

WAREHAM Affordable Housing Trust

MINUTES OF THE MEETING

9am Tuesday, May 10, 2022

Room 27 Town Hall & ZOOM

1. CALL MEETING TO ORDER

The meeting was called to order by Chairperson Munise at 9:10 A.M.

2. ROLL CALL

Members Present: Jim Munise (Chairperson) (Remote)
Carl Schulz
Missy Dzikczek
Sandra Slavin (Remote)
Heidi Churchill

Members Absent:

Guests: Ken Buckland, Director of Planning
Bob Costa, Royal Crest Residents Association
Kevin Dodge, Royal Crest Residents Association
Nora Gosselin, Cooperative Development Institute
Steve Beauchemin, RJWB
Lynne Sweet, LDS Consulting Group

3. MINUTES TO APPROVE

Minutes for the March 1, 2022 meeting were discussed.

MOTION: Motion made by Ms. Dzikczek and seconded by Ms. Slavin to approve the minutes for the March 1, 2022 meeting.

Roll call vote: Mr. Munise yes, Ms. Churchill yes, Ms. Slavin yes, Mr. Schulz yes, Ms. Dzikczek yes

VOTE: (5-0-0)

Minutes for the April 12, 2022 meeting were discussed.

MOTION: Motion made by Ms. Dzikczek and seconded by Ms. Churchill to approve the minutes for the April 12, 2022 meeting.

Roll call vote: Mr. Munise yes, Ms. Churchill yes, Ms. Slavin yes, Mr. Schulz yes, Ms. Dzikczek yes

VOTE: (5-0-0)

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4. THE VILLAGE AT 801 MAIN

Chair Munise reported that there was a slight change to the plan. The number of bedrooms went up by 1. Ms. Slavin noted that the project has secured their funding.

No further discussion and it was agreed to remove the topic from future agendas.

5. WAREHAM AFFORDABLE HOUSING TRUST FUNDING

Chair Munise reported that the funding article for the Trust was approved at the Spring Town Meeting.

Ms. Slavin noted that this would represent approximately \$38,000 for the Trust.

6. SAFE HARBOR – 40B

Mr. Buckland reported:

- A building permit should be issued shortly for 93 units at Littleton Dr.,
- Woodland Cove, representing 150 units, would be completed soon,

Mr. Munise noted that the Housing Production Plan has been submitted to the State.

Mr. Buckland summarized that these items should put us in line to be eligible for Safe Harbor. The Trust discussed market rate units that are being brought online and how that would impact our status. Mr. Buckland noted that the important number will be the US Census data that will come out in May of 2023 – giving us a year. He further reported that we are very close to achieving the goal of 10% of the 2010 data.

Mr. Buckland agreed to provide updates to the Trust as information is developed.

7. PRESENTATION ON 6 CHAPEL LANE

Ms. Sweet of LDS Consulting presented an overview of the project with the intent to convince the Trust to support their LIP application:

- Project has been in planning for several years,
- She discussed financial impact of rising construction costs,

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- She noted that the Wareham Select Board has endorsed their application,
- The project has 6 Three-Bedroom Townhouses, 2 will be affordable @ 80% of the AMI level, all 6 will count on the SHI.

The Trust discussed the project:

Question: Will the units be deed restricted?

Answer: There will be a regulatory agreement to permanently income restrict the (2) affordable units; this is not a deed restriction. The affordability restriction will be recorded at the registry.

Question: Will there be local preference?

Answer: Only (1) unit is has been requested for local preference. State limits project to 70% of units.

Question: Is there an opportunity to deploy solar in this project?

Answer: The applicant will investigate and consider.

Question: Are there concerns from Abutters that need to be addressed?

Answer: Ms. Sweet felt the question was inappropriate.

Mr. Munise outlined his concerns about the abutting properties. There were no comments from the applicant.

Question: How will the moratorium on new sewer connections impact the project? The configuration of the project changed after the prior discussion with the Sewer Dept.

Answer: The Applicant reported that they had spoken with Mr. Campinha and the flows have been approved.

Ms. Slavin reported that she did not remember the change in the number of bedrooms coming before the Sewer Commissioners. She agreed to reach out to Mr. Campinha to find out why this did not come before the Commissioners.

Ms. Sweet stated that it doesn't matter as 40B "trumps" local sewer concerns.

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MOTION: Motion made by Ms. Slavin and seconded by Ms. Churchill to endorse the LIP application.

Roll call vote: Mr. Munise no, Ms. Churchill yes, Ms. Slavin yes, Mr. Schulz yes, Ms. Dziczek yes

VOTE: (4-1-0)

MOTION: Motion by Ms. Slavin and seconded by Ms. Churchill to write a letter of support signed by the Chair of the Affordable Housing Trust.

Roll call vote: Mr. Munise no, Ms. Churchill yes, Ms. Slavin yes, Mr. Schulz yes, Ms. Dziczek yes

VOTE: (4-1-0)

8. HABITAT FOR HUMANITY

No representative was available to address the Trust. This topic will be deferred to a future meeting.

9. MAPPING OF TOWN PARCELS

The Trust had previously requested mapping through the Planning office. Further, Chair Munise reached out the SRPEDD about providing this service.

Mr. Munise summarized the importance of the Tool to support the Trust's ability to work with groups. Members discussed the need for this. The question of the usefulness of mapping all town properties; are there size considerations? Do we want to map developed properties?

MOTION: Motion made by Mr. Schuz and seconded by Ms. Dziczek by that the Affordable Housing Trust make an official request that the Planning Office develop a database of Town Owned properties > 5000 square feet and prepare an interactive-colored overlay of the data on GIS.

Roll call vote: Mr. Munise no, Ms. Churchill yes, Ms. Slavin yes, Mr. Schulz yes, Ms. Dziczek yes

VOTE: (5-0-0)

Mr. Buckland reported that the request was clear.

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Further clarification noted that this needs to be maintained and updated.

10. REGIONAL HOUSING OFFICE

Mr. Munise reported on his efforts to follow-up on the services being offered that were presented to the Trust last year. The contact who made the presentation is no longer there. Mr. Munise provided the names of additional contacts.

Regional Housing Office contacts
Jeffrey Walker, AICP
Executive Director

Economic Development
Administration
Email: jwalker@srpedd.org

Taylor Perez
Sr. Comprehensive Planner/Community Engagement Specialist
(took over for Eric Arbeene)
Email: tperez@srpedd.org
Phone: 508-824-1367, ext. 310

11. ROYAL CREST 55+ AFFORDABLE

Mr. Costa introduced the folks who were present and provided a brief overview of the resident's effort to purchase the property where their manufactured housing currently resides.

Ms. Gosselin provided a more in depth overview of the efforts and also discussed industry trends in the region.

Royal Crest hosts 154 lots, 144 of which are currently occupied. While residents own their own homes, they rent the land. If they purchase the park, the land would be collectively owned.

The group is requesting that we write letters of support to Massachusetts to support Manufactured Housing. It was noted that the Wareham Select Board wrote a letter of support.

MOTION: Motion made Mr. Schulz and seconded by Ms. Slavin to write letters of support to Senator Pacheco, Congressman Keating, Representative Gifford, DHCD and the CPC.

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Roll call vote: Mr. Munise no, Ms. Churchill yes, Ms. Slavin yes,
Mr. Schulz yes, Ms. Dziczek yes

VOTE: (5-0-0)

12. TRUST REORGANIZATION

The Trust discussed the impact of Mr. Munise leaving.

MOTION: Motion made by Ms. Slavin and seconded by Ms. Churchill to have Mr. Schulz assume to position of Chair.

Roll call vote: Mr. Munise yes, Ms. Churchill yes, Ms. Slavin yes,
Mr. Schulz abstain, Ms. Dziczek yes

VOTE: (4-0-1)

A new Clerk will need to be elected at the next meeting.

13. OTHER BUSINESS NOT ANTICIPATED

MOTION: Motion made by Ms. Dziczek and seconded to have Mr. Schulz as clerk sign the letters for 6 Chapel Lane, write the letter of support for 6 Chapel land, and write the letters of support for Royal Crest.

Roll call vote: Mr. Munise yes, Ms. Churchill yes, Ms. Slavin yes,
Mr. Schulz yes, Ms. Dziczek yes

VOTE: (5-0-0)

a. Woodland Cove

The Trust noted that forms and a process are still needed. This item has been open for a while and continues to be carried forward. As noted earlier in the meeting this project is operational soon.

b. Affordable LIP program

The Trust noted that forms and a process are still needed. No update.

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14. ADJOURNMENT

MOTION: Motion made by Ms. Dziczek and seconded Ms. Churchill to adjourn the meeting at 10:36 am.

Roll call vote: Mr. Munise yes, Ms. Churchill yes, Ms. Slavin yes, Mr. Schulz yes, Ms. Dziczek yes

VOTE: (5-0-0)

15. DOCUMENTS USED OR REVIEWED AT THE MEETING

- Minutes for March 1, 2022
- Minutes for April 12, 2022.
- Presentation regarding 6 Chapel Lane

16. NEXT MEETING

Tuesday, June 14, 2022

Place: Room 27

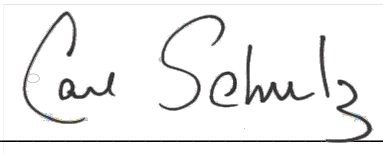
54 Marion Road

Wareham, MA 02571

Date Signed

By Carl Schulz, Jul 7, 2022 at 07:59

Date signed: _____



Attest: _____

Clerk Wareham Affordable Housing Trust

Date Submitted

By Carl Schulz, Jul 7, 2022 at 08:00

Date copy sent to Town Clerk: _____