

SENIOR HOUSING SUB-COMMITTEE

July 18, 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

**Agenda:**

1. Called to order at 7:11 PM
2. Members present: Lili Dwight, Chair; Pam Predmore, Carolyn Shores-Ness, Analee Wulfkuhle
3. Guests present: None
4. Minutes from [July 11, 2022](#):
5. Old Business:
  - a. Survey
    - i. Update:
    - ii. Pam made copies -> Carolyn for door to door + Town Hall; Analee door to door; Lili emailing and inputting data
      1. Committee members: input instead of giving to Lili or Town Hall!
    - iii. Scope of work: - Working on:
      -  Deerfield\_Site Feasibility\_Scope\_DRAFT 5-18-22
  - b. Pam updates on floor plans and costs of comparable housing in the area
    - i.  2022-2023 QualifiedActionPlan - **EVERYONE** read to understand requirements FOR OUR NEXT MEETING!!!
    - ii. COMPS:
      1. Sanderson Place: Cost to build avg: \$408k (600sq. Ft /1 bedroom; 2 bedroom 810 sq. ft)
      2. Other public housing cost to build: post pandemic "north of \$500K".
      3. **PAM** give data to **Analee** to post data in our Google docs.
      4. ISSUE: how to reduce our per unit cost????? We want as many subsidized units as possible. To discuss with Alyssa soon!
  - c. Market Study:

- i. **LILI** invite Alyssa to our next meeting to discuss: how to get started on our market study; how to reduce our per unit build cost; where/how to get the grants?

1. Questions:

- a. What is the relationship of “cost to build” with “cost to rent”?
    - b. Our goal is the highest subsidy (+ all units ADA compliant)
    - c. What is the optimal cost to build?
    - d. Where will we be able to attract \$\$\$? HRA/RDI, + ??? (private?)
    - e. Strategy for driving down costs

- ii. Begin work on market study RFP (maybe a straight contract w/HRA ?)(from Alyssa email of May 19: “A Market Study doesn’t seem to fall into that category because it would not lead to construction. In that case, I would call it a Chapter 30b consulting contract. No procurement required under \$10,000 and 3 Quotes 10k-50k and a sealed RFP process (likely you’d use the RFP process based on experience and price ) for over \$50,000. It sounds like this one, being under \$10k would require nothing more than a Contract.”)

- d. **Carolyn** update on talk w/Tom F of Sunderland about their proportion of subsidy -

**PENDING**

6. Other business not reasonably anticipated 48 hours before:
7. Adjourned at 8:30 PM
8. NEXT MEETING: Monday, July 25, 2022 @ 7 pm