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By Jim Alexander - Asst. Town Clerk at 10:27 am, Jul 20, 2023

61-63 Summer Street Re-Use Committee
Meeting Minutes Thursday, May 4, 2023

Attendees: Brion Berghaus
Ellen Duggan
Andy Moerlin
Khadijah Brown
Linde Ghere (remote)
Guest: Rick Lefferst (remote)

Meeting began with Public Comment:

Gail Irwin, President Board of Directors, ArtSpace

Noting that the Committee toured the building, Gail offered her continued support for the committee and said she is available for further questions or tours.

Andy Moerlin has been in contact with the Town, and reported that it is the responsibility of the town to decide where and how to spend the \$200,000 grant that our committee has discussed.
End of Public Comment

Rick Lefferts, representing Maynard Affordable Housing Trust, spoke about the various projects his organization has supported; i.e. Coolidge School received \$286,000 for 60% median income families, and rental assistance for 3 years in Maynard for 4 families. Rick is also a consultant for non-profit housing in Massachusetts. He also suggested he could provide resources to assist with the project from the CPC. In his opinion several organizations would be interested in helping fund this project, The Department of Housing and Community development would be interested also. He said it's not impossible to keep parts of the building for ARTSPACE and ACME but most housing developers do produce Community Spaces. Acton is producing new housing, and other neighboring communities have a need for senior and affordable housing. There will be an increase in the market rate for rental housing and new income guidelines to be announced by the state soon. Federal Low Income Tax Credit (LITC) is a program that could also help. The state allocates to developers the ability to sell credits to investors, which is how the process works. This is limited to households that don't exceed 60% median income, which is why the market rate is so important. Probably 50 units of housing on this property, with 80% or more affordable. He said parking may be a problem for the site, we don't need a market study or environmental feasibility study, maybe a Phase I environmental study to show what is currently in the building. There are also historic tax credits. Rick offered to return as needed.

Member reports: Bill Nemser received a MAPC grant, and Co-chairs Brion and Khadijah are meeting with him May 9, to review our process.

PROJECT TIMELINES AND GOALS : what are the goals, what forms would the final report take? These are the questions we reviewed, and settled to use the framework for a Cost/Benefit Analysis from the Coolidge School as a starting point. We need an accurate plot plan and floor plans. We need to interview developers to find out costs associated with different alternatives for this project. Andy listed 5 different alternatives:

1.Luxury apartments keeping the facade within the footprint

2. Affordable and senior housing , 50 to 60 units
3. Tear Down the entire building and allow 6 to 8 single family homes, maybe one lot for a senior center
4. Artist Work/live space - this would need a special allowance for zoning
5. Assisted Living Facility -

Structure the RFP to allow the town's priority

Linde shared her screen for the group to review the Cost/Benefit analysis. The committee agreed to begin to work on this type of goal sharing. Ellen and Khadijah will take first pass to fill out the chart.

ABUTTERS MEETING - June 8, 2023 at 7:00 pm in the library. Linde will continue to draft fliers/letters. The presentation will be a "gallery walk" to introduce our ideas with flip charts and post-it notes for community input/responses. We need to stress we are not asking for votes, just opinions, thoughts, questions, and of course support. Town will do the mailing, and Andy supplied the catchment area. And will contact Greg about the next steps.

Meeting adjourned at 9:00pm, Ellen motioned and Brion seconded, all in favor.