

Affordable Housing Trust
Feb 6, 2018, 5:00PM
Town House, Chenery Hall
Minutes

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

Also in attendance: Courtney Starling (COG), Kristine Trierweiler (Assistant Town Administrator).

Appointments

David Connor, Commander, Beckwith Post 110 American Legion

Commander Connor explained the American Legion has been having some financial issues, declining membership, loss of income, and building is in rough shape, overall. Building was originally constructed in the 1970s, a developer recently approached Legion, but it has fallen through after negotiations could not proceed.

The Legion then met with John Kelly, RQC Development, and talked to them about some ideas, plans, etc. Legion would like to continue to do small functions to earn income for the legion membership and keep the doors open. . Unfortunately the Legion and the Senior Center are the only facilities that can perform functions. Closing the legion would eliminate this opportunity for residents in town.

RQC asked permission to complete a survey and they will get back to us in the month to what they could do on the site. Legion has been talking to others as well and in the end we are still looking for someone to meet with us with a proposal that will help us achieve our goal of staying open.

Some of the options the Legion has considered to date:

- Smaller facility, no functions
- Sell current property and split proceeds with membership
- Relocate current property
- Hold meetings at the Library
- 2019 is the 100th Anniversary of the Legion so selling is the last on the list of preferences

Commander Connor stated they need help to develop an RFP and a development plan; we need legal help in understanding the legal ease and funding. The resources are low, and as a group we have about 2 years left without any new income.

Michael Marcucci explained the AHT met on a Saturday in January for a working session and included funding in the budget that was proposed. The AHT would like

to help the Legion stay open in Medfield. Jim Brand stated that the Legion is really looking for the expertise to navigate this process in a way that affects a good outcome on this for the Legion. Jim strongly urged the Board to help with that process.

The Board asked the following questions:

Are you open to other possibilities?

Yes, we will entertain all options. Only income currently is bus space rental

Is there the possibility for a different site(s) for the hall?

Yes, we are open to that.

Is there work to be done on site?

Yes, we need tests for soil and a survey of the property.

What is the current size of the site?

4.5 acres but there are wetlands; buildable is about 85% with the wetlands around the edge. Mr Kelly is doing the survey for the Legion and including prelim sense of the wetlands but not full delineation.

Would you entertain a Nursing Home or Assisted Living on Site?

It hasn't been discussed, haven't thought about it but I can bring it up at the executive board of trustees meeting.

Housing for Veterans an option?

Would like some lower income, help town to meet the 40B. Can't limit it to the Veterans but would like to see some preference

What is objective of the Legion?

Want to remain the Post 100 in Medfield, not fussy about the location of the Legion, but Medfield will be nice.

Is the property owned free and clear?

Yes, no mortgage.

Is the Legion non-profit?

Yes, we didn't mean for it to happen this way. Seriously though the Legion donates to over 15 different organizations in Medfield including the Senior Christmas Dinner at the COA as well as school groups.

How many members?

116 members, 15-25 attend the meetings.

Michael Marcucci explained the AHT would have to develop an agreement between the Trust and the Legion, basic term sheet about what we are going to do. The Board would be spending public money, a consultant would be retained by the Legion, and AHT would provide a grant to do a study. The decision of whom you hired for the project, overall objectives of the Trust, would need input from the AHT.

Tim Bonfatti suggested the Legion issue an RFP for development consultants, professional advice to get to an end result. Jack Wolfe asked the Board to consider a loan not a grant if the Legion would get substantial funds from the site. Commander Connor explained that Legion would sell the property in exchange for a small Legion Hall. There would be no exchange of money.

Board discussed the first thing is to determine what is the best use of the site by engaging the consultant. The consultant needs to be independent and provide a review of the viability of proposed projects on site.

Tom Caragliano, Resident

Tom stated he is the birth of this idea having gone to the Veterans Agent with a problem with our veterans housing, Legion needs members and we have a 40B problem. Tom feels strongly the property should not be sold by the legion but instead a lease for development. Tom stated this is not an issue for the AHT but the Executive Board for the Legion to discuss. Tom was disappointed that if this was his idea he had heard nothing about moving it forward.

Tony Centore, Senior Housing Study Committee

Tony suggested that this grant can be used at the property to see if it is buildable, could be different configurations, etc. that the Legion has not considered. Tony questioned if the Town has land they could sell or give to the legion.

Bill Massaro, Resident

Bill asked the Committee to consider there is Town owned land adjacent to this property and everything should be done to utilize that land make it available for the Legion.

Board discussed what the options were for moving the project forward. Board recognizes that a grant is being given to the Legion in the amount of \$20,000 and the study of the property may show that the best use is not affordable housing, but we won't know that unless we get started.

Jim Brand motion to authorize a grant to the American Legion in the amount of \$20,000 to hire a consultant to determine if the land is buildable and a development consultant to prepare documents for development including a Legion Hall either on or off site, seconded by Ann Thompson and the vote was unanimous.

The American Legion Executive Board could meet before March and approve the terms of the grant.

John Kelly, Proposed LIP at 41 Dale Street

Michael Marcucci presented the agenda for the evening including a draft memo to the BOS, which will outline the AHT recommendation, then it will go to the BOS to decide if BOS will approve the LIP project. The memo outlines what the strategic choices are for the AHT, where do we stand etc. on the project. The AHT is not looking at projects in isolation, looking at it in light of all other options.

Mr. Kelly made a presentation on January 9, 2018 to the AHT, tonight is for additional questions and for the Board to review the memo. At this point we are a year into safe harbor and HPP state mandate of 10% which is now on our own terms.

We have an option here, no requirement to approve this project, but you have to make a decision as a town, instead of declining projects and blaming the state, which is how the Town has approached this since 1960. The Town is now in charge and we are making decisions in the best interest of the Town. The AHT is the first step, then the BOS will determine if it will support the LIP application, then it will move to state approvals for the LIP and ultimately the ZBA.

Michael Marcucci reminded the Board that he would not be voting as a member of the AHT, he would vote as a member of the BOS.

The Board asked the following questions of Mr. Kelly:

What is the experience with property management?

Mr. Kelly responded that experience has been more in development of single family homes and condos. Projects completed in Toronto, and Medway. The size of this project is now 36 units, which is not an opportunity to sell it to a firm, we would hold the units and manage them. Plan is to have professional management and maintenance of the apartments. It is in everyone's best interest if we have professional management. Mr. Kelly has talked to some firms, and we are open for a property management firm that is local. Currently carrying 10% on the pro forma for the property management.

Plan is better than before, but why no garages?

Mr. Kelly stated that this concept was borrowed from similar projects; the logic is smaller interior roads, more neighborhood feel. Community and pedestrian feel with a common area.

Board suggested that a smaller management firm would be better choice than a large firm like Beacon property management. Might want to talk to the Parc and see if they are interested in management.

When you do the maintenance and operations are they included in the 10%?

Mr. Kelly stated they have reserves to deal with that, long term capital renewal to handle those needs.

Will management be on or off site?

Project is too small for an off site management company. Board agreed off site would be okay in this case.

Board discussed timeline for all of the projects in Mr. Marcucci stated that May 2019 to May 2020 is the third year of safe harbor. If we say no to this project then Tilden will have to be come the third year project.

Board asked for past experience and references. DHCD limits the review the Town can have on the pro forma in terms of financial liability of the project. The ZBA is allowed to consider more once the application is filed than we can on the LIP application. DHCD takes the lead in evaluation of all pro formas.

The Board of Selectmen typically takes two votes. There is an initial vote to approve the project and one to sign the LIP application in support of the project. Once the LIP application is submitted to the BOS it is a public document and the pro forma can be reviewed by anyone at that time.

Mr. Kelly will put together a listing of experience, additional references as well as plan for property management.

Who will be financing the project?

Mr. Kelly stated that there is a bank that is involved in closing on all the land. There will be two construction loans, one for the sale units and one done for the rental units.

Board asked for comments from those in attendance.

Mr. Caragliano, Philip Street

What happens in 20 years? What happens to the maintenance agreement, I am concerned about high density living, goes back to the romans and high density slums. Also, I think DHCD can look into the financials now, seeing what they did in other places, and see if how successful they are and have been in the past.

Courtney Starling stated that property management will be addressed in the ZBA, it will run with the parcel. The ZBA decisions are filed with the Registry of Deeds.

Meredith Chamberlandn, Pleasant Street

Ms. Chamberland stated her concerns about the number of schoolchildren in this development. Ms. Chamberland wanted to ensure that we welcome these students and then not have what they need in terms of services are not acceptable and not

fair to them. Many parents wanted to be here today but you chose a time that is not compatible for working parents.

Michael Marcucci stated this is a discussion for the AHT not Mr. Kelly. Mr. Marcucci explained the AHT's overall strategy in developing smaller projects, to mitigate any impact and make it easier for school children to be integrated into the system and well-served. Projects like the Parc and Chapel Hill Landing, with a large number of units coming online at once predate the Town's current efforts.

Jack Wolfe stated that as a member of the Warrant Committee he fully understands the total town and school budget including, debt, pension, OPEB, etc. The Town is looking at a 65% of the total town budget that goes to schools.

Dave Pucci, Charlesdale Road

A twenty year resident who wants to be buried in Medfield. The Town didn't do enough for long term affordable housing years ago and this is how we got here. I am in favor of bringing more diversity to Town. Town hasn't addressed this long term, no progress has been made at MSH. Mr. Pucci appreciates the changes Mr. Kelly has made but thinks the site is better suited for senior housing. He would like to see more affordable housing density at MSH and get more bang for our buck. This is perfect for seniors, walk to town, less impact on traffic and schools than what is proposed..

Mr. Pucci continued asking if the AHT recommends the LIP then is there a rubber stamp by the BOS. Can the BOS still say no to this?

Michael Marcucci stated that the memo is a recommendation but that the Board of Selectmen is an independent body that can vote yes or no. The memo will be sent to the BOS once the AHT is satisfied it has completed the process with Mr. Kelly.

Mr. Kelly stated that while his development focuses on residential they are not currently in the senior housing market. Mr. Pucci stated that this site is better for assisted living long term care, small community setting, close to services and public safety response.

Charlie Milan, Turtlebrook Way

Concerned about Hospital Road and the number of affordable units on site. Is committee looking at all the affordable houses proposed including what is at the Goddard School?

Michael Marcucci asked the committee to look at the draft memo. The AHT is taking into account all of these comments and looking at the town as a whole. Tilden Village expansion does pause the process but that is at least five years out. AHT has to entertain all of these projects, there could be another recession, need to address now and be less subject to the whims of the economy. Just because the AHT supports the project does not mean it comes to fruition.

Kevin Stoddard

At the last meeting at the AHT, Tilden Village was discussed and it seems the process is years out for approval, it would be too risky to wait for just that and the income tax credits. Market changes could be a big issue for this board if you wait.

The Board agreed that supporting option one of the draft memo is the safest way to achieve safe harbor. Board will review memo for the next meeting.

Mr. Kelly agreed to provide more information for the next meeting.

Motion to adjourn at 6:45 by Jim Brand, seconded by Tim Bonfatti and the vote was unanimous.