

Marshfield Housing Partnership Minutes
January 10, 2017
Held in the Planning Department Office, Marshfield Town Hall

- 1 Call to Order: 7:00 PM
- 2 Roll Call: Present: Jack Mather, Housing Coordinator (H-C); Martine Anderson, Chair.; Jean McDonald; Richard Murphy; Steve Maher; Brittany Cavallo; Noble Scheepers; Fred Monaco; and Daniel Gaulin, Technical Consultant (T-C). Absent: Kerry Richardson; and Michael Bradley. Guests: Attorney Adam Brodsky, Michael Sheehan et al of 875 Ocean Street LLC.
- 3 Approval of Minutes: December 6, 2016: Motion to approve the minutes moved by Maher and seconded by McDonald. Motion was approved unanimously.
- 4 FY 2016 Annual Report of the Housing Partnership: The H-C distributed copies of the FY Annual Report of the Housing Partnership to Housing Partnership (H-P) members and informed members that the Report is the H-P's annual report to the Town for FY 2016.
- 5 CPC Application for Funding of the Housing Coordinator's Position (\$75,000.00): The H-C reported that the application to the Community Preservation Committee for FY 2018 for the Housing Coordinator's position is for \$75,000.00. That the H-C's compensation will be \$50,000.00 and the T-C will receive \$70.00 hourly not to exceed \$25,000.00. Motion to approve the application was moved by Maher and seconded by Cavallo. Motion was approved unanimously.
- 6 MHOPP 11B Application/Guideline Packet and Information Session Handout: The H-C distributed copies of the MHOPP Round 11B Application Packet and the Information Session PowerPoint Presentation to H-P Members and encouraged members to attend the Information Session.
- 7 Capital Improvement Recapture Update: The H-C reported that he had sent letters to the six affordable unit owners at the Season's and had not yet heard back from any of them. It was recommended that he send a follow-up letter as well. He agreed to do so.
- 8 Bridle Path Chapter 40 B Affordable Rental Housing Development Update: The H-C reported that the next ZBA hearing date for Bridle Path Village is scheduled for January 31, 2017. Members are encouraged to attend.
- 9 Modera Marshfield 40 B Affordable Rental Housing Development Update: The H-C reported that the first hearing for the Modera Mews Development is scheduled for February 21, 2017. The H-C will not be able to attend as he will be out of State. The T-C will attend and is preparing comments for the ZBA.
- 10 875 Ocean Street Update: The H-C introduced Attorney Adam Brodsky and Michael Sheehan of 875 Ocean Street LLC. Attorney Brodsky informed members that 875 Ocean Street LLC has been unable to conform to the conditions contained in their ZBA approval. They requested that the H-P support their request of the ZBA to remove the condition requiring them to provide three (3) affordable efficiency units at the site and in exchange they offered to make a \$60,000.00 donation for affordable housing. Discussion regarding a suitable reimbursement was had. The H-C noted that a maximum grant for a one bedroom MHOPP unit is \$80,000.00. The H-P recommended that the H-C discuss the grant amount with Attorney Brodsky and see if his clients would agree to \$80,000.00 in exchange for the H-P's support of their request. The H-P does want to support their requested relief. The H-C will contact Attorney Brodsky and recommend \$80,000.00.
- 11 Report of the Housing Coordinator:

MHOPP: The H-C updated members on MHOPP Round 11B.

Foreclosures: The H-C reported a reduction in the number of foreclosures and notices of pending foreclosures.
- 12 Setting of the Date of the Next Meeting: The next meeting is scheduled for February 7, 2017
- 13 Adjourn: Motion was made and seconded to adjourn and passed unanimously.