



Town of Deerfield Meeting Notice

Deerfield Municipal Offices
8 Conway Street
South Deerfield, MA 01373
Ph: 413-665-1400
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Board/Committee: Ad Hoc Senior Housing Committee

Date: 08/17/2023 Time: 7 pm

Location: **Remote on Zoom**

Certain 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 House Bill Number 58 of the 193rd General Court, 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, 2025. Meetings are typically broadcast on Frontier Community Access Television (FCAT).

Remote Meeting Connection noted below:

Dial-in Number: +1 929 436 2866

Meeting ID: 413 665 8576 Passcode: musicHeals

Please use this URL to log-in:

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

Meeting attendees should mute phones (* 6 for landlines) unless asking questions or commenting. All attendees should wait to speak until other participants are finished.

The Ad Hoc Senior Housing Committee supports the Deerfield Select Board's anti-hate statement of November 11, 2022. We unequivocally condemn racism, discrimination and hate in all its forms, and we commit to work diligently to ensure that our town is welcoming and safe for everyone. We recognize our responsibility to understand and address all forms of inequality. We encourage diversity of voices and representation on all Deerfield town boards and committees. We pledge to help foster a community where all individuals can live happily, free of fear and with equal access to opportunities, regardless of age, race, religion, ethnic background, national origin, ability, gender identity or sexual orientation.

Minutes:

1. Called to order at: 7:00 PM
2. Members present:
 - ~~Lili Dwight~~
 - ~~Carolyn Ness~~
 - ~~Pam Predmore~~
 - ~~Analee Wulfkuhle~~
3. Guests present:
 - ~~Alyssa Larose~~
 - ~~Denise Mason~~
 - ~~Christine Madore, VHB~~
4. Minutes from

- [08-10-23](#) Approved unanimously
5. Update from Alyssa and to Alyssa & discussion of funding
 - Erving is in the early stages of subsidized sr. housing. They are not getting responses to their subsidized sr. housing RFPs for developers
 - Complete Neighborhoods' "transit-oriented" funding will NOT fund age-restricted developments.
 - Capital phase of Complete Neighborhood doesn't fund age-restricted housing. There are other opportunities/ideas, including:
 - i. Don't put an age restriction on the housing (age-friendly and appealing to older households can be marketed and primarily be of interest to seniors);
 - ii. the developer usually pulls together funding sources (this could be an important question for us to ask developer candidates);
 - iii. 60% AMI is a threshold that restricts funding options (LILI VERIFY);
 - iv. "affordable housing" with no age restriction opens up more funding options e.g. RDI;
 - v. combo of market rate and "affordable" is a good option;
 - vi. Affordability component is a key piece
 - vii. The more restrictions you put on a project limits the financing options
 - REMEMBER: Town meeting approved "subsidized senior housing". If we change the criteria, we would need to give the money back.
 - Issue to consider: What is feasible vs what we can get built
 - Hard to manage housing that has a mix of seniors and families (responding to Pam's concerns)
 - Can we put in a preference for seniors ? no- that counts as age restricted
 - Caution: age restriction may trigger discrimination/fair housing concerns
 - VHB can bring in a real estate consultant (New Seasons, Wendy Cohen) to run pro formas. Estimated cost: "a few thousand dollars". APPROVED UNANIMOUSLY BY THE COMMITTEE
 - Thoughts:
 - i. Continue with the wetlands delineation and site options
 - ii. Consider language possibilities! If our desired outcome is subsidized sr. housing, how can we describe it in a way that doesn't close out funding options?
 - iii. Should we consider building fewer units? This might be more possible for funding
 - iv. Healy administration isn't indicating any changes in its strong desire for affordable and workforce housing
 - v. The fact that there are fewer funding sources for sr. housing doesn't mean we can't find funding sources!!!
 6. Possible updates on appraisal & BDG contract - nothing
 - How do we get the Appraiser to deliver? Lili will send us (including Denise) his contract with contact info, and we all will call!
 7. New Business not anticipated 48 hours ahead: none
 8. Adjourned at: 8:12 PM
 9. Next Meeting: **Thursday, August 24, 2023 at 7 pm., then not meeting for 3 weeks.**