

Hamilton Affordable Housing Trust

August 28, 2013

Welcome – Members of the Trust, Peter Britton, B. Stein, Marc Johnson, and Michael Lombardo were present. Planning Board Chair Ed Howard and Planning Coordinator Kristine Cheetham were also present.

Discussion Items

- Outreach and Awareness Efforts –
 1. F. Mills attended the Planning Board meeting in August to share thoughts and concerns about affordable housing terminology. He has plans to attend other local meetings to continue the discussion about housing needs and what affordable housing means for Hamilton.
 2. K. Cheetham shared a bit of research on outreach efforts in other communities. Some Affordable Housing Trusts have websites with frequently asked questions and affordable housing glossary/terms. The Trust agreed that something like this for Hamilton would be helpful.
- Housing Coordinator / Internship – The members of the Trust reviewed a draft for the housing coordinator/internship. The Trust wanted more information about the specifics of the job description and whether or not it could be a paid position. The longevity of a position like this was seen as an important component. The Trust also noted that staff is needed for execution of ideas and plans. A background in real estate and geographic information systems was agreed upon as important.
- Discuss Role of Trust with New Opportunities – The members of the Trust each shared research and information on opportunities that arise from time to time relative to housing.
 1. For example, there was an application before the Planning Board regarding a subdivision on Meyer Road. The property is adjacent to a landlocked piece of town owned land. K. Cheetham walked the property with the applicant to see if there was an opportunity to secure access for the town land for future development. It did not appear to be a great opportunity after walking the land. However there may be other ways to access the town owned land.
 2. Patton Estate/Gift – M. Johnson updated the Trust on current plans to develop a piece of the Patton estate with up to 12 units of housing. He noted that if 12 were allowed on the lot through the OSFPD or Senior Housing Permit(s), there would be at least

one affordable unit created. P. Britton also noted that there may be an opportunity to address Veterans' housing needs at the site.

3. K. Cheetham asked the Trust what role, if any, the Trust wanted to take in the development process? The answers varied:
 - Some would agree that identifying town owned land for opportunities is important,
 - Others discussed the role of the Trust as a host for meetings between the developer(s) and property owners.
 - The Trust had mixed ideas about what level of density and housing that the community might agree to accept through either by-right permits or special permits.
 - Can the Trust define "what are the housing needs of the community?"

M. Johnson responded that he could think of three types of housing that the community needs and that the Affordable Housing Trust should support:

1. Affordable Units – Those units that address the senior and young/work force levels in the \$250 – 375 K range.
2. Multi-Family Development (Higher End) – The community could also support the development of condos, rentals, cottage housing and townhouses that are for a higher end (\$400K+) applicant.
3. Accessory Units – The town could/should review and possibly relax the current zoning language for accessory and apartment units.

Meeting Adjourned – Next Trust meeting Wednesday, September 11, 2013