

**EASTHAM AFFORDABLE HOUSING TRUST**  
**MEETING MINUTES**  
**Small Meeting Room**  
**8:30AM -Wednesday October 19, 2016**

Members Present: Eileen Morgan, Elizabeth Gawron, Carolyn McPherson, Bill Burt  
Staff Present: Paul Lagg, Town Planner

Others Present: Alice Boyd, Housing Consultant  
Charles Adams, Penrose Properties

Carolyn McPherson opened the meeting at 8:40AM.

Alice Boyd presented the Trust with her thoughts and expertise on the options the Trust was considering for use of the present CPC funds. She told the Trust that **Housing Rehab** was a major need and there is a list of pre-qualified applicants. Most of these are elderly, 60 yrs plus and are of low income. Given this was one of the options the Trust was discussing she wanted to bring this up right away as there is a list of about 20 people who would be ready to go and there is an immediate need for the assistance. There were several questions on the mechanics and the operation of the program.

She felt that the **Accessory Dwelling Unit** option was another good program. Paul Lagg indicated the Planning Board was going to work on the existing by-law to make the program more acceptable. The **Failed Septic System Program** was discussed next and she said that it could be covered under the Housing Rehab work. The **Ready Renter** list is ongoing and is run by the Town of Yarmouth. One issue with this is they found that the list is heavy with those needing large subsidies. She indicated **Lease to Own** is another option, but it is a large outlay of funds. There was discussion on how this might work. **Closing Costs Assistance** is another good option usually done through HAC. **USDA** is a good Rehab program, but those needing assistance often need help with the application. **Zero Lot Line** was discussed but this will need zoning changes. Paul Lagg indicated environmental issues would be a large factor in those changes. This option has not yet been discussed by the planning board.

There was then discussion about converting **Seasonal Housing to Year Round Affordable Housing**. She described a program on Nantucket where these type of units (cottages scheduled for demolition to build larger homes) are moved at the owners expense to town own land for affordable housing. **Inclusionary Zoning** is another issue that the planning board needs to take on in the future. **Rental Property** creation is not likely to be a high priority given the two large scale projects on the horizon, but it was discussed to expand it to provide assistance to non-profits who would create affordable rental units.

Trust members then went back through the list and discussed/made decisions on what areas to pursue.

These included: **Housing Rehab Program**, under which would be, home repair, accessory dwelling assistance, septic system repair, seasonal property conversion and motel conversion. **Lease to Own, Rental Creation, and Closing Cost Assistance.**

These would be included in the application to CPC for the change in use of present funding. There was discussion about having a second application to CPC this round, which would be an expansion of the funding for the above programs.

Bill Burt suggested that we include the rental subsidy program, so there would be five programs. Paul Lagg agreed. There would be two applications both would include the five categories: an application for reauthorization and one for new funding.

There was some discussion about public outreach. Paul felt the earlier date of November 2 would not work. He felt the CPC meeting would be a chance to present the Trust's decisions and the meetings are being televised. It was decided not to have another separate meeting at this time, but to discuss public outreach at the next meeting.

Next Meeting was set for Nov.16, and the meeting adjourned at 10:17AM

Respectfully Submitted, Bill Burt