

Hamilton Affordable Housing Trust

June 20, 2019

Memorial Room, Hamilton Town Hall

HAHT Members Present: Chair Russ Tanzer, Rosemary Kennedy, David Smith, and Town Manager Joe Domelowicz

HAHT Members Absent: William Massos

Town Staff Present: Dorr Fox, Hamilton Community Projects Coordinator

Russ Tanzer opened the meeting of the Hamilton Affordable Housing Trust (HAHT) at 6:02 p.m. with a quorum present.

MINUTES—APRIL 25

Mr. Tanzer noted the makeup of the board had changed since April and that there are two new Trust members who weren't present at the April meeting so they cannot vote on the minutes. William Massos, who was present at the April meeting, isn't present tonight to vote, so the HAHT postponed this item to the next meeting.

Mr. Tanzer said he would like to talk at the end of the meeting about changing the meeting dates from Thursdays to another day of the week to accommodate Mr. Massos.

INTRODUCTION OF NEW MEMBERS

Mr. Tanzer welcomed new members Rosemary Kennedy and David Smith. Both members expressed their eagerness to contribute to the cause of senior affordable housing. Ms. Kennedy is a selectwoman and the Board of Selectmen (BOS) liaison to the Trust. She said she would hold as a priority having some senior housing and mentioned she'd like to see some at the proposed 434 Asbury St. project. David Smith said he lives at 27 Home St., around the corner from Lamson Crossing, a 40-unit Housing Authority complex on Railroad Ave. He said this gives him an appreciation for what the Town can do to provide affordable housing, and he feels the Town owes it to its seniors to provide this housing, preferably within walking distance of downtown. Mr. Smith has been a member of the Board of Health and Gordon-Conwell Theological Seminary Task Force.

PAYMENT OF INVOICE

Mr. Domelowicz explained that in the past, the Town had already engaged services of a housing consultant for its Master Plan for Housing and then realized that the Town's Housing Production Plan, which is a requirement of the State, had lapsed. It was

determined to have the consultant work on both plans since they overlapped and the Trust had voted to fund it. This \$4,500 invoice is for the first quarter of the payment for the housing production plan.

Decision:

Mr. Domelowicz made a motion that the Trust pay the invoice for \$4,500 to the consulting firm [JM Goldson] for the housing production plan. David Smith seconded the motion. The Trust voted unanimously among those present (4-0) to approve the motion.

HALF MARATHON TO BENEFIT HAMILTON AFFORDABLE HOUSING TRUST

Mr. Tanzer said he had been involved in these types of races for the benefit of the YMCA. He said they were well-organized. Ed O'Connor, founder of C5K Sports, the race organizer, was there to answer their questions about the event, which could benefit Hamilton's affordable housing. C5K Sports partners with nonprofits to raise money for charity. Mr. O'Connor explained that often charities get tired of running things on their own after a few years and bring them in to deliver a turnkey event. He said he looked at the roadways in Hamilton and is proposing a course beginning at Myopia Hunt Club's Schooling Field that he said would generate very few headaches.

Mr. Domelowicz asked Mr. O'Connor if he had spoken with the Lt. Janes of the Police Department about the proposed route and the result of that conversation. Mr. O'Connor said Lt. Janes approved the route and recommended police details.

Mr. O'Connor said his group proposes a running festival consisting of three events: a half marathon, a 10K, and a cross-country event held on Schooling Field. Mr. Domelowicz said the Board of Selectmen (BOS) had tabled the discussion pending more information. He asked how many people Mr. O'Connor anticipated would come to the race. He responded that without seeing the results of the event, his group felt comfortable pledging a minimum of \$10K to the Trust. Each year after that, they would pledge a donation of 50% of their profits. He acknowledged there are limits to how many people they can accommodate at Schooling Field. He said his group had met with Myopia and they had approved the date. Mr. Domelowicz asked how many runners they would need to break even on a pledge that big. Mr. O'Connor said 1,500. Mr. Domelowicz said that is a lot of people for a Town the size of Hamilton and asked how they would mitigate the impact. Mr. O'Connor said only a small portion (3 miles) of the overall event would be in Hamilton. [The race would also involve the towns of Topsfield and Wenham.] He didn't think it would be that much of an impact as he said the events are well-run. There would also be a post-race event with a tent and award ceremony at Schooling Field.

Mr. Tanzer asked if the 1,500 number was for the three races. Mr. O'Connor said yes. Also he noted it was a proposal for three races, but they didn't necessarily to have all three. The proposed race date is Sept. 29 with a start time of 9:30 a.m. Ninety percent of the people finish within two hours, he said. Mr. Smith asked how the number \$10K was arrived at. He said it came from their estimated profit for the event. People purchase tee-shirts, jackets and drinks afterward. Also, there is an entry fee of \$55-\$85. Those are the revenue sources

for the first year, but there could be sponsorship monies subsequent years. The Police Dept. recommends the police detail, but the race organizers pay for the details. Routes 1A and Route 22 would be kept open the entire time. It shouldn't affect access to any of the churches or access to Bradley Palmer. Mr. Domelowicz asked about post-race cleanup. Mr. O'Connor said it was well-run with exact hours. He thought the racers would leave and go have brunch. They were good quality people, he said. Mr. Smith asked about access to the race by train and how it correlated to the train schedule. Mr. Domelowicz suggested they adjust the race times so people might utilize the train to help with the crowd control.

Ms. Kennedy said that there was a sparse amount of information available on the internet. She noted Salem had decided to limit the time his group could tie up the town to an hour and a half. Mr. O'Connor said that wasn't a limitation; it was the time he had originally proposed for the six-mile race. She said the website had said people doing the race should move along because the town had a limit on the time. Mr. O'Connor responded that they worked with Salem Police to articulate that because they are trying to prevent people from walking the race. She asked if that might happen on the marathon route. He said they would have a trailing van to help those folks.

Ms. Kennedy said the Salem race drew 2,300 runners from all over the state. She asked if it were true that people must be over 21 since they give beer tickets as a prize. He said that drinks aren't offered as a prize but beer and wine are offered. He said they typically do ask that participants be 21+ because alcohol is served. Ms. Kennedy said she felt that 1,500 runners was a conservative estimate given that Salem had 2,300. Also, she noted that runners often bring spectators and cheering squads. He said he didn't think that was the case. She also noted the finish was in a heavily populated residential area on Willow St. She said she lived there and for her, it wasn't an appropriate size race or configuration of age groups. It is a family-oriented environment there and she didn't think this was community-oriented but rather alcohol-oriented. Because it draws people from all over the state, she was worried about the parking, noise and disruption of those who live there. On weekends she felt people wanted to enjoy their town and not be overwhelmed on a Sunday morning.

Mr. Smith asked how they would calculate the profit of the event the second year. Mr. O'Connor said it would be done using standard accounting and being transparent. He said they would have half of the profits go to benefit the Housing Trust. He asked what factors they'd be looking at to decide if they should do an event a second year. He said community feedback. He said he disagreed with Ms. Kennedy and thought a well-run event would pull people together. He said they would need to have six water stops and typically they invited local nonprofits, such as youth sports organizations, to provide the volunteers, offering them donations to their organizations in exchange for their help. He said he wanted to be clear on the age requirement. Most New England kids aren't able to run a half-marathon. It is not that they are excluding youth; there is little demand for them to run. Mainly it is the parents who run. Mr. Domelowicz said some of the youth could run the cross-country race and perhaps they could make the event into more of a family event and separate out the over-21 section afterward. Mr. O'Connor said he would like the opportunity to be more creative with that.

Mr. Smith asked about adverse weather conditions. Mr. O'Connor said the races were held rain or shine and that is the expectation of the runners. He said the chance of holding the race a second time was 0 if he didn't handle it well. He said notifying people about the event was key and they personally visit affected abutters to let them know about it. He said they were only talking about the hours between 10 a.m. to noon. Ms. Kennedy said that wasn't true since he had said the race started at 9:30 a.m. He said yes, but the impact on Hamilton wouldn't come until later.

The race event will need BOS approval if it is to happen. Mr. Tanzer said it would be important to get a view of a map and what the course looks like. Mr. Domelowicz will talk to the BOS Chair on Monday to see about putting it on the BOS agenda for July 1 or 15.

DISCUSSION ON 434 ASBURY STREET PROJECT

Mr. Tanzer recapped that Don Preston had appeared at the last meeting to discuss this project of about seven units. The Marcorelle family is looking to sell two lots of their property for the benefit of affordable housing. Selling it for the assessed value had developed into selling it for an appraised value. He asked about who the lawyer would be. Mr. Preston said it would be Scott Houseman, who has worked on all aspects of the cell tower that's located on the property, who would be developing the Purchase and Sale. They don't have a current appraisal yet. The previous one that they do have was done without the cell tower on the property. Ms. Kennedy asked if the cell tower being there increases or decreases the appraisal. He said he expects it decreases it. For the benefit of the new members, the Trust reviewed where the lots were located on the map (marked #44 and #51).

Mr. Tanzer said that things are progressing, which is great. After Mr. Preston has the appraisal he should get it to Dorr Fox. Next step will be to pursue funding, which will happen by November. Mr. Fox said the HAHT had \$450K in its account that it could dedicate to this project, leaving some money aside for legal counsel to draw up the agreements. This project could be eligible for CPC funds. There is a CPC public hearing set for July 1 and then eligibility applications have to be submitted by July 3. Ms. Kennedy inquired about the Longmeadow project money that was returned. Mr. Fox said that is part of the \$450K previously mentioned. Mr. Tanzer said there would also be money coming in from Canter Brook, but Mr. Domelowicz said they shouldn't vote on money they don't have yet. Mr. Tanzer asked if there was a chance the application could be put together by then. Mr. Fox said he could do that.

Ms. Kennedy asked for some detail on what type of units were proposed. They don't have the design yet. There would be approximately seven units (at 40% AMI area median income) for home ownership with up to 70% local preference. The quality of the housing will be similar to the Habitat of Humanity homes on Asbury St. Mr. Tanzer said he wanted to remind them that the ask was going to be about \$600K, which means the per-unit cost is under \$100K per unit, which is below the \$160 per unit cost spent on the two existing Habitat homes on Asbury. Mr. Tanzer said one of his concerns is that the process of construction, completion and occupancy goes smoother than it had with the previous

project. Mr. Preston said the infrastructure would be done all at once and then the units would be built in phases, perhaps two units at a time. Also, they have requirements to maintain 24-hour access to the cell tower.

Jack Lawrence, 105 Rock Maple Ave., asked if the homes would be fully taxable. Mr. Domelowicz said the assessed value would be reduced, but they will be taxed on that assessed value. Also there would be a deed restriction on the units. The assessed value can go up but their retail value will not because they are tied to AMI, which is indexed to inflation and other factors.

Ms. Kennedy asked if volunteers would be building the homes. Mr. Preston said yes, and they partner with Essex Technical School. Ms. Kennedy asked who chooses the occupants. He explained it is done through a lottery and the homeowners must put in sweat equity and are subject to a background check. Institution for Savings may also give the homeowners a zero equivalent mortgage. Mr. Preston said that due to zoning, he has to go for a friendly 40B which takes 90 days.

Decision:

Mr. Domelowicz made a motion that the HAHT authorize Mr. Fox to draft an application to the CPC and that the HAHT subsequently authorize Mr. Tanzer to sign the application to go to CPC without them having to meet again.

Further Discussion:

Mr. Fox asked the amount they wanted to apply for. He said Finance Director Marissa Batista didn't want them to apply for funds they didn't have in the account yet. Mr. Domelowicz thought \$200K was reasonable.

Decision (Continued):

Mr. Smith seconded the motion with the amount of \$200K. The Trust voted unanimously among those present (4-0) to accept the motion.

Mr. Domelowicz said the application to the CPC will help with the 40B application because it will indicate to the State that the Town is behind the 40B. He seemed confident that if the appraisal were reasonable they could make a deal with the homeowner. Mr. Fox confirmed that Mr. Marcorelle was aware Mr. Preston was coming before them. Ms. Kennedy asked about the acreage and Mr. Preston said the preliminary plans showed the buildable area. He will email the plans to Mr. Fox to put with the grant application.

UPDATE ON THE HILLSIDE IN HAMILTON (BRIDGE STREET AND MILES RIVER ROAD) – PROJECT HAS BEEN WITHDRAWN

Nothing is happening with this project. Due to lack of financing, the developer walked away.

OTHER BUSINESS

The next meeting was set for Tuesday, July 23 at 6 p.m. This will be after the CPC's second meeting for the grant process so they will have an update then.

ADJOURNMENT

Mr. Domelowicz made a motion to adjourn the meeting at 7:15 p.m. Ms. Kennedy seconded the motion. The HAHT voted unanimously among those present (4-0) to adjourn the meeting.

Prepared by:

		
Mary Alice Cookson	Attest	Date