

Town of Georgetown

Affordable Housing Trust
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Meeting Minutes Affordable Housing Task Force February 20th, 2013 7pm, 3rd Floor Meeting Room

Present: Paul Nelson, Task Force Member
Shawn McGee, Task Force Member
Frank Popoulo, Task Force Member

Chuck Keilty, Trust Member
Howard Snyder, Trust Agent

Meeting Opens at 7:09pm.

Approval of Minutes:

1. February 6th, 2013.

Mr. McGee – Pass minutes to meeting of March 6th, 2013.

New Business:

1. Properties for Purchase and rehabilitation:

Mr. Nelson – Myself and Frank went to a two family on 225 East Main Street this past Saturday. Martha Solish of Coastal Homebuyers joined us.

{Mr. Nelson outlines the site walk and observations of the two unit dwelling.}

Mr. Popoulo – We believe the structure was built in 1711.

Mr. McGee – Sounds as if the Historic Commission should get involved. .

Mr. Nelson – They should, I believe it is even on the National Registry.

Mr. McGee – This is a two family?

Mr. Nelson – Two floors and two units. It is prohibitive as the heating bills are about \$300 a month and that is too high for an affordable unit.

Mr. Popoulo – Wheeler Brook Farm. Bob Moorehouse's property is currently being considered for a CR (Conservation Restriction). The farm is currently assessed as a farm.

Mr. Nelson – We should analyze the land restriction and the environmental restrictions. Steve of ConCom knows this property as well as other properties around Georgetown that could be considered.

Mr. Popoulo – I believe the the CR on the farm is at \$250,000. A private developer could pay the back taxes. I believe they would be for 10 years.

{Discussion of the property's limits and development possibilities.}

Mr. McGee – What about the land behind Trestle Way? I believe Trestle Way has an oversized septic in place. Could be a joint venture project with the housing authority and a developer.

Mr. Popoulo – We should set up a meeting with Diane at the GHA.

Mr. McGee – There is development potential if even a half-acre lot area.

Mr. Nelson – Could be a development with less restrictions and hurdles.

Mr. McGee – Right. Less development impact and less resistance from abutters. Less than trying to build two families in town.

Mr. Popoulo – Not much gained from smaller developments. The problem with the current affordable housing units is the tie in to increase in wages and not the real estate market. The restrictions on the properties are limiting the ability to sell.

Mr. Nelson – The purpose of the affordable housing is not the end it is a middle.

Mr. Popoulo – There is difficulty in selling, better off with rentals such as at Longview.

{Discussion of the Trestle Way property. Agent to research and report on property limits and ownership of surrounding properties.}

Mr. Nelson – There should be an attempt for family units with two bedrooms.

Mr. McGee – Restrictions on person of family being allowed limited to bedrooms. Also should go with mixed-income development.

Mr. Popoulo – Go with an LIP and team with non-profit.

{Discussion of properties in-town and expiration of Longview Apartments.}

Old Business:

Agent – I passed onto Kopelman and Paige the rent subsidy program documents. We should have comments back by March 6th. The task listed presented here needs to be addressed.

Mr. Popoulo – The task list should be reviewed with Trust members.

Agent – I have sent everyone a copy of the upcoming March 6th conference sponsored by the Citizen Planners Training Collaborative.

Mr. Popoulo – I sent on to members information regarding the Trade fair sponsored by Mass Housing. Could be a great place to make contacts regarding unit development and rehabilitation. I will re-send the link to the AHT and AHTF. The website should be reviewed as it outlines collaborative efforts. Beneficial for networking with individuals and organizations for future work.

Mr. Nelson - **Motion** to adjourn.

Mr. Popoulo – **Second**.

Motion carries; 4-0; Unam..

Adjournment at 8:04pm.