

Hamilton Affordable Housing Trust

MINUTES

June 26, 2013

Welcome – Affordable Housing Trust members Peter Britton, David Carey and Fred Mills were present. Planning Coordinator, Kristine Cheetham, was also present.

AGENDA

Housing Production Plan – K. Cheetham informed the Trust that the Updated Plan is at the state level for review and acceptance. The final bill from MAPC will be submitted for approval at the upcoming meeting.

Right of First Refusal: Lessons Learned

F. Mills felt that a lesson learned from the community was a general misunderstanding of what “affordable” housing means for Hamilton. He would like to address this as a member of the HAHT by meeting with a variety of community groups. P. Britton found the community dialogue to be generally unacceptable in its tone and substance. He also expressed some frustration with the process. He also noted that the community priorities should be established first and then the projects could follow.

The comments from the Pirie right of first refusal process also revealed an interest in housing development that is closer to town. Places like the Patton property and the Pirie property are viewed by some as remote and not a good fit for housing development such as cottage. However the members also discussed that promoting too much density in the downtown may meet with local resistance to retain the village character. The members of the Trust agreed that there needs to be more dialogue about housing production; location, density, styles, etc.

New / Old Business

P. Britton began research on a few parcels of land closer to town for potential development. He shared his thoughts on old and new ideas such as the Winthrop School, the Patton land, and the Cutler family parcels. He also mentioned the need to identify land for recreation fields. K. Cheetham noted that the identification of possible is under the responsibility of the School and Recreation Department and their new Recreation Master Plan. However, she noted that it is important to plan together – so that these needs are not in competition for available land.

Trust Action Plan – Using the Implementation Plan from the 2013 Housing Production Plan, K. Cheetham asked the members of the Trust to identify a key strategy for each Goal. The following strategies were selected as priorities for the 2013-2014 year:

Goal One – Maintain and Advance Local Capacity to Achieve Housing Production Goals

1.3 Educate and Bring Community Awareness to Housing Issues & Activities

Define Housing Terminology

Secure time on the agenda(s) of stakeholder groups

- Decision making boards (CPC, Planning, Zoning, Conservation, Public Health, Assessors, Selectmen, Finance, School Committee)
- Council on Aging
- Enough is Enough, Barn Group, League of Women Voters, etc.
- Rotary Club(s)/Local Banking Institutions

Goal Two – Create a Diversity of Housing Types to Meet the Needs of a Changing Population with Support of Town Leadership

2.2 Review Private Properties for Housing

Secure Internship / Staff Support to conduct an inventory

- Chapter 61 Land
- Estates
- Town-owned land
- Infill parcels
- Bank-owned/Foreclosures

Goal Three – Identify and Adopt Zoning Changes to Advance Housing Production

3.5 Amend Accessory Apartment Bylaws

Goal Four – Reinforce Existing and Establish New Partnerships to Leverage Resources to Advance Housing Production & Programs

4.3 Address Senior Housing Needs

Establish a grant/loan program to assist seniors with physical improvements to their homes such as accessibility upgrades and energy efficiency.

Goal Five – Set and Achieve Housing Production Goals

5.1 Set Production Goals – The Agreement to an Action Plan for Year One is the Goal