

Community Housing Trust
Approved Open Meeting Minutes
August 14, 2018

Present: Peter Shea, Gregg McBride, Liz Hibbard, Pat Richardson, Andy Reardon

Guest: Wyly Brown – lbgo Architects

The WATD reporter was also present at this meeting.

The meeting was called to order at 7:08pm by Chair Peter Shea.

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

Unanimously voted

Wildcat Hill Project

Wyly Brown from lbgo Architects presented his concept for a potential project on Wildcat Lane to further meet the 10% AH requirement. With maps of the proposed site and a model of his plan he gave the board an overview of the building highlights and how it would connect to key locations in the Town. Merrill Engineering has already done the site engineering which gave Mr. Brown the foundation to work on this design, which will harmonize well with the current Wildcat neighborhood. Further details of the plan's proposed drainage and septic system were reviewed with the board, as well as planned walkways and parking. The parking garage would be underground, utilizing the natural slope of the land, which is also beneficial to the drainage. This model could sink into the landscape nicely due to the grade of the land. The plan allows for a variety of unit sizes to suit the market parameters. Amenities such as a swimming pool could be added, along with other recreation areas. Mr. Brown used Hornstra Farms as a comparable property style to give this development a "country" look. Mr. Reardon asked about residential sprinklers vs. commercial systems. All discussed the benefits of installing sprinkler systems.

Cost projections for this building plan would be the next phase of the proposal. Mr. Brown noted that a very rough estimate for this plan would be in the 7.5-9M range. Ms. Hibbard commented that a developer could build the whole project as AH with federal and state tax credits. Discussion ensued about what the Trust would like to accomplish with this development; mixed income, all AH, etc. Ms. Hibbard reminded all that Norwell is part of the Boston MSA which would generate investor interest for the tax credits (and provide equity to the development) and also that there is a real need for AH rental units due to our shortfall with the 10%. This would be a great opportunity for the Town to have a continued voice and oversight on 40B developments. The board continued the discussion about financing and demographic options for mixed income/rental with regard to AH options on the South Shore. Mr. Brown will proceed with Phase II and plan to meet with the board in September or October.

40 River Street Updates

Mr. McBride reported that Curtis Construction has been removing the asbestos this week and should be done in about another week. The Building Inspector will give them a demo permit as soon as a clear sample is obtained. All lenders have agreed to close into escrow on/around August 13th upon issuance of the demo permit. Town counsel and external counsel will authorize breaking escrow and recording in accordance with the terms of the Escrow Letter upon issuance of the Building Permit. The subsidy layering review is finished. The lawyers for both parties are working to finalize the CPA grant agreement and a separate AH housing restriction for the Town. The board noted that Metro West's closing

requisition will be held in escrow until issuance of the building permit and simultaneous closing with all other funders.

Further Town notes: Mr. McBride reported that the PILOT program discussion and amount for 40 River Street is being postponed until the financials are finalized.

The board noted that the environmental review (triggered by the subsidy layering review) will be in compliance once the asbestos is removed. Per Mr. McBride, the 10-day waiting period has begun.

Also noted was the fact that the Town won't need to hire a third party reviewer for percentage of completion compliance as the Building Inspector will do the review. The Trust does not need to be at the closing, all will be done electronically. Chief Ross asked to be informed when the demo date is set. The Norwell Mariner has also asked to be informed so that they can take pictures of this event.

Affordable Housing Plan Update – Next Steps

AH consultant Karen Sunnarborg said no to the Board's discussion about doing an abbreviated version of the Affordable Housing plan update. Discussion ensued about who to hire for the update as the pricing is comparable for both Ms. Sunnarborg and Mr. Gaulin. Ms. Richardson will contact Ms. Sunnarborg again for a quote. Ellen will confirm Mr. Gaulin's projected retirement date.

Approval of Minutes and Vouchers

Motion; made by Andy Reardon, seconded by Gregg McBride, to approve the open meeting minutes as written for 5/22/18 and 6/14/18.

Motion; made by Andy Reardon, seconded by Gregg McBride, to approve the amended open meeting minutes for 7/10/18. Unanimously voted

Proposed next meeting date– August 28th or 30th. Ellen will get email confirmation from the board for a date that works for all.

New Business

The board discussed Selectmen Alison Demong's email suggestion for the Trust's Small Grant program. The board was not in favor of this idea as "storm preparedness" is not the intent of this program. The Trust will work in conjunction with the COA to do a pre-winter annual email blast about the applying for assistance for repairs that directly affect the health and safety of the Town's senior residents.

Mr. Reardon updated all on the new Norwell Alert program, which is capable of doing a text blast to provide quick information to Town residents.

Adjournment

Motion; made by Gregg McBride, seconded by Pat Richardson at 8:50pm. Unanimously voted