

Newburyport Affordable Housing Trust
Meeting Minutes

Meeting Date: Thursday, May 19, 2016
Meeting Location: Mayor's Conference Room, City Hall
Members in Attendance: Madeline Nash, Judy Tymon, Karen Wiener, Susanne Cameron
Members Absent: Mayor Holaday
Staff Present: Kate Newhall-Smith, Planner
Minutes Taker: Kate Newhall-Smith
Other's Present: Courtney Starling, Roberta Cameron

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

Discussion: Craig Pessina, Chart House Development, LLC

Mr. Pessina was not present to the Trust did not discuss this project.

Smith will invite him to the June meeting.

Discussion: Courtney Starling and Roberta Cameron, COG

Ms. Starling and Ms. Cameron are the City's consultants on both the Zoning Revision and the Master Plan Update projects. They have edited and updated the draft housing chapter of the Master Plan and would like to discuss the draft with the Trust.

Ms. Cameron reviews the City's demographic and housing statistics. COG's priority is to increase the amount of data in the plan to help emphasize that housing, ownership or rental, in Newburyport is not affordable.

Ms. Cameron discusses the Subsidized Housing Inventory (SHI). She states that 93 units currently on the SHI are not eligible because they do not have long term deed restrictions. These units need to be removed from the list. Without these units, the SHI for Newburyport is at 6.4%, which is low for a 'city'.

Ms. Cameron reviews the homelessness data. This year's homelessness count came to 500 individual and families that are homeless within the region (Newburyport, Newbury, West Newbury, Salisbury and Amesbury). She would like to create more of a presence in the Master Plan for homelessness because it is a big problem that is often not discussed.

Ms. Starling discusses the rezoning initiative. She has the draft Minimum Standards for Affordable Units and anticipates being at that point in the ordinance by mid-July. Upon first glance at the draft, she may move some parts around, specifically putting submission requirements for all permits and reviews in one place in the document rather than have requirements in various sections in the ordinance. She asks the Trust about inclusionary zoning, payment in lieu fees and off-siting affordable units.

Trust Updates:

a. Housing Resales:

- Foundry: There are no affordable units currently for sale.
- Maritime Landing: There are no affordable units currently for sale.
- Towle: The project attorney contacted the Planning Office on May 18th regarding the preferred form for the deed rider. Smith gave her the Universal Deed Rider and also a few names of lottery agents that have done work in Newburyport.

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- b. Fund Balance: There have been no significant expenditures in the weeks since the last Trust meeting.

Planning Office Updates

- a. Hillside Center: This project is still in the engineering phase since the City's peer reviewer found several issues with the proposed stormwater management plans. The next public hearing dates are June 15th for the Planning Board and June 28th for the ZBA. Additionally, the CPC will be deliberating on the YWCA's request for grant funding for the 10-unit lodging house on June 6th.
- b. Brown School: The Mayor's new Chief Administrative Officer, Patricia Moore, will be working on this. In the past, Director Port stated that the RFP will likely seek a developer who will renovate the structure to be used for: market rate and/or affordable housing, artist live/work or artist studio space while keeping Youth Services in a portion of the building.
- c. Minco's 40R Project: The Planning Board granted approval of the project on May 18th.
- d. Zoning Rewrite Project: Smith edited the Trust's draft of Minimum Standards for Affordable Units and sent it to Ms. Starling. The committee tasked with this project has not met for several months. In speaking with Ms. Starling, she has put this project on the backburner so that she may focus on the Master Plan project.
- e. Master Plan Update: Ms. Starling has completed a draft of the Economic Development chapter and is working on the Land Use and Development chapter. She has also created another public survey. Draft chapters are being pulled together. As a full draft plan is completed Ms. Starling will help coordinate its public roll-out to solicit comments on the draft.

Approval of Minutes

Nash makes a motion to approve the minutes of April 7th as presented, Wiener seconds. All in favor.

Next Meeting

The Trust is next scheduled to meet on Thursday, June 16th. Smith will look for a room in City Hall rather than meeting at the Senior Center.

Tymon makes a motion to adjourn, seconded by Wiener. All in favor.

Meeting adjourns at 8:15 p.m.