

# **Hamilton Affordable Housing Trust**

Minutes

July 15, 2015

At 7:00 PM, Dave Carey, Marc Johnson, Joe Hughes, Michael Lombardo, Matt Tobyne, Fred Mills, and Peter Britton were present. Also in attendance were Community Projects Coordinator Rachel Meketon, Planning Director Patrick Reffett, and Selectman Scott Maddern.

## **Community Teamwork's Home Modification Loan Program**

Alan Trebat of Community Teamwork presented the loan program at the Senior Center in June. So far, no Hamilton residents have contacted Alan to participate in the program. Rachel will speak with Mary Beth about how to continue to publicize the program. Marc suggested announcing the program at a Board of Selectmen meeting and including it in their newsletter. Dave suggested linking to it on the Trust's website.

## **Letter of Support for Mixed-Use Zoning in the Business District**

The Trust reviewed the draft language for the zoning change. Patrick said that he chose to use simple language. He recommended that the first floor be commercial so as to avoid the income incentive to create more residential and to encourage properties that suit the business district.

Dave made a motion for the Trust to support of the mixed-use zoning bylaw. Marc seconded. VOTE: Unanimous. Rachel will draft a letter and share it with the Trust for revisions. Scott suggested that the letter be addressed to the Selectmen and the Planning Board.

## **Update on Farnham Property Housing Development**

Dave met with Andrew DeFranza from Harborlight Community Partners. Andrew has signed a purchase and sale agreement for the Farnham property and is investigating the possibility of purchasing other adjacent properties. At this point, he is proposing 18-24 apartments divided between several buildings in a "big house, little house, barn" style designed by architectural firm Siemasko & Verbridge. He would like to include a diversity of housing types for people of varying ages, household sizes, and income levels. He would like to include the Trust in the discussion of what specifically to propose for the site. Harborlight would be the developer, owner and operator of the site.

Matt explained that the project would be funded through a combination of tax credits and direct equity investments. Dave discussed potential support from the Town through funds

from the Trust, the CPC and the North Shore HOME Consortium. Matt mentioned Northeast Arc as another potential funding source.

The members of the Trust expressed their approval of the proposal, including the potential design and uses. They then discussed how to best communicate the benefits of the project to town residents and leaders. In particular, the project meets the current need in the town for affordable rental housing for various members of the population: seniors, young professionals (entry-level teachers), and families. The next step is to present the proposal to the Board of Selectmen with Andrew DeFranza.

Dave made a motion for the Trust to strongly support the project based on their understanding of its goals. Peter seconded. VOTE: Unanimous.

### **Town-Owned Properties for Deed-Restricted Single-Family Homes**

Rachel described the previous Trust meeting in which Don Preston, the Board President for Habitat for Humanity North Shore, presented Habitat's model. Following the meeting, Marc sent information about four town-owned properties that could potentially be appropriate for a Habitat home. The first property, a lot on Central Avenue, was deemed the most feasible. The second property, a lot on Forest Street, was deemed too narrow. The third property, two contiguous lots on Lake Shore Avenue, were deemed too wet. The fourth property, two contiguous lots on Gregory Island Road, were also deemed too wet. Rachel will contact Habitat to share the Trust's conclusions regarding the four properties.

At 8:00 PM, Dave made a motion to adjourn. Matt seconded. VOTE: Unanimous.