



TOWN OF GROTON
Affordable Housing Trust



Becky Pine, *Chair*
Carolyn Perkins, *Vice Chair*
Phil Francisco, *Member*
Richard Perini, *Member*
Charles Vander Linden, *Member*

Regular Session Minutes

Date: Wednesday, July 31, 2024
Time: 7 pm
Location: Town Hall, First Floor Meeting Room, 173 Main Street
Members in attendance: Charles Vander Linden, Richard Perini, Carolyn Perkins, Phil Francisco, and Becky Pine
Referenced documents: draft minutes from May 30, 2024 and July 9, 2024, July 9, 2024 Dillis & Roy invoice, age restricted housing definition (2 proposed bylaw revisions)

Becky Pine called the Affordable Housing Trust to order at 7 pm.

Review draft regular session minutes for May 30, 2024 and July 9, 2024

Carolyn Perkins moved to approve the draft regular session minutes from May 30, 2024. Charles Vander Linden seconded and the motion carried (5:0).

Carolyn Perkins moved to approve the draft regular session minutes from July 9, 2024 as corrected. Richard Perini seconded and the motion carried (4:0) (Vander Linden abstained).

Review invoice from Dillis & Roy dated July 10, 2024 for \$2,695.61 related to predevelopment of the Hoyts Wharf Parcel

Housing Trust members discussed the scope of work and noted that there were expenses (mileage and perforated pipe) related to the installation of the monitoring wells.

Charles Vander Linden moved to approve payment of the \$2,695.61 invoice dated July 10, 2024 from Dillis & Roy. Phil Francisco seconded and the motion carried (5:0).

Update on Hoyts Wharf Parcel (parcel 249-51 and adjacent parcel 249-57)

The Trust has not received the revised concept plan that incorporates the two requested changes. Fran Stanley will follow up with a request for that revised concept plan. Dillis & Roy is proceeding with scheduling the surveying and the witnessed soil testing.

Placeholder warrant article for Hoyts Wharf Parcel

The group discussed the pros and cons of adding a warrant article on the Fall Town Meeting warrant.

Carolyn Perkins moved to notify the Town Manager to request a placeholder warrant article for the disposition of the Hoyts Wharf Parcel. Phil Francisco seconded and the motion carried (5:0).

It is unclear whether an ANR plan is needed to go to Town Meeting; or, as Charles Vander Linden expressed would it be sufficient to present a concept plan based on a definitive boundary survey. Fran Stanley will ask the Town Manager for permission to contact Town Counsel so that Town Counsel can address this question.

Discuss proposed amendment to Section 218-3 Definition of Age-Restricted housing

The Housing Trust members reviewed the changes proposed by the Planning Board to this definition which call for inclusion of the affordable units on the Subsidized Housing Inventory. Also, the proposed amendment requires the permitted housing types to comply with one of the three allowed exemptions to family discrimination in the 1968 Fair Housing Act as amended by the Housing for Older Persons Act in 1995¹.

While the Trust was glad to have the SHI inclusion clarified as well as aligning the bylaw with current federal law, members wondered about changing the percentage of required affordable units. Becky Pine referenced the proposal suggested by Jeffrey Brem a few years ago that would have reduced the affordable requirement to 15 or 20 percent.

Phil Francisco noted that the Planning Board appeared to be addressing the issues encountered when a developer recently permitted 797 Boston Road for 24 rental units using this bylaw. The Planning Board will be having a public hearing about this zoning definition on Thursday, August 22, 2024. Becky Pine will speak with Russ Burke about this the Planning Board's proposal and the Trust will post a meeting for August 22, 2024.

Discuss housing aspects of Master Plan

The Planning Board has released portions of the proposed Master Plan. There is a 128-page Master Plan Inventory and Assessment Report (dated June 7, 2024) and the draft Implementation Program (dated July 17, 2024).

Trust members lacked context to evaluate the implementation program since the much of the content was an action plan arranged in a tabular fashion. There were references to "form-based code" and "planned residential development" that piqued interest but were not explained. The group discussed the public input for the Master Plan and agreed that more input was needed. Becky Pine invited members to respond individually to these Master Plan elements. The Trust will not respond as a whole at this time.

Meeting adjourned at 8:50 pm.

Notes by Fran Stanley

Upcoming Trust meetings: Thursday, August 15, 2024 at 7 pm – regular meeting
Thursday, August 22, 2024 at 7 pm – attend Planning Board meeting

¹ The Housing for Older Persons exemptions apply to the following housing:

1. Provided under any state or federal program that the Secretary of HUD has determined to be specifically designed and operated to assist elderly persons (as defined in the state or federal program);
2. Intended for, and solely occupied by persons 62 years of age or older; or
3. Intended and operated for occupancy by persons 55 years of age or older.

To meet the 55 plus exemption, the housing must have

- At least 80 percent of the units must have at least one occupant who is 55 years of age or older; and
- The facility or community must publish and adhere to policies and procedures that demonstrate the intent to operate as "55 or older" housing; and
- The facility or community must comply with HUD's regulatory requirements for age verification of residents.

https://www.hud.gov/program_offices/fair_housing_equal_opp/fair_housing_act_housing_older_persons