

## Newburyport Affordable Housing Trust Meeting Minutes

Meeting Date: Thursday, February 16, 2017  
Meeting Location: Mayor's Office, City Hall  
Members in Attendance: Judy Tymon, Madeline Nash, Karen Wiener  
Members Absent: Mayor Holaday, Susanne Cameron  
Staff Present: Kate Newhall-Smith, Planner, Andy Port, Director of Planning  
Minutes Taker: Kate Newhall-Smith  
Other's Present:

Tymon called the meeting to order at 6:30 p.m.

**Discussion: Waterfront West Redevelopment:** Andy Port provides an update as to where this project currently stands. NED will be submitting a notice to the City Council, which will then be referred out to the Planning & Development Committee. This will start the process of review of zoning language and a master plan for the overall site. A few Planning Board members will join the council committee. Port suggests having a designee from the Housing Trust to attend these meetings to discuss the affordability component to the project. Meetings will likely start in March.

Tymon asks if the City has hired consultants to review the various aspects of the project. Port responds that the City is waiting for funding from NED to place into a revolving fund that will pay for the consultants. Specific consultants have not yet been identified. Tymon follows up by asking about a development agreement. Port responds that NED expressed having one, but the City will need to determine if there is anything not covered by the zoning that would necessitate such an agreement.

Nash asks if NED is seeking zoning relief or a rezoning of the area. Port responds that they are asking to rezone the area with a master plan for the site that will enable them to build the project in phases. Nash responds that this is an opportunity for negotiating. Port agrees stating that the Trust may want to determine its affordable housing priorities so they can communicate this to the Council and Planning Board.

**Discussion: Local Preference Policy:** Smith states that the question of having a local preference policy has been raised as a result of the lottery at The Landing, which did not include a local preference. Trust members respond that a general city-wide policy is not typically done. This is because local preferences come into play with new affordable units through the lottery process and DHCD will review a request to have a local preference and determine if there is a true need to have local preference and then either approve or deny this request.

Wiener states that local preferences are typically incorporated into projects that are happening in non-welcoming communities as a way to increase community support for affordable housing. Newburyport isn't like this.

Nash states that the cost of living in Newburyport is so high, that by mandating local preference the pool of qualified applicants may shrink considerably since those with limited financial means aren't necessarily living in the City.

Overall, Trust members feel like this is not an appropriate policy to have, but will review future projects on a case-by-case basis to determine if there is a need for a local preference for a particular project.

### **Trust Updates**

- **Housing Resales:** Smith states that there is no activity at the Foundry. There is one unit for sale at Maritime Landing. She sent the information to all City employees and asked Tracy Watson to send it out to her clients. The winner of the 2-bedroom unit at The Landing has requested DPA.

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### **Planning Office Updates**

- CPA Grant: Smith submitted the Trust's CPA grant. The CPC will be meeting on February 28<sup>th</sup> to discuss their review schedule. Smith will circulate the date as soon as it is set.
- Brown School: Patricia Moore stated that Andy is putting the finishing touches on the RFP. Councillors Eigerman and Zeid want to view the document before it is issued publicly. Smith asked Ms. Moore to share the document with the Trust as well.
- Yacht Club Housing: Smith stated that there is some issue with the landowner and the yacht club that needs to be resolved before Mr. Pessina brings his condo plan forward to the Planning Board and Trust.
- Master Plan: The Office and the consultant are working on editing the document with the goal of submitting a revised plan to the Council and the Planning Board next week.
- Minco Smart Growth Development: The project at 1 Boston Way continues to be stalled due to an abutter's appeal. Minco may be bringing plans forward for a development on the parcel across the rail trail from Mark Richey's business. This development will incorporate 25% affordable units. No plans have been submitted to the Office as of yet.

### **Approval of Minutes, January 12, 2017**

Nash makes a motion to approve, seconded by Wiener, all in favor.

### **Next Meeting**

The Trust is next scheduled to meet on Thursday, March 16<sup>th</sup>.

Wiener makes a motion to adjourn, seconded by Nash, all in favor. Meeting adjourns at 7:40 p.m.