

SENIOR HOUSING SUB-COMMITTEE

July 25, 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 Chapter 107 of the Acts of 2022 which extended the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, M.G.L. c.30A § 20, until March 31, 2023. Meetings are typically broadcast on Frontier Community Access Television (FCAT).

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. Called to order at: 7:08
2. Members present: Pam Predmore, Carolyn Ness, Lili Dwight
3. Guests present: Alyssa Larose (RDI)
4. Minutes from [July 18, 2022](#): unanimously approved
5. Old Business:
 - a. Alyssa:
 - i. Market Study: Contract review and process
 1. (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.")
 - a. Language from Andrea Woods- Chief Procurement Officer @FRCOG
 - b. LDS Consulting - market study for Sunderland
 - c. Complete Neighborhoods Initiative - Mass Housing Partnership know different consultants- could be good for site feasibility and market
 - d. **Mark Rabinski - Dept of Energy resources through green communities program - possibly for geothermal study (MA Swedlund)- Carolyn**
 - e. Public Housing waitlists are all over the state. Private Affordable have their own waitlist (from Housing Authority)
 - ii. What is the effect of "the cost to build" on our ability to serve as many low income older adults as possible? It is a factor- market rate can help the bottom line, but then you can't use the subsidy sources. Sanderson - all are affordable and almost half are project-based vouchers (up to 30% of their income on rent)
 1. DHCD - if the cost per unit is ridiculous, won't buy it
 2. Scale - the more units, the lower cost per unit- depends on site

3. Minimum number of units- used to be minimum of 20- higher now (25+?)
Likely Sunderland size (33)
4. strategies, impact of our Complete Neighborhood grant in reducing costs, other ways to reduce the cost,
5. What is the optimal cost ratio to build? We don't have "public construction" costs- developer does the project not the Town
6. Where will we be able to attract \$\$\$? Etc.
7. There are funds the community can apply for- Mass Works and some Mass Development programs
- 8. Permitting process- a really good relationship with the community. Avoid appeals and problems**
- 9. Working with abutters early on (abutters have a right to appeal)**

- iii. QAP - **2022-2023 QualifiedActionPlan** - what aspects of our project give her confidence that we shall qualify?
 1. Application process is called the One-Stop through Intelligrants on line.
 - a. Complete neighborhoods initiative will be its own designation which will hopefully be a part
 2. Other funding sources
 - a. Pre-development funds
 - b. Lots of diff. Applications the Developer is responsible for
 3. RFP is to many developers
 - 4.** Status of Elm Circle ? Had a couple of conversations with 1 of the owners. Interest in keeping it affordable- challenge is 6 siblings
 - a. Can we do anything that might be helpful? - not at this point.. May come to the town for CPA funds
 5. Scoring - how do we support the scoring- pull out the points for the RFP as well as documentation for QAP
 6. Marketability- we have no public family housing
 7. What is passive house design? Green building standard- tight envelope, solar orientation for maximum heat gain, heat pumps, etc. Very focused on building envelope
 - b. Survey
 - i. Update: problems with the copied surveys
 - c. Scope of work: - Working on: **Deerfield_Site Feasibility_Scope_DRAFT 5-18-22**
Lili- ask around Leading Age for market study companies
6. Other business not reasonably anticipated 48 hours before:
 - a. Who will represent Sr Housing at CPC?- still waiting on word from the SelectBoard
 7. Next week- market study

- a. Market Study: must meet the requirements in :
http://services.housingonline.com/nhra_images/Final%20Model%20Content%20V%203.0.pdf
How much input do we have? We need to discuss and put in the contract
Don't want the boiler plate without our message
- b. Community outreach through CCI - invite Denise to meeting on Aug 22, 2022 to strategize
 - i. Initial immediate abutters, then a community meeting

8. Adjourned at : 8:42

9. NEXT MEETING: Monday, Aug. 1, 2022 @ 7 pm