

**TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)**

Minutes of the February 5, 2015 SMAHT meeting

SMAHT members: Mike Kopczynski, Cynthia Perkins, Trish Settles, Laura Spear

FY15 Housing Consultant: Leonardi Aray

Call to Order

The meeting was called to order at 7:11 PM.

1. Meeting Schedule (next 4 March)

March 4, 2015

April 1, 2015

2. Minutes Review & Approval

Cynthia moved to accept the minutes of the January 8, 2015 meeting, and Trish seconded. The minutes were approved unanimously.

3. Correspondence, Bills and payments

The Housing Trust received three invoices for payment:

1. Leonardi Aray invoice #140704 for \$840: Laura moved to approve payment, Cynthia seconded, and the motion was approved unanimously.
2. Q3 (July, August, September 2014) Town of Hudson for MAGIC Regional Housing Consultant Services for \$1210.00: Laura moved to approve payment, Trish seconded, and the motion was approved unanimously.
3. Q4 (October, November, December 2014) Town of Hudson for MAGIC Regional Housing Consultant Services for \$2,200.00: Laura moved to approve payment, Trish seconded, and the motion was approved unanimously.

Laura brought up the possibility of authorizing the Chair to pay the invoices from the Town of Hudson for the MAGIC Regional Housing Consultant Service for more prompt payment. She moved to authorize the Chair to review and approve payment for quarterly invoices from the Town of Hudson for MAGIC Regional Housing Consultant Services for amounts up to \$2000 per quarter. Cynthia seconded. Discussion included the agreed upon need to continue updating the Trust on activities and status reports regarding MAGIC Regional Housing Consultant Services. The motion was approved unanimously.

4. Trustee Reports

MAGIC Regional Housing Consultant Services: Mike updated the Trust on a meeting with Metro West Collaborative Development (which provides the MAGIC Regional Housing Consultant Services), held in late fall calendar year 2014. They reported that the affordable housing inventory is just about done, and a letter then went out to residents without our opportunity to review it first. Mike asked Nate Robinson from Metro West Collaborative Development to do a little more education with the home owners so that they understand the implications of owning an affordable house and refinancing, etc. These materials could be used across towns, and information probably already exists. At the next meeting, to be scheduled this

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spring, they will discuss next steps now that the database is done. We could also use this organization to update our Housing Production Plan as we have some funding still available. We also need to remember to add funding for FY16 to the Annual Town Meeting warrant.

40R presentation: Mike updated the Trust about a presentation held on 40R in January, which he and Leonardi attended. At first look, 40R isn't appropriate for towns like Stow. We can't meet its density requirements of 8 single family home or 20 multi-unit homes per acre; however, there has been discussion about changing the density level. What could apply to Stow:

- 40R overlay is by-right zoning
- Town gets \$10K-\$60K to adopt the zoning (overlay district)
- Town gets a density bonus of \$3K per unit at the time of a building permit
- 40R applies to specific locations: transportation center, commercial district, or "highly suitable location" -- which might be appropriate for Stow

As of January, there were 35 approved 40R districts in the Commonwealth. Of those, 16 are in "highly suitable locations," representing about half of the districts. 20-25% of the units in a 40R district must be affordable. For rental units in a 40R district, only have the affordable units count for the SHI unless the overlay zoning specifies that all rental units will count, similar to 40B development.

Compact districts can apply with less density, but towns don't get the incentive payments. Funding for the 40R payments come from the Smart Growth Trust Fund. Not a single 40S payment has been made: 40S funding applies if a town proves that 40R will result in increased demands on public services (schools, etc.).

Elm Ridge Road homework: Mike just got the CD from Metro West Collaborative Development and will review it.

Samuel Prescott parcel: Mike contacted former and current Superintendent of Streets Bruce and Mike Clayton, who both didn't think there are pipes in the easement on the parcel. The drainage could have been from the pond, not to the pond.

5. Housing Coordinator Update

Leonardi contacted Margaux LeClair at the Department of Housing and Community Development (DHCD) and sent her a deed from one of the homes on Elm Ridge Road. It looks like the affordability expiration is 2034 for all the units on that road, created under a Local Initiative Program (LIP), potentially representing a 50-year restriction. This is a good time to extend the deeds in perpetuity.

Leonardi looked quickly at the Department of Developmental Services (DDS) housing requirements. This may be an option for developing affordable housing as it means less density/development and every bedroom would count on the SHI.

6. UMass Town Center Presentation

Leonardi and Mike attended the presentation, which focused on 323 Great Road. Leonardi said the students were very impartial as they reviewed the proposals and input they received. The students reviewed how each proposal met a set of equally weighted criteria and could be

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improved upon. The next phase will be to look beyond 323 Great Road to the greater Town Center area, and that may affect the recommendations for this particular parcel. There are other potential parcels that could be developed. The students will continue in the spring semester. They would like to meet with SMAHT to discuss possible ideas for affordable housing in the broader Town Center area.

7. Adjourn

Trish moved to adjourn, Cynthia seconded, and the motion was approved unanimously. The meeting adjourned at 8:32 PM.

Respectfully submitted,

Laura Spear
SMAHT member

Laura Spear
3/4/2015

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