

Affordable Housing Trust (AHT)
Minutes
Meeting of March 25, 2015

In Attendance:

Members Present: George Sibley, Chair, Michael Luster, Betsy Works Mary John Boylan and Ruth Pino

Absent: Tom Daniel, CD Director

Staff: Deborah Laurie, Sr. Project Manager

Other: Reverend Brett Hays and Len Berry

The Meeting was called to order at 5:20 pm.

First item on the agenda was the minutes from the October 30, 2014 meeting. Minutes were reviewed by members; Michael Luster made a motion to accept minutes with minor correction and seconded by Mary John Boylan. All in favor, yes; motion passed to accept minutes of October 30, 2014.

Second item on the agenda was the discussion and vote on CPA application support letter for St. John's Episcopal Church Feasibility Housing Study. George mentioned that he was a member of the St. John's church and he will abstain from the vote. Mary John asked him if he had any financial gain from the project, and he stated he did not so she felt he was able to vote. The Committee agreed.

George asked Mr. Berry and the Rector to explain their proposal for CPA funding. Reverend Hayes, explained that Councilor McGeary, a vestry member, has assisted them in applying for the CPA funding. The project consists of conducting a housing feasibility study to seek possible scenarios of mixed-use housing for their parking lot adjacent to the Church on Washington Street. They would like to keep some parking on the site. They feel that they can get a good study done for \$20,000; \$5,000 from the Church and \$15,000 requested from CPA. There are many unknowns like total cost, ownership issues, etc. that need to be fleshed out.

George Sibley asked will the study determine what portion will be affordable and how many apartments or condos would be proposed. Reverend said this is exactly why they need the study. They just don't know. There could be several scenarios, like apartments, sell the property or have mixed ownership, long term lease or sell the land to a developer. Also, they will need someone to manage the property. They do know that downtown needs housing. The study will hopefully determine assessment of resources within the city and determine what income level of housing is most needed. This study will give a thorough review and options of legal, environmental issues, costs, etc.

Betsy questioned exactly where is the site located; the site is located at 33 Washington Street, next to the Forbes School, affordable condo project. Years ago the site was occupied by three housing units.

Reverend Hayes stated that ideally the church visions some sort of parking underneath the building to accommodate tenants as well as church members. Ground level could possibly contain some retail space or community space and mixed income housing units above.

The committee questioned how large the site was; Mike Luster responded less than ½ an acre.

Mary John questioned whether or not the church has sought legal opinion for this project? Reverend said this is one of the reasons they need the study. All legal issues, such as ownership, zoning requirements etc. will be addressed in the study.

The neighborhood make up was discussed. The neighborhood surrounding the potential housing site is made up of commercial businesses, offices and multi-family housing. The Church feels the City Council will look favorably at this project.

The question was raised whether or not the units will be market rate or affordable. The AHT obviously wants to see affordable units developed.

George made a motion to send a letter of support to the CPA for the St. John' Feasibility Study of Housing at St. John's Episcopal Church. Ruth Pino seconded; all in favor, yes. Motion passed.

Motion to adjourn by Mike Luster and seconded by Betsy Works, all in favor.=
The meeting adjourned at 7:10 p.m.

Respectfully submitted,
Deborah Laurie, Senior Project Manager