AFFORDABLE HOUSING TRUST

Meeting Minutes

May 29, 2019

**ATTENDEES**: Nancy Chapman, Barbara Cox, Maura Curran, Ruth Wagner (arrived at 7pm) *(Absent: Stephen Irish)*

Other Attendees: Rebecca Lewis, Planning Board Liaison

The meeting was called to order at 6:30 pm

The agenda was accepted by unanimous vote

The March 30 and April 17, 2019 minutes were accepted by unanimous vote

Ms. Curran introduced Becky Lewis, the new Planning Board Liaison, to the Board. Ms. Curran explained that the AHT Board believes that the only way to be successful in their goals is to partner with the Planning Board. She said that previously there was not a cohesive effort and noted that, about six months ago, they met with Karen Joseph, Town Planner, and Brad Washburn, Director of Planning & Development to begin communicating more about goals and the Housing Production Plan.

Ms. Lewis said that she was appointed to the Planning Board in September 2018 and was recently elected to the Board. She has lived in Town for 25 years and raised her children here. She is an attorney and recently went back to work. She asked the Board what their overall goals are.

Ms. Curran said that the goals have recently been rewritten and reviewed the history of the Trust and how it works, saying that it is funded by the CPC and that they are not required to go to Town meeting to get approval for projects. Originally the Trust tried to focus on building and buying units but the current Board decided that it was not the way to go for many reasons. They have sold three properties to date, noting that the State affordable lottery system is very time consuming and not many applications qualify. Ms. Curran said that their current focus is to seek out and partner with developers who need mitigation, adding that the Board has a buildable lot on Stockbridge Road.

There was additional discussion on the Lawson Green project and the Veterans housing project in Hingham. They submitted an application to CPC for additional funding of $100,000 from CPC that was approved at the 2019 ATM.

**Update on Lawson Green project** – Ms. Sprague read the following update from Stephen Coulter:

“We are in the LIHTC *(Low Income Housing Tax Credit)* funding round and will hear in early August if we were selected. I think we have a good shot this round; DHCD *(Department of Housing & Community Development)* likes the project and the only issue they had was regarding being able to cap property tax increases going forward so we decided to do a ground lease instead of a sale for $1 which will allow the SHA to negotiate the pilot payment in lieu of taxes with the Town; only SHA can do this. HUD has approved the subdivision so fingers crossed we get approved and break ground by end of year.”

**Update: Discussions with Director of Planning & Development** – Ms. Chapman and Ms. Wagner met with Brad Washburn on May 14th and invited him to come and speak to the Board at an upcoming meeting. He said he was available to attend the August 21st meeting and will bring Karen Joseph or Ted Brovitz, from Brovitz Community Planning & Design. The goal is to have quarterly meetings.

Mr. Washburn would like to have a representative of the Trust on the Master Plan update committee; the commitment should be a year. Ms. Wagner confirmed her interest in joining the committee.

Ms. Chapman said that they also discussed the Housing Production Plan and Mr. Washburn will do the RFP. He has suggested that the AHT fund it. Ms. Curran will discuss costs with Mr. Washburn; the Trust will determine what they are willing to donate.

Ms. Chapman noted that Ted Brovitz is drafting new zoning laws [for the Town] regarding lot sizes and cottage and accessory buildings as well as changes to bylaws.

Ms. Cox confirmed for Ms. Curran that realtors don’t have a list of deed restricted properties.

**New Business**

Ms. Curran said that, with the new Senior Center being approved at Town Meeting, the BOS will be discussing what to do with the property at 27 Brook Street. Although she understands they may want to sell it to offset costs, she would like to propose some ideas for affordable housing at the site, i.e. units for veterans or teachers. Or, if the property is sold to a developer, to stipulate an affordable component, i.e., making a donation to the Trust or building a home on the Stockbridge Rd site. She would like AHT Board members at that meeting; date to be determined.

Ms. Sprague noted that she has tried to find the deed for 27 Brook St; Ms. Curran will ask Mr. Danehy if he has the documents. There was an additional discussion about the property and zoning, etc. It is ½ acre and the house was built in 1920. Ms. Sprague will find out what zone it is in.

The Board discussed how the Trust could do a deed restriction and when or if it becomes discriminatory. Ms. Chapman will reach out to a consultant to determine the process.

Ms. Sprague will have an updated AHT fund balance at the next meeting.

The meeting was adjourned at 7:33 pm by unanimous vote.

*Submitted by*

*Mary Sprague*