

**EASTHAM AFFORDABLE HOUSING TRUST**  
**MEETING MINUTES**  
**Small Meeting Room**  
**February 25, 2016**

Members Present: Eileen Morgan, John Knight, Peter Wade, Bill Burt, Jim McMakin  
Staff Present: Paul Lagg, Town Planner  
Others Present: Paul Ruchinskaskas, Consultant  
Jay Coburn, CDP

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

**Approval of Minutes of the Jan, 27, 2016 Meeting**

**Jim McMakin moved that the minutes of the Jan. 27 meeting be approved, Peter Wade made the second, minutes approved 4-0-1**

**Discussion on next steps/future plans/possible re-consideration of use of rental expansion funds**

Most of the meeting was focused on a discussion about how the Trust should proceed in the future and how best to use the present CPC funding of \$800k+, with discussion going back and forth on topics. Peter Wade said that after the last meeting he gave it more thought about how to best use the funding, and he did not feel the approach of buying another single family unit was the best use of the funding. He thought it was expensive and was not doing enough to address the need. This concern was augmented by the fact that CDP has indicated they cannot manage another single family unit. Eileen Morgan agreed citing the complexity of the process on buying another single unit, and said that if the Trust were to proceed in that direction, the Trust should have a workshop on the process. Peter went on to say that he agreed with the motion made at the previous Trust meeting other than the language to move forward 'with the purchase of another existing housing unit to be converted into an affordable rental unit.' (Jay Coburn arrived)

There was more discussion about use of the funding. Jay Coburn confirmed Peter's concern that the CDP cannot manage another property at this time, noting they would need something like 30 or more units to make it feasible to hire more staff. There was further discussion about the costs of maintaining managing Trust properties, and the potential that the rent incomes might not keep pace with costs in the future, with Jay Coburn noting that the average costs to maintain a single family unit of rental housing in Southeast MA was about \$8000.

John Knight re-iterated his position about the use of the Purcell property, and there was discussion about the town's people concern in general about large scale projects, including the Tee Time property; also noting there are those in favor. Paul Lagg informed Trust members that The Stratford group withdrew their request for CPC funding at the most recent CPC meeting. Peter Wade suggested that with an election pending in May, the political structure may change and that the Trust should take the next few months to examine what options it has regarding the funding. Bill Burt reminded members that an extension request to CPC would be needed. Eileen Morgan suggested that the Trust needs to have an action plan. This prompted a discussion about developing an action plan, and hiring a consultant to do it. Jay Coburn said there was funding available at DHCD to do such a plan. Paul Lagg said he would look into this grant funding source and would check on some action plans adopted by other Trusts, and report back at the next meeting.

After more discussion about how the money could be re-allocated, **Peter Wade made a motion: that for now the Eastham Affordable Trust maintain the \$800k+ as awarded in 2014 and 2015, and in the meantime explore/research other uses for the funding, develop an action plan, and then seek approval for change in use of said funding at a future town meeting; and furthermore seek time extensions from CPC as required. Bill Burt made the second. Motion passed 5-0.**

Paul Lagg presented two invoices to be paid by the Trust, one from the CDP for \$180.00, and one from Elder Services for \$30.00. **John knight made the motion to approve payment of the invoices totaling \$210.00. Jim McMakin made the second. Motion passed 5-0**

Eileen Morgan informed Trust members that a public meeting on Housing Production Planning is scheduled for March 7 in Framingham. She also presented Trust members with a copy of the 2013 EAHT flyer, and said it needed to be updated and should be removed from locations where it is presently available.

With several members having conflicts in March, the next meeting of the EAHT was scheduled for Wed. April 20<sup>th</sup> at noon.

**Bill Burt made the motion to adjourn, John Knight made the second. Motion passed 5-0**

Meeting adjourned 1:40PM