

Affordable Housing Trust Trustees Meeting

January 28, 2021

Meeting held via Zoom videoconference

Roll Call

Present were:

Jay Moody
Debra Williams
Victoria Petracca
Frank Streeter
Carolyn Read
Marilyn Largey, ex officio

The meeting was called to order over Zoom at 7:00 PM.

Call to Order & Administration

In his role as Selectman, Jay Moody called the roll of attendees and opened the meeting. The various Trustees introduced themselves and their professional qualifications and experiences with Affordable Housing.

Organization of Positions

After some discussion by the Board,

Secretary Streeter moved to nominate Victoria Petracca as Chair; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.

After further discussion the Board decided to have the recording of the Zoom meetings serve as the Trust's primary meeting record. However, after some discussion of the need to record votes and thus to have a Secretary to take minutes to be posted,

Trustee Williams moved to nominate Frank Streeter as Secretary; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.

Approval of Meeting Minutes

Not applicable as this is the Trust's first meeting.

Public Comment

There were no public comments.

Scheduled Appearance(s)

None.

Monitoring of Lancaster's Existing Affordable Housing Inventory

The Board reviewed the Town's existing Subsidized Housing Inventory (SHI) as referenced in current Housing Production Plan (HPP) and Commonwealth of MA tracking. As of the 2010 census there were 2544 housing units in Lancaster and 140 of them are restricted affordable units, about 5.5% of the total. In addition, municipalities

may receive temporary credit for partially permitted, but unconstructed units. In this manner, Lancaster is temporarily receiving credit for 110 units of an approximately 151 unit 40B project that is currently going through other permits and approvals. This brings Lancaster's calculated SHI inventory to 9.8%.

To achieve safe harbor status under MGL Chapter 40B the Town must have at least 10.1% affordable units, which works out to about 260 units to meet the threshold based on the 2010 census. The estimate for Lancaster's total building units as per the 2020 census (as based on building permits issued since 2010) is 2850 units, which will require a total of about 300 affordable units to meet the 40B standard.

Lancaster is located in the Eastern Worcester County census tract and median income calculations are made on the basis of this entire tract, not a smaller geographic unit such as just the Town. The level of income needed to qualify for affordable housing is defined as no more than 80% of that median income. The 40B requirements state that to qualify for the program 25% of the new units built must be affordable at the 80% income level. If the income level is reduced to 60% of the median income then the affordable units requirement for 40B drops to 20% of the total number of units created.

New Affordable Housing Production

The Board reviewed recent proposals to update the Town's Zoning By-laws, which include proposed 40R Zoning and an Inclusionary Zoning Bylaw, and how they could impact the Trust. The Board also reviewed the Town's current affordable housing pipeline as referenced in current Housing Production Plan (HPP). As zoning is the purview of the Planning Board and they have set up a subcommittee, after a brief discussion by the Board,

Secretary Streeter moved to nominate Victoria Petracca as the Trust's liaison to/member of the Planning Board's zoning revision subcommittee; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.

New Business

None.

Communications

The Board reviewed and approved edits to Affordable Housing Trust webpage on the Town's website. Chair Petracca will send them to the Town Clerk.

Next Meeting

After discussion the Board decided to meet on the 1st and 3rd Thursday of each month. Due to COVID restrictions meetings will continue to be held over Zoom until further notice. The next meeting of the Affordable Housing Trust will be held Thursday, February 4, 2021 at 7:00 PM via Zoom.

Adjournment

There being no further business for the Board to consider,

Secretary Streeter moved to adjourn; Trustee Read seconded the motion, and the motion passed on a 5-0 vote.

The Board adjourned and the Zoom meeting ended at 9:15 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary

List of Documents:

Agenda

Affordable Housing Trust Fund bylaw

Town of Lancaster, Housing Production Plan, 2020-2024

40R Zoning – MRPC presentation, w. maps