

# Minutes of the Wareham Affordable Housing Trust Meeting

Tuesday May 11, 2021

Prepared by: Carl Schulz

## Attendees

<b>Present</b>	
Jim Munise	Chair
Sandra Slavin	
Missy Dzikczek	
Carl Schulz	Minutes
<b>Absent</b>	
Heidi Churchill	
<b>Guests</b>	
Brenda Eckstrom	

## Discussion

### *Discussion of the Citizen's initiative petition*

Brenda Eckstrom has previously presented the Citizen's Initiative Petition that is on the Town Warrant and was present to answer questions and discuss the initiative.

Members of the Trust discussed a question about the math related to the comparison of revenue generated by (1) new property added under the initiative vs. review generated by a single unit in a multi-unit property. There was a concern that the comparison was not an exact equivalence. Ms. Eckstrom commented that the presentation was attempting to show the value of single units in town vs. building large multi-unit complexes.

The Trust asked if a survey or count of properties that would become eligible under the initiative. Ms. Eckstrom reported that an actual count of eligible properties was not calculated. The initiative included a CAP to control the implementation.

There is an open question about the Town By-Law for small lot exemptions.

### ***Discussion of the Local Initiative Program***

The Local Initiative Program is run directly through DHCD. The Trust discussed possibly of integrating programs and discussed if the programs might be complimentary.

This is an open and ongoing discussion.

### ***Review and approval of minutes from April 13th, 2021***

Ms. Slavin distributed copies of the open minutes from past meetings:

- Motion to Approve Missy Dziczek
- 2nd Sandy Slavin
- Approved 3-0-1

Ms. Slavin suggested that we create a generic agenda item (not date specific) for reviewing and approving minutes so that the topic is discussed at every meeting

### ***Discussion with Wareham Housing Authority about town properties for possible affordable housing.***

The Trust discussed identifying and visiting town properties in order to evaluate a potential affordable housing candidates.

A representative from Wareham Housing Authority was invited to the meeting. No one was able to attend.

The Trust would like to identify ways to work more closely with the Housing Authority. Considerations:

- The Trust should get a list of possible town properties to review and visit
- Get a list of tax title properties
- Properties may go directly to auction without ever considering Affordable Housing. The Trust should be able to review and consider as candidate for Affordable units.

Suggested action to get this list from the Treasurer.

### ***Latham Center-Wrap-up***

The town provided two separate grants to subsidize Latham Center housing rehabilitation and construction. This should add (4) units to the Affordable count and (1) unit for assisted living.

### ***165 Great Neck Road.***

Mr. Munise completed the paperwork in Universal Agreement.

Ms. Slavin completed the paperwork from the CPC.

Expectation is for the Town to move forward.

### ***Rental assistance program***

The Trust discussed what, how, who will oversee administration of the program.

Is this allowed under our and states AHT guidelines?

Homelessness, transitional/temporary housing financial assistance: what is provided currently in Wareham, who provides it?

Continued discussion about the need for someone to take responsibility:

- Nothing in place,
- Need a staff person,
- Could SRPED administer,
- Consideration for staff to administer programs. How can this be funded?
- Looking for someone to put together a plan for administration and funding.
- Community Preservation funding is available for Affordable. Perhaps a well defined program could be designed and then funded. The Program would need clearly defined roles and responsibilities and deliverables.
- Have other towns written procedures and job descriptions? Look to what other towns have done.
- Need to keep this front and center.

Create list of procedures for implementation of programing / request for volunteers

- Who is going to write this up?
- We have some documents written up. Ms. Slavin has a good set of records.
- Documentation and forms should be on the web site.

Mr. Schulz to DRAFT objective statement that could lead to an action plan.

Create an inventory?

***WHAT organization, process and by-law language***

- Members of the Trust to review the existing language to identify areas for change and improvement.
- ACTION: change the quorum - target fall warrant item - Agenda item for next month to review and approve wording

***Continue discussion on recommendation and changes for Housing Production Plan***

- ACTION: Schedule workshop / meeting to finalize a document for the town to work from and complete by regular meeting in July.

***General Discussion***

- ACTION: Appoint full time clerk - next meeting

Ms. Slavin made a motion to adjourn which was 2nd by Ms. Dziczek.

Approved 4-0-0

Revised: 2021-06-03 2:06 PM



6/22/2021