AFFORDABLE HOUSING TRUST

Meeting Minutes

February 19, 2020

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

The meeting was called to order at 6:30 pm

The agenda was accepted by unanimous vote

Acceptance of minutes: Ms. Wagner made a MOTION to accept the January 15 minutes as written; seconded by Ms. Chapman; all in favor.

**Discussion: Welcome new AHT board member Jessica Guardia** – The Board members introduced themselves to Jessica, who also gave the Board an overview of her background. Jessica said that she is a single mom who purchased an affordable house in Scituate in 2018. She is employed as a property manager and was in affordable housing for four years and has worked collaboratively with the State monitoring agencies. The Board members agreed that her expertise will be a great asset to the AHT.

Recap/Discussion of Planning Department’s Housing Production Plan Kick-off Meeting (Nancy Chapman, Ruth Wagner) – Ms. Chapman gave the Board her summary of the kick off meeting which was attended by the Town Planner, Karen Joseph, and the consultant Karen Sunnarborg. The purpose of the meeting was to update the consultant on what was tried, not tried, or failed, etc., since the last HPP update five years ago.

Ms. Sunnarborg noted that it was unusual for both the Master Plan and the HPP to be updated at the same time. Usually one update is completed and the other will complement it. Ms. Sunnarborg asked to speak to the consultant in charge of the Master Plan to ensure that they are on the same page so that the HPP doesn’t deviate from the recommendations put forth in the Master Plan. It was suggested that the consultants coordinate their efforts. Both projects are being managed by the Planning Department and the Planning Board.

Ms. Wagner noted that there is a lot of information on the Master Plan on the Town website that may be helpful to Ms. Sunnarborg.

Ms. Chapman said there was a discussion how many community meetings should be held and about which Town departments, like the Housing Authority and the Council on Aging, should be included in the meetings. It was decided that this discussion be tabled at this early date.

Ms. Chapman explained that they reviewed the current list of the affordable housing inventory in Town and that it needs to be updated.

Ms. Chapman said that she told Ms. Sunnarborg about the August AHT meeting which was attended by Brad Washburn and Ted Brovitz and the Housing/Zoning report that was presented. Ms. Chapman noted that Mr. Brovitz’s report had a lot of research that may be useful for the HPP. Ms. Joseph said that there were a couple of by-law changes voted in at the fall Annual Town Meeting (ATM) in 2019 but nothing is being proposed for the spring ATM. She noted that Mr. Brovitz is not currently engaged with the Town.

Ms. Chapman will send Ms. Sunnarborg the August meeting minutes as well as the report that was presented and the accompanying maps. This work may have been the result of a housing production grant that was awarded in May 2018. Although all the recommendations have not been adopted by the Town, the Board agreed it was important to send it to Ms. Sunnarborg.

Ms. Chapman told the Board that Ms. Joseph agreed to look at the previous HPP in order to make recommendations.

Ms. Joseph noted in their discussion that she has monthly meetings with developers. Ms. Chapman asked if the AHT could get updates from those meetings so they could identify opportunities.

**Update on Trust Balance** – Mr. Irish said that he requested an update because they recently signed over their portion ($600,000) of the Lawson Green project to the developer. They also have received the CPC funds allocated at the last ATM. The Trust currently has approximately $500,000.

**Update on Lawson Green** – The Board explained the project to Ms. Guardia and said that the Trust has funded it in part ($600,000). Mr. Coulter said that the construction start date will be late February. The opening ceremony date is to be determined.

**Old Business** – Mr. Irish read the AHT annual report which was submitted for the Town 2019 Annual Report.

**New Business** – Ms. Curran has drafted a letter to submit to the Board of Selectmen requesting that when they sell the 10 Brook Street property (the current Senior Center) that they build in an affordable criteria. She would like the AHT Board to review it prior to sending.

The Board discussed a new project going in near Old Forge Rd and whether or not there is an affordable component or a way to contribute, i.e., build the two unit home on the lot at 163 Stockbridge Rd.

**Adjournment** – The meeting was adjourned at 7:40 pm.

*Submitted by: Mary Sprague*