

Minutes of the Affordable Housing Committee

Tuesday May 24th, 2021 4:00 PM

Town Zoom

Attendees: Robert Jeffers, Susan Sardina, Mary Hynes, Paul Kierce, Beth Tarpey

Absent: Peter Hobson, Paul Colleary

Guest : Jen Oram, Lauren Lind

Meeting Called to order @ 4:05 PM

Updates on current projects

808 Jerusalem – Habitat presented to zoning boards, asked for waiving of fees from Select Board and is meeting with sewer. There were some questions at the board about parking

390 CJC – Continues, will go live before connected to sewer, need to make sure we get credit for the units on the housing stock

124/87 Elm St off site units – 4 units on Cushing announced to the off site in lieu units. Three two bedrooms and one studio. Two will be local preference. Public info session on June 29 , app deadline July 25th and lottery on august 19th.

1Pleasant Street – demolition in progress

We also discussed 502 N Main St and the potential development proposed. Currently project is in nascent stage and we will get more involved if it looks like something will happen.

We also discussed the proposed zoning changes being suggested by the state regarding multi family units near public transportation. The committee agreed it is unlikely to finalized in it's current form and it would be premature to make any plans or decisions based on the proposal.

The committee summarized the things we would like to accomplish or work on in FY 2022

- 1) Continue to create actual AH stock
- 2) Work with Planning Board on updating bylaws to define payment in lieu for inclusionary zoning.
- 3) Create a pipeline of projects going out several years. We felt we have projects coming to fruition over the next 2. But we need to start working now if we want to have units 3 to 5 years out
- 4) Place holder for potential impact of state zoning rules regarding property near MBTA
- 5) Create, promote and have a workshop in the fall on affordable housing to help educate interested members of the community.

Meeting adjourned 5:10 PM

Rob discussed a meeting with the Affordable Housing Trust. The Trust would like the AHSC to suggest projects for them to review. The Trust is expected to be funded at over \$600,000 after the town meeting. The group agreed to come back with ideas based on the HPP completed last year. Rob also agreed to create a cost calculator for any outright purchases – showing the price a deed restricted house can be sold for based on AH rules.

Next meeting scheduled for 4/20

Meeting adjourned 5:10 PM

Next meeting agreed 2/16/21 @ 4 PM

Meeting adjourned 5 PM (Susan moved, Paul K second, all)