

**TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)**

Minutes of the January 18, 2018 SMAHT meeting

SMAHT members: Ingeborg Hegemann, Mike Kopczynski, Quince Papanastassiou, Laura Spear

Housing Consultant: Leonardi Aray

Town Planner: Jessie Steadman

Call to Order

The meeting was called to order at 7:05 PM.

1. Meeting Schedule

February 7, 2018

March 14, 2018

2. Minutes Review & Approval

Ingeborg moved to accept the minutes of the November 29, 2017 meeting, Quince seconded, and the motion was approved unanimously.

We have Executive Session minutes from the October 11 meeting. We will review them in Executive Session.

3. Correspondence, Bills and payments

We received two bills:

- SMAHT/housing-related matters for \$825 were listed in a Huggins and Witten invoice. A question was raised whether the work was for the Housing Authority. It is likely for SMAHT work.

Quince moved to authorize payment for up to \$825 for Huggins and Witten, LLC, contingent upon the Chair's verification that the work was related to SMAHT. Ingeborg seconded, and the motion passed unanimously.

- MAGIC Regional Housing Consultant Services for \$805, representing work done from October-December 2017.

Quince moved to authorize that the Town pay \$805 to the Town of Hudson for regional housing consultant services from October-December 2017, Ingeborg seconded, and the motion passed unanimously.

We received a copy of the Decision and Certificate of Action for the Joanne Drive Definitive Subdivision from the Planning Board. The applicant had requested a waiver for the Inclusionary Housing zoning requirement, which would equate to one affordable housing unit. The decision did not grant the waiver, and the applicant needs to decide whether to build the unit on site, off site, or provide fees in lieu.

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Mike said SMAHT received a check from Toll Brothers for almost \$94,000, representing the second installment of fees in lieu for its Regency Active Adult development. SMAHT now has about \$317,700 in its account.

4. Executive Session

Mike, as Chair, declared that he would like to go into Executive Session to consider the purchase, exchange, lease or value of real property, as an open meeting may have a detrimental effect on SMAHT's negotiating position.

Ingeborg moved to go into Executive Session to consider the purchase, exchange, lease or value of real property, based on the Chair's declaration that an open meeting may have a detrimental effect on SMAHT's negotiating position and to resume the meeting in open session upon completion of the Executive Session. Quince seconded. A roll call vote was taken: Ingeborg, Quince, Mike, and Laura voted to approve the motion.

5. Trustee Reports

Mike cannot remember how we awarded grant money to Stow Community Housing Corp. He would like to use the same process for Habitat. Laura will research.

Mike also wanted to recognize the passing of Donna Jacobs, who was a former member of SMAHT. She did much to promote affordable housing and for this group.

Massachusetts Housing Partnership (MHP) announced that it and the Citizen's Housing and Planning Association (CHAPA) developed a Housing Toolbox for Massachusetts Communities. Laura had forwarded the announcement email to the Trust.

MassHousing announced a new Planning for Housing Production Program, essentially a technical assistance program for consulting services. Applicants need to identify opportunities for new mixed-income housing production. Opportunities can include crafting new zoning, planning public infrastructure improvements, capacity-building for planning and community development, and public education around financial feasibility, development cost-benefits, local infrastructure needs, and school cost/enrollment.

The Metropolitan Area Planning Council (MAPC) is also offering a 2018 technical assistance program for planning that can include housing. Regional programs will have preference.

The Community Housing Fair will be on April 5 at the Pompositticut Community Center in Stow. Jessie said that some people are reaching out to developers on their own. Other outreach includes newspaper articles, circulars with real estate listings, and contacting Community Builders, MCO Housing Services, Weston Property Management, and local real estate agents. The regional housing consulting services is creating Google forms to track participants.

Developers and supporters of affordable housing are easier to reach. Attendees who need affordable housing may be harder to reach. Suggestions included contacting attendees of First Time Home Buyers courses, providing transportation support, placing ads on websites that offer affordable housing, and contacting regional planners, such as Trish Settles, who had served on SMAHT. Transportation may be an issue for attendees, as Stow does not have public transportation.

6. Pine Point project update

February 5 is the next, and potentially final, ZBA Public Hearing for the Habitat project on Pine Point Road. At the last Public Hearing, an abutter hired an engineer through its attorney to show that the development would contaminate two wells. The ZBA asked for comment from the Town's consulting engineers. All information will be provided well in advance of the February 5 meeting.

7. Town-owned land development discussion

How do we move forward on the municipal land that was reviewed by the Building Committee? Should we do due diligence to see if we want care and custody of the "Crescent Street Highway Barn" parcel for affordable housing? The existing building will be demolished before Annual Town Meeting, and we have the opportunity to determine whether the parcel is appropriate for housing.

Quince moved to request care and control of the Crescent Street Highway Barn parcel at the Annual Town Meeting 2018, Ingeborg seconded, and the motion passed unanimously.

8. Housing Consultant report

Littleton, MA recently passed a bylaw to diversify housing opportunities by adding different types of housing, particularly senior (55+) housing. If you create a number of senior housing units in specific overlay districts, you can get a special permit to allow a mix of other housing types. In the Industrial district, however, only assisted living and nursing facilities are allowed. For Stow, allowing a developer to build a mix of senior housing along with other types of housing may make development more attractive and could be applicable for golf course development.

The Department of Housing and Community Development recently issued a policy that age-restricted housing would not be eligible for the Subsidized Housing Inventory. This affects the Regency 55+ development.

9. Annual Town Meeting Warrant Article discussions

We have five potential Annual Town Meeting warrant articles for spring 2018:

- Bylaw changes: SMAHT to draft
 - Reduce the number of Trust seats from seven to five in order to make it easier to have a quorum. Our Town Clerk knows that we have only had five members for two years and knows having a broader representation is impractical.
 - Index the current cap of \$200,000 in expenditures by the Trust without requiring Board of Selectmen approval to the average sales price of a home in Stow. In 2017, the average home price in Massachusetts exceeded \$350K. [Some reports showed even higher.] Stow tends to be more expensive than the average home in Massachusetts, which makes it difficult to acquire property and/or units in the town.
- Executive Session topic: To be drafted by another group
- Crescent Street Highway Barn, a municipal parcel: SMAHT to draft
- Community Preservation Act (CPA)-sponsored article for iSHOPP: SMAHT to work with the Community Preservation Committee (CPC) to draft
- Release CPA funds earmarked for the deed restriction program and return them to the originating CPA accounts: CPC to draft

Mike and Laura shared comments and questions from the CPC on the iSHOPP program, designed to reduce the purchase price of a market-rate home in Stow to an affordable level. Feedback from the CPC is that they would be more comfortable in funding one unit at \$200K as a pilot. CPC members also asked questions about the program:

- How long will it take for DHCD to approve a house once an eligible buyer finds a home?
Unknown, but Leonardi estimated a few weeks.
- How long would it take to make any needed repairs once a home is identified?
Unknown, it depends on what repairs are needed. This would require a separate program. Alternatively, we can add a clause that the Trust may authorize funds for up to a certain amount.
- Does DHCD have requirements for what makes a house eligible?
Yes, and the iSHOPP program would include clear requirements for eligibility, including the condition of the house. The sales price would be based on the Area Median Income for Stow plus minimum maintenance for the next five years.
- Can a homeowner approach the town or DHCD if he or she is interested in selling under this program?
This is a private transaction between the seller and buyer. We can send interested buyers to the homeowner.

We'll plan on drafting warrant articles for the SMAHT articles to review at the February 7 meeting.

10. Adjourn

Ingeborg moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 9:43 PM.

Respectfully submitted,
Laura Spear, SMAHT member

Laura Spear
2/7/18