

**Minutes**  
**Marshfield Housing Partnership Committee Meeting**  
**Thursday, December 2020**

1. **Call to order** - Meeting was called to order at 7:23pm  
**Roll Call** -
  - a. Present: Kerry Richardson, Cody Rohland, Martine Anderson, Margie Pujalte
2. **Discussion/Vote for the use of funds for Handicapped/Elderly Housing to rehab The Alamo** - Tabled until Michael Maresco could join us.
3. **Overview of the Housing Coordinator work and reports** -
  - a. Margie filled us in on her activities since March 2020. She signed her contract on the day that the state shut down due to COVID, but she was able to spend a lot of time researching housing laws, 40B and deed riders. Margie has worked in housing for the past 20 years with Neighbor Works so she was able to reach out to old colleagues for info to help. She filled us in that Marshfield has 42 (LIP) Local Initiative Properties, 27 MHOP properties which are the grant program homes and of those 2 are habitat for humanity homes. She did research on all of the properties and found that none of the properties had changed ownership without permission. Good news! She also shared that the Marshfield housing Authority joined Quincy housing authority, but there is a separate bank account for fee for service. She will handle the monitoring of that. She also shared that there is another bank account that the Housing Partnership has under the Housing authority that is accessible without a vote by town meeting. Margie has arranged for the sale of 3 properties and the refinance of one. She did the annual report and a request for funding to CPC as well as worked on initiatives and other projects.
4. **Michael Maresco joined us so we discussed Agenda Item #2** - Michael spoke about the Selectmen initiative which is looking to build 4-6 units of affordable handicapped/senior housing. There is a \$2.5 million application to CPC and they are looking at rehabbing the Alamo by South River School and exploring a limited historic restoration. Unfortunately this initiative will not count toward affordable housing numbers as Marshfield has already hit the limit for elderly/handicapped housing. The basement will also become a repository for town records. The Selectmen are asking for support from the Housing Partnership. Discussion also on MOD rehab loans which are available to remodel homes to make them accessible. Discussion on options for handicapped/seniors donating homes/etc. CPC is recommending the Housing Partnership request from the CPC funding to do a study to figure out what affordable housing costs and who needs it. Is it seniors? Families? It is recommended that we review the CPC housing production plan. A question was raised, are there state funds for the \$2.5 million project for the Alamo? Discussion on bringing in more committees/resources. Michael mentioned that the CPC spent \$3.99 million on the veterans' house, and is hoping that the Housing Partnership will vote to support the concept for the Alamo and look at the feasibility of it. Cody moves that the committee

votes to support the idea of exploring the feasibility of using the Alamo as senior/handicapped housing. Martine seconds. Cody, Kerry and Martine vote yes.

5. **Discuss necessity for increasing the H-P Committee** - Everyone agrees to work on recruiting new members.
6. **General discussion of H-P and the New Veteran's Home** - Discussion about the money we are requesting from CPC and if \$15,000 should be sufficient this year. Not \$75,000 as previously discussed. We currently have \$87,000 in the account. Kerry commented that we need to make sure that we have enough to cover what we need for the 5 year plan to cover June 30, 2021. Margie says that the request has already been submitted for \$75,000, and Martine calls that part of the discussion off. It is discussed on the Veterans home update that Father Bill Mainspring will do the vetting for the veterans.
7. **Invite to Board to join a tour of Modera Marshfield on 12/11/20 10:00AM** - Discussion on visiting the Moderna affordable housing units and the regular units. The date is changed to Wednesday 16th at 10am to meet at the Leasing office with Olivia Myers.
8. **Roll call for adjournment** - Martine called the meeting adjourned at 8:32pm. Martine and Cody vote yes. Kerry votes no due to the closed discussion for the HP funding on agenda #5 (#6 here)
9. **Meeting adjourned**

Respectfully submitted by Cody Rohland

**End of Minutes**