

**EASTHAM AFFORDABLE HOUSING TRUST
MEETING MINUTES
Small Meeting Room
January 27, 2016**

Members Present: Eileen Morgan, Peter Wade, Bill Burt, Jim McMakin
Staff Present: Paul Lagg, Town Planner
Others Present:
Paul Ruchinskas, Consultant
K.C. Meyers, Cape Cod Times
Charles Sullivan, Citizen

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

Approval of Minutes of the Jan, 20 2105 Meeting

Jim McMakin moved that the minutes of the Jan. 20 meeting be approved, Peter Wade made the second, minutes approved 4-0

Discussion on Rental Expansion Program Funds

Paul Lagg informed Trust members that Town Counsel informed him that the Trust cannot change/expand the use of funding awarded by CPC and Town meeting in 2014 and 2015. To do so would require the Trust to reapply to the CPC for funding and, this would again require Town meeting approval. This prompted discussion on the language of the CPC funding articles of 2014 and 2015. Warrant Article in 2014 sought and received approval for \$400K for the 'purchase, repair, and marketing of new affordable rental units.' Warrant Article in 2015 was worded to say: 'purchasing existing housing units in Eastham and converting them into affordable rental units.' Bill Burt noted that Article in 2014 required approval by the Town administrator for projects done using the funds. The article in 2015 required the approval of the Board of Selectmen. Eileen Morgan suggested that the language in future articles, contracts etc. should be the same to avoid any conflict in interpretation; and she asked about the time constraints imposed on the use of the funding. Paul Lagg read language out of the 2015 CPC contract that indicated the Trust has two years from the date of the funding award/contract. To use the funding beyond that would require an extension. Bill Burt felt the Trust should not return money to the CPC, which is one option discussed earlier. He went on to say that this money (\$800k+) was in hand, and he felt the Trust should move forward with a purchase of another rental unit as was approved by the voters. A cap on that expenditure could be made, and in the meantime other uses could be explored. He suggested that one area the monies could be used was to establish assistance for first time home buyers, noting that most who rent, view that as a step toward home ownership. A discussion followed on that issue, Paul Ruchinskas told the Trust that buy-downs of mortgages have worked in other communities, but the market prices in Eastham would limit how many families that type of program could benefit. Other uses Bill Burt suggested included: pre-development funding for the Purcell Property, and a financial incentive program for home owners to utilize the accessory apartment bylaw. Paul Lagg presented Trust members with other options for potential use of funding cited in the Housing Production Plan which included: emergency repair program, rental relocation program and an emergency assistance program/fund to prevent homelessness. Discussion continued on use of the funding. Paul Ruchinskas provided an overview of the financial request from the Stratford Group for the Tee Time proposal. He noted how Trusts in other towns have supported both profit and non-profit entities building affordable housing projects. There was continued discussion on how the present CPC funding might be used to offset the request of the Stratford Group. Jim McMakin said he agreed with Bill Burt that the Trust should keep the funding it has in hand and take the time to explore other options. Peter Wade indicated that the CPC

only had \$271K it could award to the Stratford group, perhaps awarding that amount each year for four years. Paul Ruchinskas noted he did not feel the Stratford Group could move forward with that as the option.

After more discussion, Bill Burt offered the following long motion: that the Eastham Affordable Housing Trust keep the \$800+K as awarded in 2014 and 2015 and move forward over the next months with the purchase of another existing housing unit to be converted into an affordable rental unit, and in the meantime explore/research other uses for the remaining funding as previously discussed, and if necessary to reapply for other use of that funding as required; and furthermore seek time extensions for previous CPC funding awards that would require such an extension in the near future. (Paul Lagg would check on the time lines for each contract) Jim McMakin made the second. The vote was 3-0-1 with Chair, Eileen Morgan abstaining.

Authorize payment of invoices

Bill Burt moved to approved pre-payment of \$180 to Elder Services for Radon testing in all the Trust owned rental property. Jim McMakin made the second. Motion approved 4-0

Jim McMakin made a motion to approve the first payment to HECH of \$6,700 for the rental assistance program. (\$4,300 rental subsidy payments, \$2,400 administrative oversight) Bill Burt and Peter Wade both made seconds. Motion carried 4-0.

Executive Session to discuss real estate transaction

Eileen Morgan noted the need to go into executive session. It was moved to go into Executive Session for the purpose of discussing real estate transaction and not to return to regular session. Members polled approved 4-0.

Respectfully Submitted, Bill Burt, Clerk