

Marshfield Housing Partnership Meeting
Minutes May 8, 2018
Held in Hearing Room # 3 in the Marshfield Town hall

- 1.) Call to order: 7:00 PM
- 2.) Roll Call: Present: Jack Mather, Housing Coordinator (H-C) Martine Anderson (C), Fred Monaco, Noble Scheepers, Kerry Richardson, Richard Murphy, Daniel Gaulin, Technical Consultant (T-C). Absent, Brittney Cavallo, Joe Kelleher, Guest Michael Maresco, Town Administrator, Paul Chiaveroli who was just elected to the Housing Authority in the recent election and John Feeney
- 3.) Approval of Minutes: January 9, 2018: (C) asked for a motion to approve the minutes of January 9, 2018. Monaco made a motion to approve, seconded by Scheepers. Motion was approved with no opposition. April 17, 2018: (C) asked for a motion to approve the minutes of April 17, 2018. Monaco made a motion to approve, Richardson seconded the motion. Discussion: Richardson recommended that the Partnership approve all bills before the H-C sends them to the Housing Authority for payment. H-C responded to the recommendation. There is a problem waiting for the Partnership to approve bills before submitting them to the Housing Authority for payment. The reason is that there are months and sometimes consecutive months that the Housing Partnership hasn't had a quorum and when a service has been provided the bill should be paid in a timely reasonable fashion. In some instances when the Housing Partnership hasn't met the H-C obtains the approval to pay its bills from the Town Administrator. The H-C does not recommend approval of the recommendation but rather asks that the current practice of bill paying continue. All bills paid will appear on the agenda even after being paid to ensure that the Housing Partnership has been informed as was the case in the April 17, 2019 meeting. No action was taken.
- 4.) Bills: The H-C reported that there were no bills to be paid.
- 5.) Marshfield Housing Production Plan Update: The H-C reported that because of the approval of the Modera Chapter 40-B project, the Town is in a 2 year reprieve period which is from 11/6/17-11/5/19. The T-C suggested that we consider having a focus group with the Town's stakeholders for the next plan. He mentioned he has worked in other town's with Jennifer Goldson, a consultant. The consultant would work under his contract. He stated that the size of the production plan is too big and needs to be streamlined and improved.
- 6.) Subsidized Housing Inventory: With the Modera Chapter 40-B project approved, the Town is at 8.33% on the State's Subsidized Housing Inventory (SHI). The T-C cautioned that with the upcoming census in 2 years the number of year-round housing units will go up and the percentage of affordable units on the SHI will go down.
- 7.) Texas Street Lot Update: The Lot is approximately 10,000 square feet and is owned by the Town. It is located at the intersection of Texas Street and Quincy Avenue. Per Town Counsel, the lot is not classified as a lot of record and is unbuildable. There is a minimum of 20,000 square feet required to be a buildable lot in that location. Richardson asked if a "not for profit" can apply for a waiver with justification. H-C responded that the first step would be for the Board of Selectmen to declare the lot surplus. Then a "not for profit" could apply to the State for a Chapter 40-B Site letter and then the ZBA. The Town would then have to do a standard RFP and the Town will need to have an appraisal done. The question was raised if the Partnership was willing to cover the cost of appraisal. Kerry mentioned that there is potential litigation if this moves forward by an abutter. Monaco made a motion for the Partnership to pay for the appraisal and costs associated resulting from the RFP. There was unanimous approval.
- 8.) South Grammar School/Hancock Building: H-C mentioned that the project was very well received at the recent Town Meeting. Richardson asked if in the agreement it will stipulate that the home only have veterans. H-C said no, however there is a very strong likelihood with the number of homeless veterans in the State that it's unlikely to happen.
- 9.) Update Discussion Regarding Another Round of MHOPP: H-C reported that there will be changes in the qualification levels and that the hot housing market was the leading cause. There will more than likely have to be adjustments in the thresholds to ensure a better opportunity to achieve a homeownership for qualified participants.

- 10.) Bridle Path 40B Affordable Rental Housing Development Update: The Developer Peter Armstrong has appealed the Town's decision to the State. Mr. Feeney is an abutter and indicated that from what he knows there has not been a decision yet from the State.
- 11.) Report of the Housing Coordinator: Foreclosure prevention: Since the inception of the initiative there has been over 700 letters sent out to date. So far this year we sent 23. By the same time last year we sent out 18.
- 12.) Next Meeting: Tuesday June 12th at 7:00.
- 13.) Adjourn: The C asked for motion to adjourn the meeting. Fred made the motion and Kerry seconded. The meeting was adjourned at 8:35 PM.