

Affordable Housing Trust Trustees Meeting

April 1, 2021

Meeting held via Zoom videoconference

Roll Call

Present were:

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

Chair Victoria Petracca called the meeting to order over Zoom at 7:04 PM.

Approval of Meeting Minutes

After a brief discussion,

Trustee Williams moved to accept the minutes of the Trust's March 4 and March 18, 2021 meetings; Trustee Moody seconded the motion, and the motion passed on a 5-0 vote.

Public Comment

There were no public comments.

Scheduled Appearance(s)

David Hedison, Executive Director of the Chelmsford Housing Authority, who spoke about various aspects of development of affordable housing and the variety of projects he has been involved with over the years. He noted that the Department of Housing and Community Development (DHCD) has two rounds of project funding each year, and they also issue tax credits for the development of low-income housing. These credits are transferable and are a significant source of funding for affordable housing projects in the Commonwealth.

David recommends trying to get 60% income level units built from 40B projects instead of 80% units. It is in developers' best interests to build these lower income level units as 40B only requires that 20% of the units in a project be affordable if they are affordable at the 60% income level, as opposed to 25% of the units being required to be affordable if they are at the 80% income level. If AHT is then building projects at the 60-80% level (rather than 60% and below as above) then it should be easier to "sell" those projects to the community at large. He recommended coming up with personal examples of who could/would be housed in those units as being more effective at convincing people to support those projects than a generic occupant.

David noted that while all 40B units must be identical, both affordable and market rate, that is not true for local initiative petitions. (LIP's) Referring to the low-income housing tax credits David noted they also have the benefit of depreciation on a 26.5-year

schedule. In his projects David has used public money to create projects with 100% affordable units, rather than the 25% from a 40B. He uses a down payment of CPA funds to leverage the State's contributions.

Secretary Streeter asked David to review the Town's proposed inclusionary zoning bylaw and get back to the AHT Board with any comments he might have, especially if he finds flaws in the draft bylaw. He said he would do so. In closing David stressed the value of public/private partnerships to create affordable housing and coming up with win/win solutions for all parties.

The Board reviewed AHT's Deed of Trust and discussed how to sign it. Lancaster's Town Clerk will serve as notary for the signatures and members will contact her to sign it, ideally on Monday. The Board noted a few minor typos and asked that they be fixed before the trust instrument is signed.

Trustee Moody moved to accept the minutes of the Trust's March 4 and March 18, 2021 meetings; Secretary Streeter seconded the motion, and the motion passed on a 5-0 vote.

Monitoring of Lancaster's Existing Affordable Housing Inventory

Trustee Read is still working with the State to have 32 Carter St added to the Town's affordable housing inventory.

New Affordable Housing Production

The Board reviewed possible sites for the development of affordable housing in Lancaster through the lens of possible 40R/S overlay zoning on those sites.

Chair Petracca noted that the Goodrich Brook development off of Sterling Road contributes 110 units to the Town's affordable housing inventory, which is somewhere over a third of the units. These units were added to the Town's inventory in July 2019 when the project received its comprehensive permit, but as a building permit for the project has not yet been issued those units will come off of the Town's inventory by the end of July 2021, leaving a major deficit on the Town's inventory and thus an invitation to more 40B projects.

The Board discussed the former Jones Crossing project and its current status. Apparently the project was foreclosed on but it is unclear who the present owner is. There is an upcoming auction of 0 Deershorn Road on April 14.

The Board then discussed the DCAMM project on Old Common Road. The neighborhood meetings went well with good suggestions and minimal opposition. Chair Petracca reported on her discussion with one of the students in the design team about the project. The Board further discussed both the upcoming design team report and the project in general.

Chair Petracca then went through a list of the status of a variety of development projects in Lancaster.

AUC: no update but a brief discussion of Town-owned land.

Kalon Farms: may or may not be for sale, but most frontage is in flood plain and wetlands on the site may make development challenging.

Roll On America on Duval Rd: under agreement but no further details available.

Capital Group: Chair Petracca updated the Board on the status of their proposed zoning changes. Right now the back of their site is zoned residential and Capital Group is trying to have that land added to the adjacent enterprise zone. Capital Group stated that if the land is not rezoned as they request they would build 4-500 residential units there under 40B. Chair Petracca and Secretary Streeter will have a Zoom meeting with Capital Group to discuss their new ideas and potential alternatives.

New Business

The Board discussed a variety of upcoming events.

Communications

None.

Next Meeting

The next meeting of the Affordable Housing Trust will be held Thursday, April 8, 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 at 9 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary

List of Documents:

Agenda