

2019-08-22 10:23:00 AM

**Town of Merrimac
Affordable Housing Board of Trustees
Minutes
August 22, 2019**

- I. **Call to Order and Attendance:** Meeting was called to order at 7:35pm. In attendance were Sandra Venner, Chair, Phil Parry, Dawn Young, and Holly Moran, new representative from the BOS
- II. **Approval of Minutes:** Motion by Dawn and seconded by Phil to approve the minutes for March 28, 2019, approved.
- III. **Status Update for NSCDC Affordable Housing Development:** Testing holes have been bored after the building was removed from Little's Court. Test results will tell how much removal is still needed and where to dispose the soil. Affordable housing project is on hold until this is completed.
- IV. **Conclusion of CDBG Housing Rehabilitation Program:** As Amesbury planning department has not responded to repeated requests for a report at the conclusion of this project, it appears it will be necessary to use a public records request to get the information.
- V. **Options for promoting affordable housing**
 - Zoning Revision for Rural Highway District: As current zoning for RH has led to little commercial development in this district (only over-55 housing), a zoning option allowing other housing with the inclusion of affordable units could be considered. Phil and others noted several factors impacting such developments:
 - o Developers needs six market rate units to offset one affordable.
 - o New energy codes are increasing housing cost by 20-25%
 - o Safety code for buildings with over 3 units much stricter
 - o Water and sewer tie-in fees are higher in Merrimac than the norm
 - Other possible actions: Sandy will suggest again that MVPC consider having a staff person who could help small communities develop and retain affordable units. It was agreed that it would very difficult to get support in Merrimac for acceptance of the Community Preservation Act (CPA) at this time
- VI. **Scheduling Next Meeting and Adjournment:** The next meeting is tentatively scheduled for Nov. 14th at 7:30pm. Motion to adjourn at 9:05pm by Phil and seconded by Dawn, approved.

Submitted by: Sandra Venner, Chair
Merrimac Affordable Housing Board of Trustees
February 6, 2020