

Hamilton Affordable Housing Trust

Minutes

August 19, 2015

At 6:00 PM, Marc Johnson, Joe Hughes, Matt Tobyne, and Peter Britton were present. Also in attendance were Community Projects Coordinator Rachel Meketon, Council on Aging Director Mary Beth Lawton, and Council on Aging Member Sherry Leonard.

Discussion Points for Harborlight Community Partners Development

Rachel explained that she had summarized the talking points from the previous Trust meeting in a Word document so that the committee can refer to them throughout the development process. She also added data points from the Housing Production Plan and the Census to reinforce the committee's positions. Trust members informally approved of the discussion points, but acknowledged that they may change as the details of the project change.

Regarding the proposed development, Trust members discussed the possibility of additional phases, which will depend first on negotiations with the neighboring property owners and then on Harborlight's financial constraints. The Trust also discussed Harborlight's rights if they apply as a friendly 40B, such as the waiver of the restrictions written into the property's deed. And they discussed access to the site. Marc, Peter and Joe suggested that the next steps should be to meet with Andrew DeFranza and request a timeline, an explanation of Harborlight's funding plans, and any conceptual plans that are available.

Inclusionary Zoning and the Canter Brook Development

Matt explained that the Planning Board will need to decide on whether to request that two deed-restricted condominium units be constructed as part of the Canter Brook development or to request that the developers make a payment to the Trust in lieu of the units. He added that the assumption among Planning Board members is that the Trust prefers payments, but the Trust currently has sufficient reserves, and the payments are not as valuable as the units, so the Trust should consider requesting units. Mary Beth asked why the payments are low and if they could be increased through negotiations with the developers. Matt explained that the payments are based on the area median income as described in the town's zoning by-laws, and they cannot be negotiated. However, the Planning Board has recommended that, as part of the process of clarifying the zoning by-laws, the consultant look specifically at the inclusionary zoning by-law and make recommendations to improve it.

Matt explained that the Planning Board has not yet reached the point at which they will need to make a decision. Once he has the timeline, he will bring the topic to the Trust's

attention so that they can determine what to request. Joe suggested that before they make a decision, the Trust should consider its financial situation and potentially create a budget. Matt suggested that the Trust could even create an investment policy based on that discussion.

Peter said that payments in lieu of units may be preferable because the funds can be used for developments that are more appropriate for households with lower incomes. Matt agreed, adding that an affordable rental development would include professional management and result in more tax revenue for the town. Marc agreed, adding that the term of assistance in rental units, rather than homeownership units, may better match the needs of low-income households.

Affirmative Marketing for New Units at the Carriage House Junction Development

Rachel explained that Patrick is currently in conversation with the property manager at Carriage House Junction as well as Harborlight, regarding affirmative marketing for an affordable rental apartment and a deed-restricted condominium unit at Carriage House Junction. Marc asked if there would be a local preference for the units; and Mary Beth asked what the income limits are for the units. Rachel will share their questions with Patrick.

At 7:00 PM, Peter made a motion to adjourn. Matt seconded. VOTE: Unanimous.