

Norwell Community Housing Trust
Approved Meeting Minutes
3/22/18

TOWN OF NORWELL
TOWN CLERK
2018 MAY -4 AM 8:48

Present: Peter Shea, Liz Hibbard, Gregg McBride, Andy Reardon, Pat Richardson, Brian D'Souza

Guests: Wyly Brown – lbg architects, Deborah Keller – Merrill Engineering

The meeting was called to order by Chair Peter Shea at 7:05pm.

Motion; made by Gregg McBride, seconded by Andy Reardon, to approve the agenda as written. Unanimously voted

40 River Street Update

Thursday, April 19th at 11am - Groundbreaking Ceremony at 40 River St.

the Trust will coordinate the details of this event as the date gets closer. The 19th will also be the date of the next Trust meeting.

Mr. Shea updated all on the latest funding contributions agreed to by Ms. Van Campen, the Trust and DHCD. Metro West and the Trust will increase their funding contributions by 8%.

Metro West received verbal approval from DHCD for additional funding of about \$250K. Mr. Shea sent a letter to Ms. Van Campen to forward to DHCD confirming the Town's additional contribution of \$100K, to be split between building demolition costs and cash. The total Town funding is now \$1.3M in addition to the land.

Mr. McBride reported that the demo bid RFQ's are out through the state system and should be back shortly, which will be underwritten by the recent funding increase.

Ms. Hibbard will contact Ms. Van Campen for an update on the HUD subsidy layering review status and next steps. It could take up to eight weeks to process the review.

Per Mr. McBride, the PILOT program numbers need to be finalized, but this can't be done until the project numbers are received from Ms. Van Campen. The proposed amount is \$9K, which will hopefully be augmented by a project net income percentage. Once the information is received, the proposed structure needs to be presented at Town Meeting. There will be two Warrant Articles; one to create the PILOT program bylaw, and the second Article for approval. Hopefully the general contractor will produce sharper numbers in the very near future along with a pro forma budget from Metro West.

Wildcat Property Proposal

Wyly Brown from lbg architects, Deborah Keller from Merrill are present to update the board on Mr. Brown's proposal.

Mr. Brown reprised his presentation from a prior meeting. Mr. McBride reviewed the original design from Bob Merrill, which was a typical suburban layout with a disproportionate amount of actual space to living space. From Mr. Brown's point of view, clusters make better saleable square footage. Ms. Keller pointed out some topographical issues to consider when designing this development with regard to the lowest wet point and wetlands issues. This open space plan would allow shared amenities. The living/driving ratio for this plan is 1.31.

Discussion topics for this proposal;

Number/range of units- 24 - 30? Mr. Brown answered questioned about structures and cost, unit types and sizes, which would be a range of small to large. The percentage of AH units and ownership vs rental in the development was discussed at length. All units would count toward the AH inventory if they were rented, and the Town would probably be encouraged to go for federal tax credits if they chose that option. Ownership would be a developer mix of subsidized and market units to cover the cost of AH units. Discussion ensued about rental vs. ownership

and meeting the needs of the Town. The project could include a mix of family units with seniors' options. All discussed potential homeowners and renters and their income for this type of development (which would qualify for AH status). Per Mr. Brown, developments are leaning towards mixed income. Perhaps 30-60%? Ownership would be preferable, per Mr. McBride. Sustainable energy (tax credits?) costs about 15-20% more up front, but is paid off quickly, which is better for rental.

Aesthetic considerations; all would prefer the development to be as unobtrusive as possible, but as many units as possible since AH is really expensive to produce.

Budget Parameters - TBD

Presentation requirements – later

A market study would have to be done to determine direction re: ownership vs. rental, which would help the trust make a decision. Questions were asked and discussed for this potential project. All agreed that the Town needs to keep AH unit numbers growing to prevent large 40B developments from happening. Ms. Hibbard will ask Mr. Charest to do some research on developers to determine the project direction and next steps. The plan could start with 24 units and then determine ownership vs. rental. All would prefer a variety of unit sizes. Mr. Brown would design one structure which would appear as three structures. All discussed options such as sprinklers and underground parking (not actual underground as the land is a slope), which wouldn't be too expensive as the site is on a hill.

Mr. Shea and Mr. McBride may contact Peter Smith from Oxbow Partners for some preliminary numbers/ideas. The goal is to do an RFP, and hand the project off to a developer with completed plans.

Mr. Brown and Ms. Keller will meet to work on next steps.

Minutes and Vouchers

Motion; made by Andy Reardon, seconded by Pat Richardson, to approve the minutes of the 1/25/18 and 2/6/18 (with edit) meetings. Unanimously voted

There were no vouchers to sign

Vote to increase funding for the 40 River Street project

Motion; made by Gregg McBride, seconded by Liz Hibbard, to increase the CHT's funding contribution to the 40 River Street project by \$100K, to be split between demolition costs for the building and cash. The project contribution total is now \$1.3M. Unanimously voted

Adjournment

Motion; made by Andy Reardon, seconded by Pat Richardson, to adjourn at 8:51pm. Unanimously voted