

## CPC Community Housing Sub-Committee Meeting – Minutes

September 12, 2018 at 1:30 p.m.

Town Hall – 1<sup>st</sup> floor Conference Room

Members present – Holly Wilson, Chair; John Druley; Steve Patton (voted 9/27/18 to the CH subcommittee as of 9/12/18)

Others present – Carla Feroni, Housing Coordinator

Chairman Holly Wilson informed the subcommittee of the latest developments regarding the former nursing home on Jones Road (adjacent to Morse Pond School). She said she has been talking to people about the property, including developers, the owner, and a realtor. She has also talked with zoning administrator Sari Budrow regarding existing permitting. She said her vision for the property is that it would be repurposed into a combination of affordable and market rate rental units. She said she plans to bring the issue up at a future Community Preservation Committee meeting to transfer increased funding from the CP Fund, most likely from the undesignated fund balance, into the FAHF in order to realize this vision. She said she would like to make this transfer happen at 2018 November Town Meeting.

John Druley outlined questions that would need answers, which Holly answered, such as:

- 1) What is the purchase price? (\$6M)
- 2) What is the zoning? – (Residential C – modification of 2 existing permits needed)
- 3) Who do you expect will own the property? (private/public partnership)

Further discussion included points such as how the private funds would be raised, who would represent the town, who would actually develop the property, and how the plan would all come about. Attendees were also suggesting ideas about whom to call and other programs to research. Carla Feroni suggested contacting Community Builders, for example, who could offer help figuring out costs and funding. Holly said that she envisions something along the lines of a community center rather than just a housing development, and that in the town of Gloucester there is a model for that. She said she is looking for a partner in this venture, someone who will help move this idea forward.

Attendees then talked about actual costs of such a development and used the housing development on Spring Bars Road for comparison. Attendees acknowledged the work that Holly had already invested in this idea and the possibilities it presents, and agreed that it would be beneficial to talk with financial people and other developers to get their perspectives.

Holly then returned to her earlier idea of proposing more funding for the FAHF than the \$250,000 that was on the agenda for the 9/13 CPC meeting. Steve Patton said that that was the main question for him.

Meeting adjourned at 2:30 p.m.

Submitted by Carole Sutherland