

Newburyport Affordable Housing Trust
Meeting Minutes

Meeting Date: Thursday, September 17, 2015
Meeting Location: Mayor's Conference Room, City Hall
Members in Attendance: Madeline Nash, Judy Tymon, Karen Wiener
Members Absent: Mayor Holaday, Susanne Cameron
Staff Present: Kate Newhall-Smith, Planner
Minutes Taker: Kate Newhall-Smith
Other's Present:

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

Approval of Minutes:

Wiener made a motion to approve the minutes of the July 15th meeting, seconded by Nash. Motion passed 3-0 (Nash, Tymon, Wiener).

Discussion: Minimum Standards for Affordable Units

Smith reviews the sections that she would like the Trust to pay particular attention to.

Nash mentions removing the energy efficiency section since it will be in other areas of the zoning ordinance.

Wiener suggests adding this item to the October meeting, which will give the members more time to review the document.

Discussion: FY 2017 CPA Grant Application

Smith requested the Trust bring ideas for CPA grant projects to the meeting so that she may begin drafting the FY 2017 application.

Nash states that the FY 2016 application only needs to be updated. She refers to the section on the partnership with the private developers that needs to be updated. She questions if the application should include the partnership potential with David Hall and John Feehan as well as mentioning the future project at 300R Merrimac Street.

Smith states that she will reach out to those involved with both projects to ask if they are comfortable with the Trust mentioning their project in the application.

Nash would like John to come in to the Trust to further discuss his project before CPA applications are due.

Smith will update the previous year's application and have a draft ready for review in October.

Follow-Up/Review of August 12th Meeting

The Trust discusses the August 12th presentations from David Hall and Craig Pessina.

If Craig wanted to provide an off-site unit, the Trust will need to know all of the details: location, size, bedrooms, etc. The group is open to this conversation.

Smith states that she will talk to Pessina about the Trust being open to the conversation to providing a unit off-site.

Nash reviews Hall's project, which includes a 10-room home with communal bathrooms, kitchen and living space. Would each room count on the SHI? Wiener and Tymon both state that they believe the rooms can be individually listed on the inventory.

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Wiener mentions integration of the lodging house with the rest of the project. Will it create a segregated area for the lower-income residents?

Nash questions if these are the best type of unit to offer? Are they sustainable? Why not provide distinct units? She would like to speak further with Feehan.

Updates:

- a. FY 2016 CPA Grant: Smith asks Judy to sign the CPA contract for the FY 2016 appropriation of \$60,000.
- b. 40R Regulations: The State issued its approval letter. However, Council or Eigerman has a couple of edits he would like to make. The state will need to approve these changes. The full Council took its first vote on September 15th and it passed 8-3. The Council is expected to take its second vote on September 28th.
- c. Zoning Rewrite Project: The Zoning Advisory Committee (ZAC) met on August 13th. The Committee is reviewing the zoning map and the use table. These meetings continue to be about simplifying the ordinance and the language. The more substantive conversations (i.e. affordable housing, design standards, etc.). The next meeting is scheduled for September 24th.
- d. Housing Resales:
 - Foundry: Unit 16 is on Zillow, listed for sale for \$415,000. It was listed on July 29th. There is still no evidence of activity online or at the Registry for Unit 18.
 - Maritime Landing: There are no units currently for sale. I have not heard back from the owner of Unit 221 who expressed an interest in selling back in the spring.
 - Towle: While not a resale, the Towle project has all of its local permits. The project manager contacted me about the two affordable units and I gave him information regarding the LAU program and application.
- e. Fund Balance: There have been no significant expenditures in the weeks since the last Trust meeting.

Next Meeting

The Trust is next scheduled to meet on Thursday, October 1st. The group reschedules to October 22nd.

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

Meeting adjourns at 7:30 p.m.