

Newburyport Affordable Housing Trust  
Meeting Minutes

Meeting Date: November 19, 2015  
Meeting Location: Senior Center  
Members in Attendance: Judy Tymon, Karen Weiner, Madeline Nash  
Staff Present: Andy Port  
Minutes Taker: Madeline Nash  
Others Present: John Feehan, Newburyport YWCA Executive Director

Judy Tymon called the meeting to order at 6:45.

Discussion: Cottage Court project in collaboration with David Hall (aka Hillside Center for Sustainable Living)

The Trust invited John Feehan to attend the meeting to provide an update on their plans to develop SRO housing at the Cottage Court property. Judy Tymon disclosed that she may be working for the YWCA on the project and thus would abstain from the discussion.

John Feehan stated that they have submitted plans to the Building Department so that the zoning approval process may proceed. The YWCA will have no financial obligation towards the development of the project until they purchase the newly constructed building from David Hall which is expected in late 2016 or early 2017.

The YWCA will not be seeking development funding from DHCD, but they will be applying for grant funds from foundations including: TD Bank, Charles Bank Homes, and possibly the Franklin Square House Foundation.

The plans call for 10 bedrooms and 5 bathrooms plus shared cooking and dining facilities. The housing will be gender neutral. Rents will be affordable to individuals earning the minimum wage. The building will be designed for high energy efficiency with a net zero goal. The YWCA intends to apply for CPC funding assistance for the project and would appreciate the Trust's support. Karen Weiner made a motion that the Trust provide a letter of support for the YWCA's CPC application for the project, Madeline seconded the Motion. Karen and Madeline voted in favor of the Motion and Judy abstained.

Discussion: NAHT's 2016 CPC application:

NAHT needs to review the draft application provided by Kate and forward any requested additions or edits to Andy and Diane in December.

Discussion: Update on Minco project:

Andy reported that Minco will be submitting its application for Planning Board approval in December, 2015. The project will have 84 rental units. In response to the City's desire for first floor commercial space, but with the understanding that there is currently low demand for commercial space at that location, Minco is proposing to design some of the first floor units as live-work space which could be converted to commercial space in the future. Andy asked Trust members if they had a preference for where the affordable units are located in the building and whether it was preferred that there be some number of affordable units on the first floor? NAHT members responded that they did not think it was necessary to have some of the first floor units designated as affordable units, but that in general the affordable units should be dispersed throughout the building and not limited to one part of the building.

Discussion: Update on Craig Pessina's 300R Merrimac Street project:

Andy reported that Craig Pessina has not yet submitted an application to the Planning Board. Trust members stated that they are open to considering an affordable unit at a different location than the development site but that Maritime Landing would not be acceptable as there is already a concentration of affordable units at that location. However, Trust members would be willing to consider the creation of an affordable unit at the Foundry because an affordable unit was recently lost at that property.

Approval of Minutes:

Karen made a motion to approve the minutes of the October 22, 2015 meeting, seconded by Madeline. Motion passed 3-0 (Karen, Madeline, Judy).

Next Meeting

The next meeting will be held on Thursday, December 3, 2015.

Karen made a motion to adjourn, seconded by Madeline. All in favor.

Meeting adjourned at 7:50.