

Affordable Housing Trust
Saturday, January 27, 2018
Public Safety Building
8:00 AM

Minutes

Present: Michael Marcucci, Ann Thompson, Jim Brand, Todd Trehubenko, Adam Ameden, Jack Wolfe,

| Also in attendance: Roberta Cameron, Courtney Starling, Kristine Trierweiler

Meeting called to order at 8:00 AM

Michael Marcucci stated purpose of the Saturday workshop is to talk through the draft for the AHT Action Plan, which is necessary to implement the Housing Production Plan (HPP). Board thanked Ms. Cameron for her work on the Action Plan. Trust Board have received a copy in advance, copies available for review at the front of the room.

The procedures and guidelines for the AHT are new and include a short and concise plan for the next 12-18 months including types of projects the Board would like to accomplish and where we need to put them in Town. Town had a great site visit with DHCD, Kristine let the Trust Board know that DHCD is very pleased with the creative projects the town is working on and reviewing.

Can we add to the list and identify additional priority projects? Can be projects of a particular nature, certain size, and certain location. If the Trust can identify the type of project it can then encourage developers to focus on those types of projects when they ask for advice. Mr. Marcucci opened it up to the to the Board to ask if they have any suggestions:

Ann Thompson lives in a 40B project at Turtlebrook, six of the units are affordable units. Several of the people are making them handicapped accessible as the years go on. It would be helpful if the trust worked with Developers to make them handicapped accessible from the beginning.

Adam Ameden would like to see more workforce housing in Medfield. It would be helpful to attract quality teachers to the school system.

Jack Wolfe would like to see the Trust focus on increasing diversity in Town and work towards that goal.

Roberta Cameron suggested the Town could you can reduce the local preference levels in projects. Currently the AHT Guidelines state the Town would like the

maximum preference level for Medfield Residents. Diversity can be addressed through the marketing of the affordable units.

Committee discussed options for increasing diversity through marketing of units, reducing the level of affordability to allow rental subsidies.

Tom Caragliano stated that marketing can help but recognize there is a choice on where people would like to live. Steve Nolan, Affordable Housing Committee, asked what information we collect from PARC, anecdotally has heard that more Medfield residents moved into PARC than expected, including some seniors.

Committee discussed how the mobile voucher system would work for further subsidized affordable housing and the impacts of no transportation system effect that has on the ability for people to locate to Medfield. General discussion about loan programs and other mechanisms that Trust could look at to try and assist with the affordability of units in Town.

Committee discussed the procedures for developers to come to the AHT.

Roberta will add notification to abutters within the 300 foot radius particularly for small projects is necessary. Notification of abutters can assist in helping a project as seen in the abutter notification of 80 North Meadows vs 93-95 North Street projects.

Committee agreed if a developer is coming to the AHT with a proposal then a site visit with the neighbors prior to meeting with the AHT is necessary. Neighbors feel they are being shut out of the process from what we have heard because the developer has come to the town first in the process. Committee does not want to discourage anyone from coming to the Board with an idea, but it is imperative to meet with the neighbors prior to any formal presentation.

Tony Centore suggested to the Committee the notice to all abutters' include a layout of the process going forward and what is required.

Roberta will add a section to the procedures outlining the pre application contacts, you will be assigned a committee member, and project will be identified as under consideration, no formal vote and no application for approval until developer has met these requirements.

Roberta will add to the application to the AHT a place to include evidence of the abutters meeting, held it on this date, notification, etc.

Ms. Starling stated if the Board would like to do certified notifications once the review is going to begin then the cost to that can be born by the developer of the project. Developers should have plans prepared to meet with the Board not concepts for review. Concepts can be reviewed by town staff but anything in front of the Board should be actual plans.

Maryann Sullivan, Chairman of the School Committee, stated that it would be helpful to know the Board is paying attention to bedroom size, school projections as they face issues in elementary class size, increasing budget, increasing costs. New developments will have an impact on the school system and sometimes that doesn't occur in the first year it is built but in the coming years.

Committee agreed with Ms. Sullivan and stated they are trying to be cognizant of all the impacts to the town when reviewing and recommending projects.

Committee discussed Lot 3 and the potential for senior housing or commercial on the site. Boards of Selectmen are discussing the issue at length to determine best way to proceed.

John Harney asked about the plan for the Hinkley property. Ms. Starling, Ms. Cameron, and Ms. Raposa are working this proposal up, will be available soon and it will go to the BOS, no position yet, based on the memo, there are some issues with doing it in spring at Town Meeting. The Committee might need more time to review and take it up at a Special Town Meeting.

Some of the issues for Hinkley include equity, 40R, 40B, and timeframe. What is the best way to take this project from a 3-5 year project and complete it under a year? Board of Selectmen is working hard to get to a solution on this issue. Tony Centore stated that the Town owns the land and the cost of the property should not be included in any discussion.

Selectmen Peterson stated he is concerned about the number of school kids and the impact to the budget, would like to see more units like Costello's development on Spring Street which only resulted in a few school kids and high tax revenue.

Tom Caragliano stated that the Committee is doing a great job of planning and looking at all the issues but he has not heard any discussion water, sewer, non point source pollution, treatment plants, etc.

Committee discussed the role of the AHT vs DHCD in reviewing the pro formas for the LIP, the role of COG in reviewing the applications. Selectmen Peterson asked if the committee can have someone look at the pro formas and determine if the densities are appropriate.

Theresa James asked the Committee too look at where the fees from the inclusionary zoning will go and if they could be helpful for the work of the Trust. Michael Sullivan said in addition to echoing Theresa's concerns, another concern is the loss of affordability of units. Trust should be trying to get maximum affordability and restrictions in perpetuity if possible.

Committee stated the Guide calls for perpetuity, even though that doesn't always mean longer than 35 years. Steve Nolan suggested it be included as perpetuity and the City of Boston is still using that language with DHCD approval.

Committee discussed the monitoring for affordable units. There is nothing to monitor for home ownership. Once you have purchased the unit you no longer have to income qualify to stay in the unit. For rental units it is required to have a certified monitoring agent for income qualifications and annual qualifications. There is a degree of flexibility if the Town has good oversight on these projects. Roberta suggested that the ZBA can condition approval on these projects to make it the role of the developer/owner to conduct yearly monitoring at their expense.

Committee reviewed the budget that had been prepared for the AHT. Committee determined that \$300,000 could be made available for a buy down program allowing the Town to utilize the condo market for safe harbor if necessary. It has not happened yet but these funds could be available for a buy down at Allendale if necessary. Buy down will include all local funding mechanism: buy down, RLF, all should be priority actions and included in that category.

Vote: Jack Wolfe made a motion to approve the budget as presented, seconded by Ann Thompson and the vote was unanimous.

Committee reviewed the types of projects the Board is seeking: smaller developments, easily integrated in neighborhood, local preference as listed in the HPP. Goal of 67/71 North Street was infrastructure improvement, historic rehab, infill development which are all clear benefits. Can offer incentives to developers as well, extra unit on density if you go LEED, put in solar etc? Committee can discuss voluntary donations from the developer for mitigation.

Board discussed Guidelines Changes

Roberta will add clear demonstration of the developer fitness to do a project, if rental then who will be the project management? Also a statement will be added on preference with experience with projects, track record for management.

Eliminate 2b and discussion of density. Jack Wolfe would like any and all bankruptcy information to be provided to the Trust. Jack would also like the Committee to revisit the diversity issue at the next meeting. Mike Marcucci suggested that making some projects 50% of the AMI vs 80% could satisfy some of Jack's concerns and Jack was okay with that.

Mike Marcucci stated there was one item left to cover and that was the role of the AHC and the AHT. Currently the AHC is the recognized local housing partnership. Board and Committee seem to be working in parallel on certain projects and need to define the roles for the future.

Committee thanked everyone for coming out on a Saturday morning to talk about the future of the AHT. A final set of guidelines will be adopted at the March meeting.

Meeting adjourned at 10:00AM.