

## Hamilton Affordable Housing Trust

January 9, 2020

Memorial Room, Hamilton Town Hall, 577 Bay Road

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

Other Staff Present: Director of Planning & Inspections Patrick Reffett

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

### REVIEW AND APPROVE PREVIOUS MEETING MINUTES

William Massos made a motion that the HAHT approve the minutes of the last meeting [Nov. 14, 2019]. Rosemary Kennedy seconded the motion. The Trust voted (5-0) to approve the minutes.

### HABITAT FOR HUMANITY UPDATE—ASBURY STREET

Mr. Tanzer said he had spoken with Don Preston of Habitat for Humanity, currently out of the country, and learned that the cell tower owners, who had right of first refusal to purchase the property, did not exercise the option. Therefore, Mr. Preston is moving forward with his due diligence to purchase the property.

Director of Planning & Inspections Patrick Reffett updated the Trust on the funding Mr. Preston had pursued, including a \$200K CPC grant that's been executed and inclusionary housing money from the Planning Board in the amount of \$435K, half of which they've already received (\$217,500), which comes from the Canter Brook project. The second half (another \$217,500) will come in December. Mr. Massos noted for the record that the \$217,500 figure is different from what was discussed previously.

Mr. Tanzer said the Trust has \$879,461 in the bank. He said Mr. Preston is hoping to close on the purchase in the latter part of 2020. There's an expected ask of the Trust for the acquisition, which is \$700K, and an additional ask of about \$25K per unit for construction costs. He said Hamilton provided about \$165K for each home of the two previous Asbury Street homes developed by Habitat. This time the Town is looking at about 8 units at \$137,500 per unit. Mr. Massos clarified the Trust would be requested to pay for all of the land cost. Ms. Kennedy asked the costs of building; Mr. Tanzer replied about \$325K each.

Mr. Reffett said Mr. Preston was pursuing federal funding through the North Shore Housing Consortium. The Town of Hamilton also receives about \$25K a year and he will likely ask for that. He will also pursue available state funding. Mr. Massos thought the construction

costs seemed high considering the volunteer labor, sweat equity, and donated materials. Mr. Tanzer didn't think the cost estimates were firm. He expressed that the Trust wants the project to move forward quicker than the previous project did and said he had recommended modular building vs. stick building. There was a discussion about the benefits of modular building done in a controlled environment where materials don't get wet and panelized construction whereby walls come already assembled. Ms. Kennedy asked what the downside was in going with Mr. Preston's usual business model. The others responded slower delivery. Mr. Tanzer confirmed that credit for the SHI (Subsidized Housing Index) is awarded upon occupancy.

#### CANTER BROOK PAYMENT RECEIVED—UPDATE

Mr. Tanzer reiterated that the Trust received \$217,500 in December, the first payment of two. Construction is moving along, he said. Eight units are under agreement and they look good.

#### MAC'S SHOE UPDATE

Mr. Tanzer said the Hamilton Development Corporation (HDC) had gone through meeting with the Planning Board for permitting. The HDC has committed to two units of affordable housing that will be deeded in perpetuity.

Mr. Massos said that if 25% of the units are affordable (which would be 5 units), then all the units in the whole project would qualify for the SHI, which could be an interesting opportunity for the Trust. He confirmed that the HDC was putting an RFP [request for proposal] out for public bid. Mr. Tanzer noted the details are open-ended at this point. Mr. Reffett confirmed the HDC is leaving it up to the developer about whether the units will be rentals or sales [condos].

#### GORDON-CONWELL—HOUSING UPDATE

The Gordon-Conwell Theological Seminary Task Force is pursuing a potential cell tower and water storage tank on the hill. There's also discussion about temporarily relocating the Town Hall employees there during a Town Hall renovation.

David Smith, also a Task Force member, said the Seminary is interested in selling two apartment buildings and their associated property. The Seminary's board is likely to schedule a vote on that in February or May. Until then the Task Force and Seminary are negotiating in good faith about expectations.

Mr. Massos asked who would be doing the buying. Mr. Smith said the Town would partner with a developer and to the extent it could contribute for upgrades, the Town might have some ability to influence how the units are marketed, such as local preference. Marnie Crouch asked about the buildings, if they were married couples' apartments. He said yes, and that the money would have to be budgeted to make them ADA-compliant and qualify for affordable housing. The upfront cost of the property and buildings would need to be

structured through the developer. They could have 60 units at 100% affordable and all of them rentals. Mr. Reffett said it would provide safe harbor for four years. Ms. Kennedy questioned that, said it would have to be verified.

Mr. Smith said the Task Force had a good relationship with the Seminary. He is leading a cultural exchange arrangement that's going well. Ms. Kennedy said she thought it would be a good location for senior housing and involving the students there in volunteerism.

Mr. Tanzer said there was an entirely new set of circumstances at Gordon. Ms. Kennedy asked if there were new board members; Mr. Smith said he didn't think so, but he added that the relationship with the new president was "refreshingly positive."

### NEW BUSINESS

--Mr. Reffett said the Trust was familiar with the Housing Production Plan (HPP). He said the two entities needed to vote on the HPP are the Planning Board and the BOS prior to it going to the DHCD [Department of Housing and Community Development] for approval that will then be beneficial to the Town in a number of ways. The BOS will discuss it at their next meeting on Monday. Mr. Reffett asked that someone from the Trust attend the meeting and encourage the BOS to vote positively.

Mr. Tanzer asked the Trust how they felt about supporting the document. Ms. Crouch said it had a plethora of information and if the Town could get 70% local preference that would be a great goal as elderly in Town in particular would benefit. Mr. Massos said his concern is that the Trust seemed to be more productive as they have shifted their focus away from trying to develop public land and are looking at options that seem to have more potential. He wasn't sure why that [looking at public land] was still in the plan. Ms. Crouch said she thought it was just to show options. Mr. Massos noted some specifics the Trust has no intention of pursuing and yet are in the plan.

Mr. Reffett spoke of the non-binding nature of the plan. Ms. Kennedy said she agreed with Mr. Massos. She said she had asked the consultant how many communities have HPPs and was told only six or seven in the whole state. Mr. Massos said he thought it was reckless to develop Town-owned land for housing that might undermine the character of the Town and didn't see the purpose of stating it as a potential plan in a public document. Mr. Reffett said the State wanted to see if the Town had looked at all the possibilities/opportunities. He said one of the problems he had had with the plan was that the consultant didn't qualify the projects in terms of what were truly doable and what weren't. He spoke of Winthrop School specifically as one being hard to do. He said it was unfair to make opportunities look equal when their levels of attainability weren't and he had asked the consultants to correct that.

Ms. Crouch said again that the HPP was just for the purpose of having the plan, which could help the Town. Ms. Kennedy didn't know if the safe harbor was related to a certified HPP. Mr. Reffett said it could help the Town receive 70% local preference. Ms. Kennedy asked if

the calculation of needing 14 affordable units per year came from the MAPC [Metropolitan Area Planning Council]. Other members said it had. Mr. Massos didn't like that specific sites were listed that aren't under consideration, which is putting out a false impression.

Mr. Reffett said they had to look at the world of possibilities, some slim while others could happen tomorrow. The consultant said it was important to list as many as they could and that didn't mean that ideas not on the plan wouldn't be doable. He said the State wants the Town to evaluate where it is and where it needs to be going. He said communities get counted off in pursuing grants if they don't have a plan. Ms. Kennedy said that referred to an Open Space and Recreation plan. He said it was both.

Mr. Massos said he wanted to see the changes made based on Mr. Reffett's recommendations and asked if the Trust could review it at the next meeting.

-- Mr. Tanzer said Conflict of Interest forms need to be signed and returned to Minutes Secretary Mary Alice Cookson to return to the Town Clerk.

-- Mr. Tanzer presented a bill for advertising that was done for the Housing Production Plan meetings in the amount of \$51.04.

**Decision:**

Mr. Smith made a motion that the Trust approve and pay the bill. Mr. Massos seconded the motion. The Trust voted unanimously (5-0) to accept the motion.

-- Ron Huth, 34 Maple St., wanted to know if anyone had had a conversation with Peter Britton who may have some property for consideration for affordable housing, as was mentioned at a previous public meeting. Nobody had had any conversation on it, according to Mr. Tanzer.

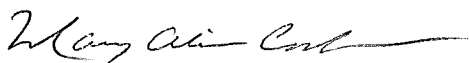
-- Suzanne Soffa, 13 Prospect St., asked which buildings at Gordon-Conwell were being considered for sale. Mr. Smith detailed the locations and said he would bring a plot plan of the property and identify the buildings at the next meeting.

-- The Trust set its next meeting for Feb. 13, 2020 at 6 p.m. in the Memorial Room.

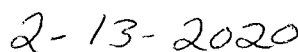
**CLOSURE / ADJOURNMENT**

Mr. Massos made a motion to adjourn the meeting at 6:58 p.m. Ms. Crouch seconded the motion. The HAHT voted unanimously (5-0) to adjourn.

Prepared by:



Mary Alice Cookson



Date