

# Minutes of Manchester Affordable Housing Trust Joint Meeting with Manchester Housing Authority

**DRAFT**

Date: February 24, 2021  
Time: 5:00 PM  
Location: Virtual Meeting through Zoom as posted  
Present: Muffin Driscoll, John Feuerbach, Nancy Hammond, Sarah Mellish, Chris Olney, Joan McDonald, Peggy Hegarty-Steck Technical Support Staff: Sue Brown  
Absent: None  
Also Present: Manchester Housing Authority Board Members: Gretchen Wood, Beth Heisey, Elaine Persons, Nancy Hammond and MHA Director: Irene Frontiero  
Consultant Bev Gallo of Peregrine Urban Initiative

## **I. Call to Order**

John called the MAHT Meeting to order at 5:05

Gretchen called the MHA Meeting to order.

## **II. Discussion of MHA/MAHT Study including (John and Bev Gallo)**

John provided a brief introduction of the study and introduced Bev to present the summary of findings.

### **a. Update on meeting with DHCD**

Bev provided a brief summary of the meeting with DHCD – noting most importantly that DHCD is open to considering the options being identified.

Bev then presented the draft findings and recommendations of the Study.

Newport Park: There is an opportunity to create new units that would be subsidized but not at the lowest level which currently exists. New units are suggested to be a combination of single and 2-bedroom accessible units located on the undeveloped portion of the site. She noted, that the project would benefit from strategies to decrease construction costs including modular housing.

The Plains: New units would be created in a 3-4 story building that would replace the existing community building and offices. They would be a combination of 1 and 2 bedroom with accessibility as feasible.

Loading Place Road: This site could accommodate 12 units in six 2-family structures. The lower density is recommended to stay in context with the neighborhood.

John noted that no changes have been authorized and that this is a schematic and feasibility plan and there will be a robust public project before anything moves forward.

Pleasant Street: Could be market rate or a combination of market and subsidized. Income is needed to support renovations of existing units at the MHA sites. 30 – 50 units may be possible.

Bev reported that funding sources available are different between affordable developments and market rate developments and suggested that the RFP may want to suggest a team that includes both. Bev has talked to for profit and not-for-profit

developers to test the feasibility of the approach and financing she has developed in order to test the feasibility.

DHCD agrees that there are challenges to the approach but is open to working with the town to further explore its feasibility.

Discussion points included:

Confirmation that Pleasant Street is likely most helpful if it is rental as the ongoing income would be needed to support the MHA units.

Current assumption is that 30 residential units on the Pleasant Street site would not support the requested acquisition cost of \$1M or more. 50 units creates enough payments to make partial payment to Town of \$1/2 M and \$2M to Trust that the Trust would then lend to the MHA, making the Trust a legal project partner. The study needs to confirm that the rental for the Pleasant Street site units could create annual cash flow for MHA site redevelopment and operations, perhaps through a debt instrument.

**b. Next steps**

Next steps include public engagement that will include distributing information and holding a public forum when the time is right. Chris will take the lead in drafting a Vision Statement to put the Study Findings and Recommendations in context.

The Trust will also look to engage with legislators.

**c. Contract Extension**

MAHT and MHA members agreed unanimously to extend the project contract for six months to assure Bev could complete her work.

**The MHA adjourned the MHA meeting at 6:04.**

**III. Administrative (taken out of order)**

**a. Approval of Minutes (January 27, 2021)**

Minutes of Jan 27, 2021 were approved as submitted.

**b. Technical Assistance Hours and Tasks**

Sue reported that she averaged just over 2 hours a week over the past month, primarily focused on communications and project management

**c. Treasurers Report**

Joan noted that the only changes to the account were payment of invoice for DHK and PUI.

**d. Update on Emergency Rental and Mortgage Assistance Program**

Peggy provided an update on the Program. Trustees voted unanimously (with Peggy abstaining) to increase program funding by \$50,000 and to extend the program to September 1, 2021. Peggy will confirm the maximum amount allowed per person and recommend whether this amount should be adjusted given the on-going hardship that residents are experiencing.

**IV. Discussion of Planning Efforts as may be relevant including 40B LIP Application, 40R LCD Study and Zoning Recodification and Update**

Trustees discussed briefly the difficulty of considering the 40R with the outcome of the 40B unknown. Trustees agreed that even if 40B is approved, affordable housing needs will not be met.

A resident noted that Gloucester is changing its Inclusionary Zoning regulations, adjusting requirements for payments in lieu of creating new units and incentivizing 60% AMI units over 80% AMI units.

**V. Other matters, as may not have been reasonably anticipated by the Chair (Discussion only)**

N/A

**VI. Next Meeting Date**

The next meeting is scheduled for Tuesday, March 23rd, beginning at 5:30 PM.

The meeting was adjourned around 7 PM.

Meeting notes recorded and submitted by Sue Brown

Meeting notes approved at MAHT meeting on March 23, 2021