



TOWN OF SWAMPSCOTT

AFFORDABLE HOUSING TRUST

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

KIMBERLY MARTIN-EPSTEIN, CHAIR
MARIANNE MCDERMOTT, VICE CHAIR
ILENE VOGEL, SECRETARY
DON HAUSE
JOAN HONIG

ALTERNATES

KRISTIN SACCOCCIO

APRIL 19, 2018 MEETING MINUTES

Time: 6:05pm– 7:50 pm
Location: Swampscott Town Hall, First Floor Conference Room, 22 Monument Avenue
Members Present: K. Martin-Epstein, M. McDermott, I. Vogel, J. Honig, K. Saccoccio
Members Absent: D. Hause,
Others Present: Pete Kane (Director of Community Development),
Andrew Rose & Bruce Paradise of White Court
Robert Corcoran of 133 Puritan Road, Ted Regnante, attorney
Shelly Goehring, MHP

Meeting opened at 6:05p by Chair Martin-Epstein.

REVIEW AND APPROVAL OF MARCH 22 2018 MEETING MINUTES

Motion by J. Honig to approve the minutes from the March 22 meeting, seconded by M. McDermott.

DISCUSSION

Payment-In-Lieu Calculation Discussion

- K. Martin-Epstein discussed the research she did to determine a reasonable methodology for payment-in-lieu (PIL) and her outreach to the Massachusetts Housing Partnership (MHP). Shelly Goehring of MHP was present to provide context as well. K. Martin-Epstein passed out her proposal document to review with the group which included background information and two methods to calculate using hard costs only vs total development costs (TDC). K. Martin-Epstein then recapped the previous meeting and discussion with the developers to provide more context to members who weren't present. The members then discussed if the calculation should use hard costs only or TDC.
- J. Honig offered her research info which was looking at the average sale values of three-bed units in Swampscott (which were very close to the hard costs calculations that K. Martin-Epstein had come up with).
- Different towns calculate PIL differently; SAHT doesn't want to pick a number that will discourage developers from making PILs. If developers build their own affordable housing units in lieu of PIL, who will manage these units? Will low income families feel isolated? Will they be able to pay all associated fees such as condo fees?
- Discussion as to whether developers should be charged the cost to buy or build a similar unit or the cost to subsidize a unit, however, SAHT doesn't want to create hardship for smaller developers.
- Board compared and discussed the valuation options on the table: TDC (\$350,000) vs. average sales price (\$300,000) vs payment in lieu calculation from K. Martin-Epstein's research (\$151,000) and took a vote:
- K. Martin-Epstein proposed a motion for the board to accept the payment-in-lieu calculation of \$151,000 per affordable housing unit required to charge developers going forward.

M. McDermott so moved, J. Honig seconded, board voted unanimously to adopt.

MHP Discussion

- S. Goehring of MHP said that MHP can help us amend our by-laws to reflect the PIL if the Town of Swampscott requests the help. Board discussed putting these revisions, particularly the new calculation, in front of Town Meeting in the Fall.
- SAHT also discussed possible joint MHP training – possibly with Marblehead - at a regularly scheduled AHT meeting.

Developer Discussion

- At 7pm the developers of White Court and 133 Puritan Road, plus attorney Ted Regnante joined the AHT meeting.
- K. Martin-Epstein presented the newly voted PIL background and proposal of \$151,000 and explained that the payment schedule is based on the construction schedule, per the AHT by-laws.
- Both sets of developers agreed with the proposed PIL.
- SAHT will send the ZBA a letter explaining the Trust's decision to charge White Court \$302,000 (two units) and 133 Puritan Road \$151,000 (one unit) based on their total number of units proposed.

Follow-up Discussion

- M. McDermott suggested reaching out to the Swampscott Housing Authority to see if we could work with them.

NEW BUSINESS

No new business was discussed.

NEXT MEETING

To be held on May 17, 2018, guest will be Don Preston of Habitat for Humanity.

Meeting was adjourned at 7:50.

Ilene Podgur Vogel
Secretary, Swampscott Affordable Housing Trust