weston was used as an example of a town that offers both a deed restricted and a non-deed restricted grant program.

Ms. Chapman said she also called Needham to discuss their program; 2 rounds every six months, available funds up to \$50K for each grant program and it is wildly successful, program was started prior to 2019.

AHT needs to have by March 1st the program parameters and grant agreement complete and the balance to be ready for April Town Meeting.

Ms. Curran working to get an article on the Warrant for Town Meeting.

DISCUSSION/UPDATE: Old Senior Center and Proposal for Veteran's Housing

Ms. Curran provided an update there was not a lot of progress and there was some push back. The land is assessed at \$750K and was part of the agreement with the Town that the proceeds from the sale of the property would go to offset the cost of the new Senior Center.

Ms. Curran said maybe there is a partner to build something at the Stockbridge property, if the proposal from the development at 7 New Driftway does not come to fruition. AHT could look to partner with Habitat for Humanity, reach out to the developer of the new facility in Marshfield that is Veteran's preference, Wellspring, to name a few.

Mr. Irish to investigate the new facility in Marshfield. Mr. Irish referenced an article about a development in Bennington Vermont that was done by a private developer using a Community Development Block Grant to create some affordable units and rehab the properties.

There was some discussion about the development going up at Herring Brook Meadow and some other developments around the area that have affordable units, Drew at the MBTA location, Stockbridge Landing.

OLD BUSINESS:

- No old business
- Letter was sent to the CPC to rescind the funds allocated to the AHT for COVID Rental Assistance Program there will be on an article from CPC for Annual Town Meeting

Ms. Howie made a motion to adjourn, Ms. Wagner seconded the motion; a vote was taken and unanimously in favor.

The meeting was adjourned at 7:11 pm.

Submitted by: Shari Moak Young

Approved: February 16, 2022