

COMMUNITY PRESERVATION COMMITTEE

Meeting Minutes

1/27/21

**Present:** Sandy Slavin, Co-chair, George Barrett, Jean Connaughton, Joan Kinniburgh, Barbara Smith, Sherbie Worthen

**Absent:** Brian Litchfield

**Guests:** From Pennrose Ltd, Charlie Adams, Ryan Kiracofe, Rio Sacchetti; From Wareham Redevelopment Authority, Ken Buckland

**Call to Order:** Sandy Slavin opened meeting and welcomed guests at 6:00pm.

**Littleton Drive Affordable Housing** - Proponent's initial request from CPC is \$500,000. Charlie Adams reviewed the 93 unit project. He noted Pennrose, a for profit mixed-income housing company, has developed multi family housing for 40 years, creating 17,200 units around the country. Pennrose responded to the town's RFP. Mr. Adams stressed collaboration, working with Ken Buckland, WRA and getting approval from Board of Selectmen. They have also received permission from Zoning to acquire a permit under Mass General Law 40B. The Pennrose "approach to development (is) to engage communities to determine their needs and desires and then work with stakeholders to turn that shared vision into a reality."

93 units will include 44 affordable senior housing units, AT 60% AMI and 49 units of family housing, 39 UNITS AT 60% AMI AND 10 of which will be workforce housing with rents based on 100-120% Adjusted Median Income (AMI). The 16 acre site will be constructed around a green space and will leave 82% as open space. A three story Senior Building will be across the road from the Club House which will contain, offices, a fitness room and a community room which can be shared by the Library, the YMCA and other groups. There will also be an improved existing walking trail around the property. Emergency access roads have been added at the request of the Fire Department. Adams has visited many of the neighbors. The intersection onto Rte. 6 will be redesigned.

Ken Buckland noted that of the current proposed housing projects, Pennrose was the only one that included affordable housing for seniors. Adams said the addition of Littleton Drive plus Woodland Cove proposed housing would bring the Wareham Subsidized Housing Inventory (SHI) to just over 10%. All units will qualify for SHI.

**Questions from the committee:** Joan Kinniburgh asked about handicapped accessible housing, currently showing the greatest need on the Wareham Housing Authority list. The senior building will have two elevators. 5% of units are fully handicapped accessible. Other units are 'visitable' or adaptable. Barbara Smith asked about Wareham residents having first choice of housing. The Fair Housing Statutes require a lottery system, with 60 days of advertising, Wareham residents will have first choice. Other questions related to the current moratorium on new sewer hook ups. Adams said 2023 is a realistic time frame for project completion when sewer is hopefully available.

**Cost increase:** Adams said costs would exceed the initial request to CPC, from \$500,000 to \$1.1M. Total COST INCREASE FROM \$34M TO \$40M. In other projects, CPA funds have been used for construction and design costs. Slavin said we would require the affordable housing deed restriction before construction begins. There would be a 99 year lease with ownership going to the Wareham Redevelopment Authority. CPC will request a new budget sheet. Funds would come from Affordable Housing RESERVE and the balance FROM unallocated funds.

**Minutes, January 13, 2021.** Motion to accept minutes. Correction noted. Fitness court proposal "was withdrawn by applicant." Kinniburgh moved to accept amended minutes. Smith seconded.  
**Vote: 5-0-1.**

**Pennrose** is a for profit development company. What is the tax status of Littleton Drive? Slavin will inquire.

**Next Meeting:** Wednesday, February 10, 2021

**Adjournment:** Motion to adjourn made and accepted at 7:20pm.

*Respectfully submitted by Sherbie Worthen, clerk, Community Preservation Committee*

*Sherbie Worthen, Clerk. 3/22/21*