

**NATICK AFFORDABLE HOUSING TRUST FUND
AND
COMMUNITY DEVELOPMENT ADVISORY COMMITTEE**

**Natick Town Hall – Dlott Meeting Room
Tuesday, November 19, 2019; 7:00 p.m.**

This was a joint meeting of the Natick Affordable Housing Trust Fund and the Natick Community Development Advisory Committee. Randy Johnson called the NAHTF to order at 7:15 p.m. with quorum of the committee present; Alyssa Springer called the CDAC to order at 7:15 p.m. with a quorum of the CDAC committee present.

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

Also present: Bobbi Ciarfella, Bill Verner, David Brigham, Paul Graham Jennifer Van Campen, Julian Munnich, Ricki Ball.

1. 7:00 pm – OPEN SESSION
Call to Order
2. Public Speak:
 - a. Citizen/member concerns:
 - i. Julian Munnich advised that the board should formally reach out regarding the budget. He recommended that the budget should be a line item and be voted on by town meeting and then the body can use the money provided by the town as treasury funds and it can carry from year-to-year.
 1. Sue: This should be a non-issue because according to the rules the money appropriated to the AHT is not to be returned.
 2. Jay: Town council was surprised that funds need to be returned because Article 26 states that funds are to stay with the trust.
 3. Randy: The other variable is how much we ask for from town.

4. Julian: Recommend that we stick with the formula already determined and approved.
5. Randy: The trust could also ask for a specific amount based on the needs for the proposed projects. The AHF will review the needs for the coming year.

3. Major Discussion Items:

a. 299-301 Bacon Street:

i. Property Management / occupancy approach / rent structure

1. Mary and Jay put together a work statement which was sent to 3-4 prospective property managers who would act like a super intendant for the property.
2. Mary will update the status at the next meeting.
 - a. Patti: Family Promise will collect rent under a separate ledger to track rent collection.
 - b. Sue: We need to meet in December to review proposals and select a management company.
 - c. Randy: Jay will review proposals and recommend a management company.
 - d. MOTION: Glen moved to allow Jay to select the management company, Laura 2nd, Unanimous vote by both committees.

ii. Construction Update:

1. Randy: The items needed for occupancy include the Plumbing Inspection, Building Inspection
2. Construction needed to complete: Completion of steps up from the rear patio, Window treatment, Turn on water, Start up of boilers, Final cleaning, Appliance installation.
 - a. Jay: Could the Trust come together for a day or two to clean the units?
 - b. Laura: It typically costs \$500 per unit for final cleaning.
 - c. MOTION: Sue moves to hire someone to do the cleaning, Laura seconds, unanimous vote by both committees.
 - d. Trust to seek cleaning estimates.
3. Randy: See no obstacles for December 31st occupancy. DPW will connect the water, Keefe Tech will connect the meters, The sewer connection will be complete when the pump control panel is installed which will be adaptable to the emergency generator

iii. Invoice approval and payment

1. Patti – Invoices are up to date and outstanding have been submitted to the town for payment

b. Veteran's Housing Bill:

- i. Bill Verner was present with Paul Graham and Dave Brigham. Jennifer Van Campen was also present to provide an update.
 1. Bill – They met on site with Jennifer to review the sketch provided by Randy for the design of the housing.
 2. Jennifer created a budget document outlining possible funding for the project in 2 scenarios. (24 units and 27 units)
 - a. Jennifer: Now that there are preliminary budgets it would be the time to start preliminary conversations with Board of Selectmen Members.
 - b. Jennifer: For affordable housing funding, either 5 or 50 work well. This mid-size grouping is difficult to make work.

- i. Ganesh: Worked on a project for Veterans Housing for Beverly and one of the take-aways from that women veterans don't want to live in the same housing as men.
 - ii. Randy: Would this be for Natick Veteran? Bill answered that it would be Metrowest.
 - c. David Brigham put together an executive summary to present to the Board of Selectmen or other interested parties
 - i. Randy: Bill and Randy informally met with some Board of Selectmen to discuss the idea and it was well received.
 - d. Randy: According to Article 97 there is a required transfer of land to make up for the open space used by anything build on the proposed site so we need some compensatory land to transfer. A tax title property that is unusable for building could be used for this purpose.
 - i. Sue: 69R could be used for this purpose.
 - ii. Randy: The land near the Presbyterian church could also be used.
 - iii. Randy: We should make a list of potential properties to bring to the spring town meeting.
 - iv. Bill: Already spoke to the Department of Recreation and the Historic Commission.
 - e. Glenn: The parcel across the street from the proposed site is also for sale
 - i. Patti: That could be made phase 1 and we could then develop the proposed lot after.
 - ii. Glenn: The selling price for the property is about \$600,000
 - iii. Julian: You may want to develop the for sale property first because the Henry Wilson proposed site is not going to be developed by anyone else. The project would have to be 40B.
 - iv. Ganesh: 40B can't be dedicated to Veterans only housing.
 - v. Jennifer: It just needs to be 25% affordable, but the funding sources may restrict what you can do. DHCD does to special funding once a year.
 - vi. Sue: If the town can put up the land, where would we get the funds to buy the site across the street?
 - vii. Glenn: We could find a developer to get site control from the site across the street and sell the extra land to get funding.
 - viii. Patti: How would we attract a developer?
 - ix. Jennifer: You need zoning and money which seem risky right now.
 - f. Ganesh: Who would own the Veterans Housing project?
 - i. Jennifer: Recommend putting out to multiple developers to own and operate.
 - ii. Ted: Natick did a similar project last year.
 - iii. Ganesh: A Veterans project may be more attractive to a developer because it would be eligible for vouchers and get support from DC.
 - iv. Bill: Jack O'Neil one of the managing partners of National Development could be interested.

- v. Laura: Could partner with Brian Clancy who is on the board of the Holliston Affordable Housing Trust and involved in Habitat for Humanity.
 - vi. Jennifer: Offered to mark up the executive summary
 - g. Ganesh: Want to confirm that there are no wetlands on the site.
 - i. Randy: We can probably confirm with the town conservation agent.
 - ii. Bill: Can the board find a survey of the land?
 - iii. Julian: The town probably has most of the information. DPW should have 2 of the 4 sides.
 - iv. Randy: The trust can research easements on the site.
 - h. Action Items:
 - i. Set up a meeting with Board of Selectmen Members
 - ii. Make a list of what we need; 1 year zoning, 1 year state funding, ways to raise \$500K
 - iii. Mid January, present to Department of Recreation, Historic Commission and Board of Selectmen
 - iv. Confirm with land survey from GIS that there is no wetlands on the site.
- c. Condos: Jay proposes the possibility of buying condos, rehabbing them and reselling them at an affordable rate with a deed restriction on resale.
 - i. Sue: Buying of condos can be more complicated if it goes bad due to the shared ownership.
 - 1. Laura: Funding is tricky if maintenance is required
 - a. Jay: Ran the idea by Sue Crossley and she was enthusiastic.
 - ii. Randy: Would we be taking away from the existing housing stock instead of adding to it.
 - a. Bobbie: Habitat may be able to help with labor force.
 - b. Alyssa: The benefit is that we only need large amount of money for the first purchase, later purchases can be funded by the sale and subsidized by the AHT money.
- d. 246 Main Street and Habitat for Humanity: Laura indicated that Habitat is interested in the lot. A RFP would need to be issued but it could be worded to make it likely that only Habitat would be interested.
 - i. Jay: Would this lot meet the set back requirements?
 - 1. Laura: Not sure.
 - ii. Jay: If we do this do we need to raise money?
 - 1. Laura: It could be a transfer but we could be clear to Habitat that we have no money to give.
 - 2. Patti: How much money do they usually get?
 - a. Laura: Often they get \$100K but they are excited to get in to Natick
 - 3. Randy: Is this an asset that AHT could use to ask for a land transfer
 - a. Julian: This lot qualifies for a Furcolo lot.
 - 4. Julian: Would a duplex fit on the lot? Would the neighbors be ok with this project?
 - 5. Randy: Should the trust request for the transfer of this lot from the town?
 - a. MOTION: Laura moves for the Trust to request for the transfer of this lot from the town.
 - b. Patti: 2nd
 - c. Unanimous vote by both committees.

4. Updates:

- a. Article 27 –
 - i. Jay: the article did not pass
 - ii. Sue: This was referred to the Board of Selectmen and the chair consolidated all of the articles and discussed. It was referred back to the AHT to refine.
 - iii. Jay: We should go back to the tapes of the FinCom, COS and Town Meeting and review who objected and why.
 - 1. Patti: Why was this not a ballet question for the town?
 - 2. Jay: It needs to go to through town meeting first.
 - 3. Randy and Jay will review meetings, then the article will be refined and will go back through the proper channels.
- b. Article 29:
 - i. Jay: approved
- c. House Bill H1655
 - i. Jay: No update
 - 1. Julian: follow up with AHT's and tell them that it is a proposed bill.
 - 2. Randy: AHT should reach out to CHAPPA to check on the bill
- d. Metropolitan Area Planning Council (MAPC) Assistance Grant NOFA:
 - i. Ted: Not applying this year but maybe next year.
- e. FY2019 federal HOME program:
 - i. Ted: Drafting new 2020, the 1st rental assistance can have trouble getting clients who can wait 4-5 weeks for deposit. The town is working with Framingham and Waltham to see how they solved the problem
- f. Cottage Development By-Law
 - i. Ted: This will be proposed in 2020/2021 Town Meeting
- g. Hartford Presbyterian Church:
 - i. Jay: 2 duplexes are being proposed by Family Promise. The project will be done as an overlay and not a variance.
 - 1. Randy: why not a friendly 40B
 - 2. Ganesh: Developers had no appetite for it.
- h. NHA Cedar Gardens update:
 - i. Greg: Ongoing discussions but nothing formal.

5. Adjournment 10:00pm: Next meeting Thursday, December 5th.