

NATICK AFFORDABLE HOUSING TRUST FUND
Natick Town Hall – Retirement Board Meeting Room
Monday, August 12, 2019; 7:30 p.m.

This was a meeting of the Natick Affordable Housing Trust. Randy Johnson called the NAHTF to order at 7:43 p.m. with quorum of the committee present;

	NAHTF	CDAC
X	Jay Ball	
X	Laura Duncan	Laura Duncan
X	Randy Johnson, Chair	
	Susan Salamoff	Susan Salamoff, Vice-Chair
	Alyssa Springer	Alyssa Springer, Chair
	Ganesh Ramachandran, Vice-Chair	Ganesh Ramachandran
X	Glenn Kramer	
X	Patti Sciarra, Clerk	Patti Sciarra
X	Helen Johnson	
X	Greg Bazaz	

Also present Linda Valentin, Joel Valentin, George Richards, Ken Duckha, Dmitry Deych, Julian Munnich, Ted Fields.

(Times listed are approximate. Agenda items will be addressed in an order determined by the Chair.)

1. OPEN SESSION
 - Call to Order
2. Public Speak:
 - a. Citizen / member concerns: none

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. Any individual addressing the Board during this section of the agenda shall be limited to five minutes.

3. Major Discussion Item
 - a. Historical preservation project

- i. George Richards: They are looking to build 11 units at 50 Pleasant St, and the new bylaw requires 2 affordable units.
 - ii. The cost of reconstructing this building will be economically intensive and incorporating affordable units will be challenging. Therefore, they are interested in off-site affordable units.
 - iii. They understand there is some land on Bacon St. where they can help build 2-3 units. There are access and zoning issues for the site and would like to discuss collaborating with the Town at this site or another site.
 - iv. Randy: More than one unit would require zoning relief. There would need to be a comprehensive permit. There is no access, just an easement from an adjacent property. There is also opposition from neighbors on Halsey Way.
 - v. Patti: What about buying an existing condo or house and then putting a deed restriction.
 - vi. Linda: We could potentially buy an existing 2 family home and deeded it over to the Town.
- b. Proposed House Bill H3507- An Act to Promote Housing Choices allowing housing zoning changes with a majority vote rather than a supermajority 2/3 vote
 - i. Glenn: Studies have shown that one of the ways to alleviate the housing crunch would be to allow zoning changes with a simple majority vote.
 - ii. The 2/3 requirement makes it difficult to change zoning laws, and difficult to create additional housing.
 - iii. Ted: Right now, in towns you need a 2/3 majority. In Cities, 60% of city council members must vote to pass housing zoning changes.
 - iv. This is the 8th zoning related bill and they all generally stall. However, the governor is solidly behind this.
 - v. Ricki: Is the possibility of change would be more accessible if it only applied to 1-2 family or accessory buildings to start. The opposition may not be as great and make larger projects still subject to the 2/3 vote.
 - vi. Ted: For Natick, that may be a safer place to start.
 - vii. MOTION: Jay moves to empower the chair to write to Rep. Linsky and Senators Spilka and Rausch in support of this bill. Glenn seconds. Unanimous vote by the Trust Fund.
- c. Surcharge on home sales:
 - i. Jay: Ricki talked to a selectman in Concord (a CPA community) about the idea of adding a surcharge to house sales as a way to fund the Trust Fund.
 - ii. Concord Town Meeting has passed it, and now it's with the legislature.
 - iii. The real estate lobbies are powerful and might oppose it.
 - iv. Helen: I find it very hard to ask the buyer to pay 1% when they're struggling to put together a down payment.

Sue Salamoff comes in.

- v. The potential amount of money that could be involved here would be substantially more than what the Trust has been struggling to get from town.
 - vi. Sue: Would we give up the line item? I think we would.
 - vii. Randy: I see no point in waiting. This is already out of Concord's hands, and we have financial pressures that need to be addressed.
 - viii. Glenn: It's also a platform to make a statement that we need funds.
 - ix. MOTION: Patti moves to sponsor a warrant article which would impose a real estate transfer surcharge for residential property sales. Six votes yes. Helen abstains. 6-yes/0-no/1-abstain.
- d. NHA Cedar Gardens feasibility study update and provide official comments for the Cedar Gardens Feasibility Study report from Abacus Architects & Planners
- i. Randy: Questions for the architect include: does each of the buildings have accessible routes to the community room?
 - ii. Randy Water's initial concept had enhanced community functions—where did that element of the program go?
 - iii. This doesn't state when a building is demolished, how many units are lost?
 - iv. Greg heard the triangle property would not be available for sale. Jay researched this and believed this was town property.
 - v. Randy: Generally, we are in favor of higher density with elevator as a component of the future of Cedar Garden. The 2 story and single-story schemes add units but architecturally not going anywhere.
 - vi. The 2 accessible units that we just invested in will be demolished. That could be a Trust opinion that we hate this but see that architecturally this is the most orderly site for a new building.
 - vii. Sue: We should support 3 stories minimum, elevator, compact footprint and all accessible unit.
 - viii. Also, there no grading is shown, we would also want stairs that encourage tenants to exercise/use them for health reasons. We want architecture that encourages activity.
 - ix. Originally, Randy's plan was a model building that added upwards of 10 accessible units over a community room.
 - x. Randy: Are they getting into financial feasibility of the project?
 - xi. Greg: This was just a design.
 - xii. Randy: We do not feel that confident about being ecstatic about any of the approaches without asking more questions.
 - xiii. Randy: The Trust will reimburse the NHA. Randy Waters should send us an invoice from House Authority to the Trust. Patti should ask Randy W. and give him \$5K now.
4. Projects:
- a. 299-301 Bacon Street:
 - i. Construction Update for sewer and water:
 - 1. Sue advised the BOS just voted to support the warrant

article to transfer 299-301 Bacon St. to the Affordable Housing Trust.

2. In the course of working on the sewer issue, it was discovered that while the BOS had previously transferred the land in 2008, it was never recorded. According to Town Counsel, TM needs to approve this. This is considered a clean-up article.
 3. Melissa is assisting with this matter including the forced main/DPW consideration and is reaching out to Bernardi.
 4. Randy advised the Naughton Contractor Co. was awarded the contract to do the Berardi gravity sewer option. Naughton claimed that we owe them for lost profit and the purchase of an insulated pipe. We have not officially terminated the K that must be signed by all members of the Trust. This contract could potentially be resurrected and Randy sent this bill to Amy Rossi.
 5. Randy also has run the septic sewer idea by Amy Rossi and haven't gotten a response.
 6. The other option is the forced main. It could be revenue source, and the Trust could potentially collect \$30K from anyone who wants to connect onto it.
 7. We should wait one more meeting to make a decision. We must get moving.
 8. Jay proposed the idea of a DPW doing the water line on the weekend using rented equipment.
 9. We need to schedule a meeting in 2 weeks to move forward.
 10. We want to get this occupied by November.
 11. Landscaping: A meeting scheduled at Thurs at 11am and Family Promise has a landscape architect to look at the site. Jay has arranged for the Town to contribute 2 street trees.
 12. Ricki has spoken with the past president of the Natick Garden Club and thought they could assist to make it a community project.
- ii. Property management / occupancy approach / rent structure: no update.
 - iii. Operation of 299-301 Bacon: no update.
 - iv. Invoice approval and invoice payment process-
 1. Patti: 2 bills for Randy to sign.
 2. Motion: Patti moves to approve Mary's timesheet in the amount of \$337.50. Helen seconds. Unanimous vote by the Trust Fund.
 - v. Dedication of Bacon St. project update: No update.
5. Updates:
- a. Proposed House Bill H1655 and the Effects of Procurement Law on Affordable Housing.
 - i. Jay has drafted a letter requesting other trust fund members to

support the bill by writing their representatives and senators.

- b. Veteran's Housing Project update
 - i. Randy advised a diagrammatic concept/footprint on a town GIS generated topo map to demonstrate how much turf 12 veterans units would take would be helpful.
 - ii. Article 97 affected the outcome of the property. It's a hurdle but not an unreachable obstacle. Many towns do similar projects. David Linsky said the legislature look for compensatory open space. 69R Bacon St. could be used as compensatory open space. There should be effort to move this along. The Trust did the title search and on the verge of doing a survey but put a hold on this.
- c. Metropolitan Area Planning Council (MAPC) Assistance Grant NOFA and Housing Choice Initiative Funding opportunities
 - i. Ted: no news.
- d. FY2019 federal HOME program update; Annual Action Plan
 - i. Ted: We've started to plan the 5 year consolidated plan by setting up interviews with housing authority, the Trust, Family Promise, veterans, and Natick Service Counsel on top of what the consultants are doing for the HPP.
- e. Cottage Development By-Law:
 - i. The planning board isn't considering the cottage bylaw but are interested in it for next year. They are sponsoring the large addition amendment in order to regulate the size of tear down and rebuilds. It would allow additions but if a tear down and rebuild reaches a certain size, a special permit from the zoning board of appeals would be needed.
- f. Tenant Based Rental Assistance program by the Natick Service Council update
 - i. Ted is pressing them to start submitting bills the City of Newton. They are running the program, processing and doing client intake. They are hoping to submit bills in 2-3 weeks.
 - ii. Randy: How do we know the effective of the program?
 1. Beyond those measurables of 1st and last months, there isn't much measurables. We haven't thought a lot about it aside from how many homes are we assisting with?
 2. Randy: Could look into length of tenancy and how its stabilizing housing.
- g. Prefabricated homes: no update.
- h. 2019 Housing Production Plan update:
 - i. Mary: We are waiting for the draft report and to schedule the presentation meeting.
- i. Hartford St. Presbyterian Church project update:
 - i. Randy: There was a meeting at Family Promise about a month ago, and Bacon St. was so much up in the air that Sue Crossley wasn't pushing Hartford St. We are not abandoning Hartford St. as an initiative.

6. EXECUTIVE SESSION

This portion of the meeting is not open to the public

MOTION: Patti moves to enter executive session at 9:37pm. Jay seconds. Roll Call Vote: Randy, Helen, Patti, Greg, Laura, Glenn, Sue and Jay.

MOTION: Jay moves to exit executive session at 9:45pm. Patti seconds. Roll Call Vote: Randy, Helen, Patti, Greg, Laura, Glenn, Sue and Jay.

7. RECONVENE OPEN SESSION

8. Approvals and Future Agenda Items

- a. Approval of combined NAHTF and CDAC minutes- 07/01/2019
 - i. MOTION: Patti moves to approve the above meeting minutes.
Helen seconds. Unanimous by the Trust.
- b. Trust member reimbursements
- c. Mary McGuire's timesheet: see above
- d. Conferences: none
- e. Next Meeting Date: Monday August 26th. Restrict it to Bacon St. items.
Next regular meeting on September 24, 2019.
- f. Future Agenda Item:
 - i. Invite Jennifer Van Campen to discuss Veteran's Housing Proposal
 - ii. Rebuilding of the fire site

ADJOURNMENT

MOTION: Greg moves to adjourn the meeting at 9:55pm. Jay seconds. Unanimous vote by the Trust.