

**Town of Marshfield
Housing Partnership Committee
Open Meeting Minutes --- November 1, 2022
OPEN MEETING - In-Person/Virtual**

Members Present: Members Present - Martine Anderson, Chair, Cindi Lee McTiernan, Fred Monaco, Kerry Richardson and Cody Roland. Absent - None

Guests Present: Heidi Conway, Resident, Lynn Fidler, Select Board Liason, Michael Maresco, Town Administrator and Jay McGillis, IT Coordinator,

Call to Order: MOTION: M. Anderson made a motion to open the meeting at 7:15 pm. K Richardson seconded. Roll Call: C. L. McTiernan - yes, Fred Monaco - Yes, K. Richardson - yes, C. Roland - yes, M. Anderson - yes. Approved 5 - 0.

Approval of Minutes of 9-20-22

K. Richardson made a motion to amend Section VIII of the Minutes by changing the words from Frances Ryder property to Grace Ryder and Tea Rock Garden properties. C.L. McTiernan seconded. Roll Call: C. L. McTiernan - yes, Fred Monaco - Yes, K. Richardson - yes, C. Roland - yes, M. Anderson - yes. Approved 5 - 0.

Quincy Housing Authority - James Marathas

K. Richardson indicated James and Laura were not able to be present at this Meeting to make their presentation.

Housing Production Plan (HPP)

The Town's Five Year Housing Production Plan has been approved by DHCD effective March 29, 2022 for a five year term which will expire on March 28, 2027.

K. Richardson asked if the expiration date of 2027 was correct since the BOS submitted the HPP to DHCD in 2019 and Richardson thought the expiration date would be in 2024. M. Maresco asked that we verify the date with the Town Planner, Greg Guimond.

Housing Partnership Coordinator (HPC)

M. Anderson and M. Maresco spoke on this Agenda item. The HP Committee will receive and review the qualifications of the individual who is being considered for the HPC position. This person will be shared with the Town of Kingston and in the future may also be shared with other towns in the region. The HP Committee will determine the number of hours that are needed for the HPC - currently we are considering putting language in the Contract that would indicate 5 to 20 hours per week. The HPC would be required to file a Request for Payment with the Chair of the HP

Committee. Once approved by the HP Chair, the Request would be given to — for approval.

Creating Affordable Housing on Town Owned Property

M. Maresco indicated the land on Ferry Street is not suitable for building an Affordable Home. Maresco indicated that the property acquired at Town Meeting at 1929 Main Street could be used to construct a Duplex and that Fred Russell, Town Facilities Manager indicated that a Right and Left and Up & Down home could be constructed. The Town would file for a Local Initiative Program with DHCD who could then provide Technical assistance to the Town.

Maresco also indicated that F. Russell had research Pre-fabricated homes and that a 27x40 home would be in the range of \$270,000.

Maresco also stated that we would procure bids from other contractors to ensure the viability and economic feasibility of the construction

C. Rohland mentioned that the costs for Site Work and other Work needed for a Module Home may make that home costly.

K. Richardson mentioned that South Shore Habitat for Humanity (SSHH) constructed three duplex homes on one site in the Town of Duxbury and that we should determine if SSHH would be interested in looking at this piece of property for development.

L. Fidler stated she was concerned with the current costs to build a home. She also encouraged the HP Committee to continue to make progress in Affordable Housing.

H. Conway stated she is in favor of acquiring more Affordable Housing especially if it is in the form of a Friendly 40B option.

K. Richardson made a motion to continue to proceed to determine if it is economically feasible to construct a duplex home at 1929 Main Street. C.L. McTiernan seconded. Roll Call: C. L. McTiernan - yes, Fred Monaco - Yes, K. Richardson - yes, C. Roland - yes, M. Anderson - yes. Approved 5 - 0.

Voting to pay Neighbor Works the balance of \$600,000

K. Richardson made a motion to approve the final payment of \$198,380.97 to Neighbor Works for the Veterans Home in Marshfield.

C.L. McTiernan seconded. Roll Call: C. L. McTiernan - yes, Fred Monaco - Yes, K. Richardson - yes, C. Roland - yes, M. Anderson - yes. Approved 5 - 0.

Other Business:

M. Maresco stated the BOS in partnership with the HP Committee is conducting the Marshfield Housing Symposium on Wednesday, November 9th at 7:00 pm at the Library. The Symposium will be announced via various media beginning on Wednesday, November 2nd.

Goals of the Symposium will address:

- Why we need Affordable Housing
- Who is eligible for Affordable Housing
- What type of Affordable Housing is needed in Marshfield
- Other aspects

L. Fidler requested that the HP Committee include the following item in the next Meeting Agenda

- Discussion of who should be Signers on the Rockland Trust Bank Account.
 - Fidler suggested Michael Maresco should be one of the Signers

Adjourn:

M. Anderson made a motion to adjourn the meeting at 8:00 pm. K. Richardson seconded the motion.

Roll Call: C. L. McTiernan - yes, Fred Monaco - Yes, K. Richardson - yes, C. Roland -yes, M. Anderson - yes. Approved 5 - 0.