

Hamilton Affordable Housing Trust
November 14, 2019
Memorial Room, Hamilton Town Hall, 577 Bay Road

HAHT Members Present: Chair Russ Tanzer, David Smith, Rosemary Kennedy, William Massos, and Marnie Crouch

* Town Manager Joe Domelowicz was not present.

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

He asked to take an agenda item out of order to accommodate Don Preston, Habitat for Humanity Executive Director, who had another commitment to get to. The Trust agreed.

Rosemary Kennedy arrived.

DISCUSS HABITAT FOR HUMANITY ASBURY STREET PROJECT

Mr. Tanzer reported that Mr. Preston had entered into an agreement with the seller (Mr. Marcorelle) for \$700K. Habitat put a deposit down on the 434 Asbury Street property and is in a 90-day period with the option to go to a Purchase & Sale. Mr. Tanzer asked him to please forward the executed paperwork to the Trust, which is interested in helping fund the affordable housing project.

Mr. Preston showed the plans to the Trust and pointed out the subdivision of the three lots. The cell tower is located on Lot 2. The agreement is to buy Lots 2 and 3 with an easement on Lot 2. Mr. Marcorelle would maintain the rights to the cell tower along with ownership of Lot 1 where his home is.

The Trust discussed what will happen when the cell tower is no longer in use and who will be responsible for taking it down and clearing away the fence. Mr. Tanzer said there needs to be some understanding that the tower would have to come down within a reasonable time period and it needs to be spelled out who would be paying for what. That will need to be worked out. Information regarding the cell tower arrangement that's in place is confidential.

Marnie Crouch asked if there is an access road to the cell tower and what happens to the easement there. William Massos said it depends on who has the easement—the owner of the land or the cell tower owner. That will be spelled out. Mr. Preston said they are in a 30-day period where the cell tower company has a right of first refusal for buying the two lots. Mr. Preston said he'd met with Director of Planning & Inspections Patrick Reffett. Mr.

Preston is currently starting an environmental review process that's required and he also has to go to the Massachusetts Historic Commission to make sure that the land, which abuts Asbury Grove, isn't historic.

Mr. Preston said the original plan was for 7 units, but now he's considering 8 so they can add a one-bedroom unit. The units will be for sale. He doesn't know the exact price but they will probably be somewhere around \$150K. They will be heavily subsidized, deeded in perpetuity, and will have a 70% local preference.

Ms. Kennedy inquired about trees there; Mr. Preston pointed them out. She asked the layout of the units. One will be a duplex with a one-bedroom and a two-bedroom. The others will be duplexes with three-bedroom units. The three-bedroom units will have one bedroom on the first floor and two bedrooms on the second floor to address aging in place. They will be handicapped-ready.

The Trust decided they would like to conduct a site-walk.

Mr. Tanzer asked about the pool of applicants and vetting process. Mr. Preston said they were dealing with low-income families with income that is 40% to 60% of AMI (area median income). Applicants can't have more than \$75K in assets. The families have to put in 400 hours of sweat equity to build their own home. It's a public process.

Anna Siedzik, 227 Highland St., asked if the 40-60 was income or AMI. They said it was AMI, and the income could fall anywhere within that range. Mr. Preston outlined the process for approval, which comes from the Zoning Board of Appeals (ZBA).

Ms. Kennedy asked if the project was within the Ground Water Protection Overlay District. Mr. Tanzer said the wetlands have been delineated and will be checked. She said there's a bylaw that limits the number of bedrooms that can be on an area of land where ground water is used for drinking water.

Mr. Tanzer asked when the 30 days will be up. Mr. Preston said around the 20th. Then they will review where septic is going and where the houses are going. Ms. Crouch asked if it would be one septic for all the units; he thought yes. There will be a housing association and a condo fee billed.

Mr. Massos asked about the budget. Mr. Preston said he doesn't have one yet. He doesn't know the construction costs yet either. He thinks the units might be occupied within three years at a minimum. After obtaining ZBA approval, he would file the PEL (project eligibility letter). That goes to the State and gets the units on the Town's SHI (subsidized housing index).

Ms. Siedzik asked what the Trust's contribution would be. Mr. Tanzer said it was considering \$700K, and there could also be some follow-up dollars for additional construction costs. He said the average in the Commonwealth was \$165-\$185 per unit. Ms.

Siekzik asked if that were for a stand-alone house. Mr. Massos said larger buildings had a bigger cost since they tend to include an elevator among other things.

Mr. Preston was thanked and left the meeting.

REVIEW MEETING MINUTES—SEPT. 10 AND OCT. 2

Ms. Kennedy had one edit she wanted to make to the Oct. 2 minutes, to the sentence on page 2 that read: *"Ms. Goldson listed what is considered low or moderate income by the State: single and living alone and making \$62,450 a year or less..."* She wanted to insert language to clarify that the example given was illustrating 60% of AMI. Mr. Massos recommended also changing "single and living alone" to read "for a one-person household."

Mr. Massos made a motion that the HAHT accept both sets of minutes. David Smith seconded the motion. The Trust voted (*4-0) to accept the minutes. *Ms. Crouch did not vote as she wasn't a member yet at the time of the meetings.

INTRODUCE MARNIE CROUCH—NEW BOARD MEMBER

Mr. Tanzer welcomed Ms. Crouch and invited her to say a few words. She said she retired at the end of June and now has time to make a contribution to the Town. She was approached by Mr. Smith about the opening. The Trust said her legal experience will be invaluable to the Trust. She said she will endeavor to study and learn as much as she can.

NEW BUSINESS

Mr. Massos asked about the Trust's funds. Mr. Tanzer said funds are low. The Community Preservation Committee will be providing the \$200K approved at Special Town Meeting, which will come at the end of this fiscal year. Robert Preston, a CPC member who was in the audience, said that would happen on July 1. In Dec. of this year, the Trust will also receive a payment from Canter Brook of about \$250K, which is a payment in lieu, and then an equal amount will come later.

Ms. Siedzik noted it looked like the Trust would have close to \$800K. Mr. Tanzer added that the Trust didn't have any outstanding bills currently.

Mr. Tanzer said as Mr. Preston comes forward with his information, it would be good to have Ms. Crouch take a look at it.

Mr. Smith asked if it would be appropriate to update the Trust on what's being pursued at the Gordon-Conwell Theological Seminary. Mr. Tanzer said it was not a posted agenda item so they should put it on the agenda for the next meeting.

Mr. Tanzer said they will tentatively set the next meeting date for Thursday, Jan. 9 at 6 p.m. He will check with Michellelee Carroll in the Town Manager's office to make sure the date is OK and will invite Mr. Preston back to give an update on the Asbury Street project. At the

suggestion of an audience member, he will also reach out to Peter Britton of Brick Ends Farm, who may have land available and had expressed an interest in giving townspeople a place to live.

Ms. Kennedy asked about getting an update on finances. Mr. Tanzer said he will check with Finance Director Marisa Batista.

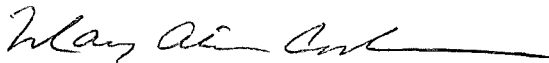
Mr. Massos inquired about the Hamilton Development Corporation (HDC) project on Willow Street. It is unsure yet whether that will be market-rate apartment rentals or condo sales. Mr. Tanzer said he gave his two cents at the Planning Board meeting to say that the Trust is expecting something [affordable units] out of the project.

Ms. Siedzik said if the project is all rental units and they have 25% of them being true affordable, then the whole project would count as affordable. (25% of the 18 units would be five units.) The HDC is selling the project but could put that in as a condition. Ms. Siedzik said for the first 10 units, they are required by the inclusionary housing bylaw to have one affordable unit, and then for every seventh unit after that, it would be an additional unit. So for a total of 17 units, they would gain 2 affordable units. It will all depend on the deal.

ADJOURNMENT

Mr. Massos made a motion to adjourn the meeting at 6:47 p.m. Ms. Kennedy seconded the motion. The HAHT voted unanimously (5-0) to adjourn.

Prepared by:



Mary Alice Cookson

1-9-2020

Date