

**EASTHAM AFFORDABLE HOUSING TRUST
MEETING MINUTES
Small Meeting Room
8:30AM -Wednesday August 17, 2016**

Members Present: Eileen Morgan, Elizabeth Gawron, Carol McPherson, Bill Burt,
Jim McMakin Absent
Staff Present: Paul Lagg, Town Planner
Others Present: Peter Wade, CPC chair, Former Trust member
George Connelly, Williams Building Co. Inc.

Eileen Morgan opened the meeting at 8:38AM. Carol McPherson moved that the minutes of July be approved, and Elizabeth Gawron made the second. Minutes were approved 4-0.

Paul Lagg went over the property insurance presently held by the Trust. Loss of rent is not included in the existing policy which expires on August 20th. Also the insurance carrier for the Brackett landing Trust suggested that the EAHT should have betterment coverage of \$50,000.00 per unit.

The premium increase for loss of rent would be \$385.00 annually and the betterment addition would cost an additional \$1040.00. After some discussion, Carol McPherson moved that the loss of rent be included. This was seconded by Bill Burt. Motion passed 4-0. Cost for the property insurance for the upcoming year will be \$5,581.40. The Trust held off on the betterment addition, noting it could be added later on.

Carol McPherson presented Trust members with a three-page matrix of Affordable Housing Options she had offered earlier to prepare. This list included: home repair, accessory conversions, ready renter list, lease to own, closing cost assistance, USDA programs, zero lot line zoning, failed septic system assistance, property conversion (seasonal rentals to full time rentals), inclusionary zoning, creation of rental properties, disposition of land, and motel conversion. There was lengthy discussion on these options. Paul Lagg indicated that a number of the suggested programs require action by the Planning Board. Bill Burt suggested that the Trust focus on the options which do not require other board input or approval. Trust members will work to assemble a number of potential programs to list and include in an article at town meeting, which would allow for 'change of use' of present CPC funding for those programs.

The Trust had a discussion on the need for education on affordable housing.

Paul Lagg thought that hiring a consultant to put together an outreach plan and hold community workshop was not a good use of Trust funds; rather the Trust could put together some type of housing event. There was further discussion, noting that any educational effort will require Trust members to assist and work on any education program undertaken.

Paul Lagg presented the Trust with an invoice from CDP of \$2,187.62 for work which was done earlier at 60 Dory Lane. Elizabeth Gawron made a motion to approve payment, Bill Burt made the second. Motion passed 4-0.

Paul Lagg also made Trust members aware of a communication he received the day before. One of the owners of a deed restricted property in North Eastham wants to sell his property. The town has the right of first refusal. Given this was not on the posted agenda, it was decided to have this discussion at a later date. In the meantime Paul would get some further information.

Next meeting was set for 8:30AM, Wed. Sept 21st.
Meeting adjourned at 10:20AM

Respectfully Submitted,

William Burt