

MINUTES  
**Hamilton Affordable Housing Trust**  
July 11, 2017 – 6 p.m.  
Hamilton Council on Aging

Members present: Chair Russ Tanzer, Michael Lombardo, Bill Wilson, Marc Johnson, William Massos

Members absent: None

Town staff present: Dorr Fox, Hamilton Community Projects Coordinator.

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Russ Tanzer welcomed attendees to the monthly Hamilton Affordable Housing Trust (HAHT) meeting at 6:16 p.m. A quorum was present. The meeting was attended by approximately 22 members of the public.

MINUTES—JUNE 15, 2017 JOINT PUBLIC HEARING

Mr. Johnson said some minor edits to the June 15 minutes were needed. For this reason, the Trust agreed to table the discussion/vote until the next meeting.

Susan Lawrence, 105 Rock Maple Ave., said she found it difficult to locate the minutes on the website. Russ Tanzer responded that they are not as easily accessible as they once were. The Trust will look into this.

SELECTION OF CHAIR

Bill Wilson said Mr. Tanzer was doing an outstanding job as interim chair and asked if any other Trust members aside from Mr. Tanzer wanted to chair. Marc Johnson expressed interest, but said he would support any of the four of them. The Trust discussed having co-chairs but decided against it. They also discussed how to make the meeting agendas more robust, for example by setting the agenda items at the end of each meeting.

In the end, Mr. Lombardo made a motion to nominate Mr. Johnson as chair and Mr. Wilson nominated Mr. Tanzer. Mr. Johnson seconded the motion for Mr. Tanzer. While doing this, though, he voiced concerns that the chair needed to work with and represent the entire Trust and not hold meetings outside the group. The members agreed and voted unanimously to approve Mr. Tanzer as chair.

59 WILLOW STREET – DISCUSSION OF HARBORLIGHT RESPONSE TO THE HDC RFP FOR REDEVELOPMENT

Mr. Tanzer reviewed what transpired at the previous meeting. A question was raised at that meeting about whether the RFP would have to be republished because details of the project had changed. Mr. Tanzer said he was told by Brian Stein of the Hamilton Development Corporation (HDC) who had spoken with legal counsel that the RFP did not have to be re-bid.

Dorr Fox added that at the HDC meeting, it was determined that there was a cap of \$1 million. As a result, Andrew DeFranza of Harborlight Community Partners (the only RFP respondent) revised the affordable housing proposal discussed at the last meeting from 9 units or 18 (9 plus 9) to 7 units or 14 (7 plus 7). Mr. Fox said he was told by Mr. DeFranza (who was not present at tonight's meeting) that if Harborlight was not able to construct the 20 senior housing units, the group would want to move forward with the 7- or 14-unit project and would request the full \$600K for it. Harborlight would prefer to do the 20 units with the sister project of another 40 units at Longmeadow, resulting in 60 units for the same price of \$600K, which is also a better deal for the Town.

Michael Lombardo expressed discomfort with putting the Trust in the role of developer. He favors a project being put together and then brought to the Trust. He strongly supported the 20-unit project as a stand-alone project.

Marc Johnson noted that Harborlight's mission was for affordable family housing rather than just senior affordable housing, which is one reason for the proposed linkage. William Massos asked the Trust if it should first decide on linkage. Mr. Lombardo said he was against linking the two projects. He said Mr. DeFranza could do that when he files the PEL. Mr. Tanzer agreed. Mr. Johnson said he is fine with linking, but each project needed to stand on its own. If linked, the odds of a project not happening go up.

Later in the meeting Bill Shields, 721 Bay Road, spoke out strongly in favor of no linkage and said he has written a letter to that effect.

The Trust members discussed the options of a by right project with a commercial piece, which would be a much quicker process. They also discussed potential rezoning to make residential units for seniors allowable on the first floor of the building. Another suggestion was that the Accord food pantry could move into the building as a "non-residential" use, although this wouldn't add to the Town's tax base. Mr. Massos mentioned that rezoning could take about the same amount of time as going through the Planning Board process for the by right project.

Instead of affordable housing at the site, the HDC could choose to do a market rate project. Mr. Fox commented that if this were the case, only a couple of units would count toward the community's affordable housing requirement. Mr. Tanzer brought up the possibility of market rate with deed restriction.

Toward the end of the discussion, Trust members decided they ought to let the Longmeadow study committee do its job and see how it plays out. Mr. Wilson said the study group was to come up with its recommendations by February. Mr. Johnson said that might be too far out in the future for Harborlight.

Mr. Lombardo posed the question: Does the 40-unit project at Longmeadow have to go through to make the 20-unit project work for Harborlight?

The Trust members decided to invite Mr. DeFranza to the next meeting to address these issues. In addition they will invite the HDC and Rob Brennan of Cape Build (cottage housing) to attend and provide their input.

Ms. Lawrence asked about other town-owned properties that could be considered for the sister project, citing the expense of Longmeadow. The members told her that Longmeadow was actually one of the cheapest options for the Town.

Mr. Fox wanted clarification on whether the 7 units (and 7 plus 7) should be taken off the table. The answer was yes. Plans now being considered:

- 1) 20-unit, stand-alone senior housing project
- 2) 20-unit project with linkage to another project to be determined
- 3) 20-unit project plus 40-unit project at Longmeadow

Ian Cookson, 89 Essex Street, asked if there were somewhere else in Town to put 10 units. Jack Lawrence, 105 Rock Maple Ave., brought up the landfill site, saying it would be ideal for workforce housing for young professionals in the tech industry. Mr. Lombardo said he doesn't think it's marketable. Mr. Lawrence said that Mr. Brennan had said it is marketable and Mr. Tanzer said he had also had conversations with Mr. Brennan who said it was worth a look.

It was decided to revisit all the Town-owned properties that could be considered for use for approximately 10 units of affordable housing and look at them through a new lens, which would be the new affordable housing template currently being worked on. Mr. Fox will go through and compile this list and put them on the agenda for the next meeting.

### 13 ESSEX STREET

This item was put on the agenda by mistake. Mr. Lombardo apologized to those who might have come to the meeting for that discussion.

### TEMPLATE FOR AFFORDABLE HOUSING

The Trust reviewed the affordable housing template drawn up by Mr. Fox and found it favorable. However, Mr. Wilson said the four-page document should be a one-page general but actionable template with bullets. Mr. Johnson made a motion that Mr. Wilson and Mr. Massos work together to draft a new document that is easy to read and provides a general guideline for reviewing projects and either approving or dismissing them. It can also include an appendix. Mr. Tanzer said he would also like to work on it, as well, and trust members agreed he should.

## PAYMENT OF BILLS

Two bills for legal costs from Donna Brewer were received by Mr. Fox. One was in relation to questions raised regarding the Longmeadow site. The other was regarding the Asbury Street project. Together they totaled under \$500.

Mr. Lombardo made a motion to pay the bills up to a total of \$600. Mr. Wilson seconded the motion. The Trust voted unanimously to pay the bills.

## OTHER BUSINESS

Habitat for Humanity have selected two families to live in the two new houses: a woman from Town with a child and a family from Beverly. Mr. Tanzer said he has driven by and it doesn't seem like a lot is going on there. The Trust wants an update. It was clarified that once a family moves in, they are allowed to stay there even if their income/circumstances change.

Mary Lou Groesbeck, 163 Railroad Ave., asked why discussion of the Patton property seems to be tabled each time the subject is brought up. Mr. Johnson, who is on the Patton Homestead board, addressed her question. He said discussion wasn't appropriate while it was out for bid and recently it was decided to hold off on the discussion because the Town manager had an RFP outstanding for someone to manage the homestead. At Town Meeting, recommendations about how to use the property in a way that was consistent with the gift agreement were discussed. Affordable housing and solar panels are topics not addressed in the agreement, but they are being discussed. Mr. Lombardo said they need to put that property through a new lens and it will be included on the list of Town-owned properties being looked at.

Mr. Wilson noted he and other Selectmen will be attending an upcoming seminar on 40B affordable housing.

The next HAHT meeting will be Tuesday, August 8 at 6 p.m. The meeting place is to be determined.

## ADJOURNMENT

Mr. Lombardo made a motion to adjourn the meeting. Mr. Wilson seconded the motion. The motion passed unanimously and the meeting was adjourned at approximately 8:45 p.m.