

Housing Committee Meeting Minutes

1/6/10

Rm 014 Town Hall

Members present: Bryan Clancy, Paul Saulnier, Barbara Gardner, Ellie Gersons, Heidi Doyle, Carol Sctoo Dooling, Walter Czarnec

Non-members present: Karen Sherman, Leah Robins, Karen MacManamon

Meeting called to order 7:35 pm. Meeting minutes from November 9, 2009 reviewed. Motion from Ellie G. to accept minutes as written. Seconded by Barbara G. All in favor, none opposed. Carol S. D. and Walter C. abstaining.

Ethics Forms: Heidi reminded committee that Jackie Dellicker needs to have 2 forms returned; the sheet she attached in her e-mail and the online page regarding the new ethics laws. Deadline is April 2 to have this training completed. Heidi will forward the e-mail containing the attachments to Walter C.

Carolyn Dykema unable to attend meeting due to house session running late; Leah Robins will be attending in her place. Karen Sherman attending as Town Planner with suggestions for our committee. Agenda items repositioned to accommodate Karen since she was already present.

Town Planner:Karen discussed current model of inclusionary zoning adopted by the town and why we are not seeing more affordable units in new developments. Several developments are either on hold or have changed, often falling below the 8 units needed to enact the inclusionary zoning bylaw. Also, there is currently no Trust established to accept any payment in lieu of affordable units, so any payment would go to the general fund. This is another reason for us to activate the Housing Trust. Karen suggested there may be modifications to the bylaw that could make the inclusionary zoning more effective. Specifically, there was a section V Q 12, first paragraph on calculations that could be tweaked. By this time, Leah had arrived and was filled in on the inclusionary zoning issues, that Carolyn Dykema had helped create. The committee asked Karen to look into what she'd recommend, and asked Leah to check with Carolyn to see what her recommendations might be for this area to make it more productive.

Karen also mentioned that it might be worthwhile getting a production plan certified. Our present Housing Plan is set to expire this July. Heidi will check to see what is needed to update the Housing Plan and file for certification.

Andrews School: Leah Robins filled in for Carolyn Dykema in updating us on where the Andrews School title issue stood. They were still waiting for language from town counsel. She explained that time would matter in expediting the

issue: if there was language available before March, the chances of moving this through the House was increased. Senator Spilka's office has also been in contact with town counsel. Carolyn would like to see the Andrews School project move forward and is committed to doing whatever needs to be done. Leah had looked into possible sources of federal funding, but so far did not find anything that would fit for Andrews. Carolyn was also supportive of a Housing Summit to bring the committees together.

Housing Trust: Heidi had attended the Municipal Housing Trust seminar and gave a brief synopsis of the highlights at that meeting. One of the interesting points was Sudbury's Housing Trust. This is a similar town and their ideas would be a good fit for Holliston. Heidi suggested we use this as a role model. She particularly liked their small grants program, which enabled residents to access funds up to \$3000 for small projects. Sudbury is also working with Habitat for Humanity on a project where the land was donated and the Trust provided funds for engineering and some other services. This brought up a discussion of land donation/auctions in Holliston and access to information in a timely manner. Getting 30-45 days notice does not give us enough time to contact Habitat for Humanity or come up with the funds. A Housing Trust would give us the ability to access funds out of the Town Meeting cycle and allow us time to plan with groups interested in such projects.

Barbara mentioned she and Sam from CPC had met with Mary Bousquet to set up notices to our committee of upcoming auctions, but perhaps we could be included earlier in the process. Barbara suggested setting up a meeting with Sam and Mary to see what they could recommend to make this work more efficiently.

Committee was given copies of the Housing Trust packet. Bryan reviewed his findings and conversations with Jennifer Goldson, a leading expert in the Housing Trust field. Committee discussed the make-up of the Trust, as Jennifer recommended getting banking, legal, real estate and housing backgrounds on the Trust to have it be successful. Karen MacManamon, Asst. Manager of Sovereign Bank in Holliston and President of the Holliston Lions Club was present and expressed interest in the Trust. She had sent her interest to Paul L. Bryan expressed interest in representing the Housing Committee on the Trust. Members agreed Bryan with his Real Estate background would be a good candidate. Bryan also said he knew of a local attorney that he would ask to see if she would be interested. The committee thought he should contact her as well. Heidi told the board that Paul L. e-mailed to date, there were several others interested in the Trust: these included Karen, Michael Stepansky (Director of Housing and Employment for the MA Dept. of Mental Health's Metro-Suburban Area) and Greg Carey, a former ZBA member. He would expect to add members from the following: BOS, CPC, Planning Board, HA, and HC. There would be 9 members. The committee discussed if Bryan was able to bring an attorney on board, there would be a terrific representation from the town and other aspects of

interested areas to make this board productive.

Heidi brought up an e-mail invitation from Paul L. and the BOS to the HC and other in town committees to attend the BOS meeting Jan. 25 to discuss the need for a Housing Trust and the need for 5 groups related to housing in town. Walter C. asked why this is coming up, after our meeting in November with the Selectmen seemed to indicate that the Housing Trust could be established and members should submit their interest for appointment. Did they intend to appoint members at this meeting? Walter suggested someone get a clarification of this meeting. Bryan offered to contact Paul L. and look into this.

To Do List: Meeting concluded with the following assignments:

Bryan: to look into Selectmen's meeting concerns regarding the Trust

Leah: to look into Federal/Veteran's funds for Andrews and keep working on title

Barbara: to look into meeting with Sam and Mary Bousquet

Karen: to look into inclusionary zoning modifications

Heidi: to look into Housing Plan/certification

Next meeting scheduled for Wednesday, February 24, 2010 at 7:30 pm.

Motion to adjourn by Ellie G. Seconded by Walter C.