

Town of Georgetown

Affordable Housing Trust
1 Library Street
Georgetown, MA 01833



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

Present: Paul Nelson, Trustee
David Surface, Trustee
Chuck Keilty, Trustee
Phil Trapani, Trustee

Shawn McGee, Task Force Member
Paul Nelson, Task Force Member

Howard Snyder, Trust Agent

Attending: Martha Solish, Coastal Homebuyers

Meeting Opens at 7:10pm.

Approval of Minutes:

1. March 6th, 2013.

Mr. Snyder – Minutes are being distributed at tonight’s meeting. I recommend passing on the minutes till the next meeting.

{Minutes passed to meeting of April 3rd.}

Old Business:

1. Rental Subsidy Program.

Mr. Snyder – {Distributes updated documents regarding rental subsidy program.} Program documents updated to address comments I received.

Mr. Nelson – I have one here for the flyer. {Hands to Martha Solish.}

Mr. McGee – I would like to add a disclaimer at the bottom of the flyer. Add the words “median income not only qualifying criteria.”

{Discussion of program documents.}

Mrs. Solish – HAP change should not be adopted. The RAP terminology is ok with the rental program.

Mr. Surface – I would to confirm it is still a first come first serve basis with the program.

Mrs. Solish – Yes. My understanding of Fair Housing guidelines as interpreted by Mass. DHCD is that an initial 60-day advertising window is required. I think that first come first serve practice should allow for this

Mr. Nelson – Other comments that I have. The GHA is a prime vehicle and we should add them as an individual block. Also, it is the Newburyport Daily News. On the participation application, item 6 of 12. Remove?

Mrs. Solish – I suggest it is left in per town counsel review.

Mr. Nelson – 3F. Objective is how to enforce.

Mrs. Solish – Goals are individually established with each individual application. Will be subjective and maybe not enough to evict.

Mr. Trapani – Good to have this document as it gives cause for the next step.

Mr. Surface – I have a question of procurement. We should discuss with Mike.

Mr. Nelson – Regarding the Rental Assistance Payment Contract. The tenant signs a one year less. The AHT commits three month terms. Do we add a readjustment clause in here?

Mr. Trapani – Renew every three months? Maybe write in “Automatically renewable for a period of a year unless terminated?”

Mr. Nelson – What is the term?

Mr. Surface – Will not extend more than four times? Add to page one at the bottom.

Mr. Snyder – I will coordinate with Martha and finalize.

Mr. Surface – Confirm the term of the contract.

Mr. Keilty – We should address page three of six.

{Discussion of payment contract}

Mr. Trapani – We will add the language of renewing the contract.

Mr. Keilty – “May” terminate allows for the financial adjustment that may be required when renewed.

Mr. Nelson – Look at Section 4(a)(1). {Discussion.}

Mr. Trapani – If contract protects and if eligibility changes it is allowed to be terminated. What if less money is required in the new lease. Is it an amendment or a new contract?

Mr. Keilty – If it is \$200 for example then the previous contract does not apply and it is terminated. A new contract will be entered but the one year term will not be reset.

Agent – We need to discuss the task list. {a revised task list is distributed and the dates discussed.}

Mr. Nelson – I would like to hand out a flow chart the task Force did a while back and presented to the Planning Board. At that time, the effort went nowhere. I would like to try the approach again. {Copies of the flow chart distributed and discussed.}

Mr. Surface - **Motion** to adjourn.

Mr. Nelson – **Second**.

Motion carries; 5-0; Unam..

Adjournment at 8:45pm.