

EASTHAM AFFORDABLE HOUSING TRUST
MEETING MINUTES
Small Meeting Room
April 20, 2016

Members Present: Eileen Morgan, Peter Wade, Bill Burt, Jim McMakin
John Knight – absent/away
Staff Present: Paul Lagg, Town Planner
Others Present: Mike Guzowski

Meeting was called to order at 12:05 by Chair, Eileen Morgan

Approval of Minutes of the Feb. 25, 2016 Meeting

Bill Burt indicated that the minutes reflected an incorrect amount on page two. The amount for painting should be \$1800.00 not \$180.00. Eileen Morgan made a motion to amend the minutes. Peter Wade made the second. Motion passed 4-0. Jim McMakin moved that the minutes of the Feb, 25 meeting be approved, as amended. Peter Wade made the second, minutes approved 4-0

Most of the meeting was focused on a discussion about how the Trust should proceed in the future. Eileen Morgan thought the Trust needed an action plan, and perhaps a consultant should be hired to work on that action plan. Paul Lagg said that he did not think a new action plan was needed. He thought the Trust should work on prioritizing strategies/recommendations that are in the new Housing Production Plan. Eileen asked other Trust members what they thought about the need for a consultant and an action plan. Peter Wade said that he did not see a need for a consultant, Jim McMakin agreed. Bill Burt indicated that the original Trust members used the initial Housing Production Plan as their guide on how to proceed. Paul then went over the strategies listed in the plan, noting that any or all of these could be undertaken by the Trust, and could become the focus for FY 2017 and the coming years.

These included continuing with the *Rental Assistance Subsidy Program*. Work on *Developing an Accessory Apartment Loan Program*. Add to the rental assistance program a component of *Individual Development Accounts*, where the subsidy would be increased to include payments into an escrow account, which could be used in the future toward a down payment on home ownership. Establish a *Mortgage Assistance Program*. Design a Trust/Town *Emergency Repair Program*, which would supplement the current Housing Rehabilitation, which is somewhat limited in terms of emergency repairs. The Trust could establish a *Rental Relocation Program*, which might include components to help with first and last months, security deposits, when families move into a new rental unit. Another option would be to provide *Emergency Assistance/Prevent Homelessness*.

Paul also stressed the need for the Trust to undertake a Community Education Program. He told members he would draft some ideas on how to proceed with this for the next meeting. This project would require real Trust input and effort.

Peter told Trust members he and Paul attended the Annual Meeting of the CDP. The agenda included a session on *Why is it hard to Develop Affordable Housing on the Lower Cape?*

He thought the session was quite good, and he presented the Trust members with a helpful handout distributed at that meeting titled: *Glossary of Housing Terms & Acronyms*. He noted the Affordable Housing Trust Fund or AHTF, and this definition led him to think about going back to town meeting with an article that would change present specified Trust funding from the CPC to allow it to be used for more general use. He thought this could include a Board of Selectmen oversight if need be. There

was further discussion about a future town meeting article. Bill Burt noted that the education component spoken about earlier would be valuable in this effort.

Paul presented Trust members with final copies of the Housing Production Plan, and he noted that it was submitted to the Commonwealth for approval.

He presented the Trust with two invoices, one for \$5,250 to HECH for their administration of the Rental Subsidy Program. (\$4,650. for subsidies and \$600. for admin.), the second was for \$500. as a payment to the HPC for their work on the training component of the Subsidy Program.

Bill made a motion to approve payment of the invoice and have the Chair sign off on them. Jim made the second. Motion passed 4-0.

There was a brief discussion about reorganizing the Trust officers. Peter would be leaving at the end of his present term. Jim was going to check on his term. Bill said reorganization should take place after appointment of a new member(s)

Next meeting date was set for noon May 18.

Jim moved to adjourn, Bill made the second. Motion passed 4-0

Meeting adjourned at 1:15PM.

Respectfully submitted,

William P. Burt