

Housing Partnership Meeting
Minutes January 9, 2018
Held in the Planning Department Office, Marshfield Town Hall

1. Call to order: 7:05PM
2. Roll Call: Present: Jack Mather, Housing Coordinator (H-C) Martine Anderson, Chair; Daniel Gaulin, Technical Consultant (T-C), Kerry Richardson, Richard Murphy, Noble Scheppers and Fred Monaco, Brittany Cavallo and Joe Kelleher. Guests: William Last Jr.
3. Motion to approve the minutes of meeting of September 12, 2017 was made by Richard Murphy. Seconded by Kerry Richardson. Passed with no opposition.
4. Bills: The H-C reported that there were no bills to be paid.
5. Methodology of Determining the Fair Market Value of Rental Units: The HP discussed 'fees in lieu of construction' for rental property and that no formula or methodology exists in the Zoning Bylaw for 'fees in lieu of construction' for rental property. 'Fees in lieu of construction' for ownership units is set at 65% of the comparable market rate units sale prices. William Last Jr. told the HP that the fee is too high and will cost him approximately \$975,000.00 as a fee for three houses. Board agreed to require developers to provide the affordable rental units rather than accept a 'fee in lieu of construction' and to check with Town Counsel.
6. Subsidized Housing Inventory (SHI) Update: The town currently has 573 units or 5.82%.
7. CPC Application to Continue Funding the Housing Coordinator's Position (\$75,000): no application was necessary as sufficient funds are being retained by the Town to carry the positions for FY 2019.
8. Discussion Regarding Another Round of MHOPP: The H-C recommended that the Housing Partnership do an analysis of the current sale prices in Marshfield to ensure that future MHOPP participants can be competitive in the housing market. The H-C will report back to the Housing Partnership.
9. Acceptance of proposal by "Realworth Appraising and Consulting Co" For the Hancock Property Appraisal: A motion to accept the proposal for the appraisal fee of \$2800 to Realworth Appraising and Consulting Co from the MMDT account was made by Fred Monaco and seconded by Brittany Cavallo. The motion was approved unanimously.
10. Acceptance of proposal by "Axion Architects Co" for the preparation of baseline documentation on the Hancock Building aka Keith-Heap Building for the exterior Historic Preservation Restriction submission to Massachusetts Historic Commission: A motion to accept the proposal at a fee of \$2,550 to Axion Architects Co out of the MMDT account was made by Brittany Cavallo and seconded by Brittany Cavallo. The motion was approved unanimously.
11. Hancock Building aka Keith Heap Building Veterans Housing RFP: the RFP is expected to be three to six weeks before being finalized and ready to be marketed.

12. The H-C discussed Bridle Path Chapter 40B Affordable Rental Housing Development and informed members that the developer is appealing the ZBA decision.
13. Modera Marshfield 40B Affordable Rental Housing Development Update: No appeal phases the project is moving forward. The Town should receive a two-year reprieve.
14. Report of the Housing Coordinator:

MHOPP 11B Update: The H-C reported that there has been no activity.

Foreclosure Prevention: H-C reported that foreclosure notices are down substantially from last year.