

SENIOR HOUSING SUB-COMMITTEE

Feb 3, 2022 7:00 pm

Meetings normally held at the Municipal Offices are being held remotely, with adequate, alternative means of public access and, where required, public participation provided, in accordance with the Governor Baker's June 16, 2021 Act Extending Certain COVID-19 Measures Adopted During the State of Emergency, including an extension of the remote participation provisions of his March 20, 2020 Executive Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A §20. Remote Meeting Connection noted below.

Zoom:

<https://us02web.zoom.us/j/4136658576?pwd=Q1BtT0NBTKFPSzJzdGNhaHN4Wmozdz09>

Meeting ID: 413 665 8576

Passcode: musicHeals

Phone:

+1 929 436 2866 US (New York)

Meeting ID: 413 665 8576

Passcode: 6601007780

Minutes:

1. Call to order at : 7:04
2. Members present:
 - ~~Lili Dwight~~
 - ~~Carolyn Ness~~
 - ~~Jennifer Remillard~~
 - ~~Analee Wulfsuhle~~
3. Guests present: Alysa Larose, Rural Development Inc/RDI and Gina Givoni, Executive Director Franklin County Regional Housing and Redevelopment Authority/HRA
4. Minutes from Jan 27, 2022: approved
(<https://docs.google.com/document/d/10hrGaTs-Uu9M3IqyiIJ3ZDdrW5U8V4s5KzG18CwUsYw/edit?usp=sharing>)
5. New Business: Gina Givoni (HRA) and Alysa Larose (RDI) begin our education on our options and the process
 - i. See attached slides for details
 - ii. Sunderland process (2014 to rentals in Fall '2022) included:
 1. Locally driven process e.g. steering committee included abutters (important to build consensus!)
 2. Friendly 40-B (goes through ZBA)
 3. Important to examine site early to discover constraints
 4. Good to look at different configurations, with lots of public input - but! Don't make promises! Lots can change from conceptual phase to actual ground-breaking. Also, RFP should *suggest* what is wanted, not state "this is what we want" (Demands can trigger requirements for public funding.)
 5. RDI responded to RFP by increasing # of units to make the development financially feasibility. 3rd floor added to increase the # of units! Design footprint stayed the same!
 6. Most units are 1 bedroom (610 sq ft); a few are 2 bedroom (810 sq. ft). Storage is an issue. Some shared common storage exists.
 7. Even with good energy, this could take years! (e.g. Sunderland's process began in 2014 and still is ongoing.) Legal time and \$\$ will be necessary.
 8. Can sell to developer for 1\$ or do a long-term lease
 9. HRV solar on 3 roofs (S-E-W). Electric heat & cooling with back-up generator. Standards for energy efficiency included in the design and are being met!
 10. Sunderland has targeted occupants at various levels of cost burden, requiring various levels of subsidy
 11. The town has given \$\$ from their "development budget." Town bought the land for \$365k, then sold it to RDI for \$1. The town probably has spent no more than approx. \$500k total.

12. Development is an independent LLC, not a non-taxable non-profit. Thus, the town will receive tax income from these units!
- iii. Deerfield
 1. Households are growing but # of residents is staying static (approx.) (More households with fewer people in each household)
 2. Population is aging (loss of residents 25-44) with approx. same increase in residents 65-84
 3. Income: look at household income (rather than family income), for better understanding of financial means
 4. Renters are “cost burdened” (pay more than 30% on housing); most are paying more than 50% on housing (“severely cost burdened.”) **Alysa** will search for data on cost burdened seniors [in Deerfield].
 5. Deerfield is increasingly unaffordable. Higher income is needed to afford living here. COVID housing migration is increasing this issue.
 - iv. Next steps for Deerfield?
 1. Survey is a great first step.
 2. Then full market study (demographics, regional comps). Get grant assistance. What are the needs? May need CPA funds to help pay for this (and site feasibility study); DTLA funds won’t be enough. Market study: \$6-7k.
 3. Then site feasibility - what could be built on the proposed site(s)? \$10k. **Alysa** can send us estimates (DTLA funds may not be more than \$5-10k; we may need up to \$25k since we have two sites to study. Apply to CPC now!)
 4. Then financial feasibility -
 5. **Alysa** will help us with developing our feasibility study application.
 6. **Alysa** will send Lili the slides
 - v. Miscellaneous
 1. Affordable *family* housing availability in the town will be examined by the state Dept. of Housing and Community Development when we are applying for affordable *senior* housing. Cost-burdened families with children are the emphasis. NOTE: Deerfield affordable family housing units “expire” in 8-9 years (could “flip” to market-based units in 2031). This will exacerbate Deerfield’s need for affordable housing. CONSIDER: CPA funds earmarked to make these family units affordable when they come on the market.
 2. Long lead-time actually gives time for people to consider moving there. Sunderland has 100+ applications for units that will be occupied in the fall!
 3. Get Lifepath to do a workshop on the topic of how people could sell their home and then be eligible for subsidized housing.
 4. How can we guarantee that Deerfield residents have priority? “Local Preference” at time of initial lease of up to 70% may be possible if Deerfield can show that it needs the subsidized housing.
6. Other business not reasonably anticipated 48 hours before: Follow-up to the presentation
 - i. CPC application needs to be prepared and submitted! (Market feasibility and site feasibility studies). **Lili** will create first draft; committee will “edit with suggestions” GOAL: finish the application by Tuesday, 2./15.
 7. Adjourned: 8:56 PM
 8. NEXT MEETING: Thursday, Feb 24, 2022 , 7PM