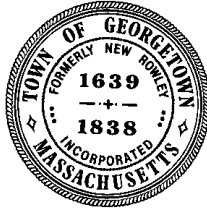


# Town of Georgetown

Affordable Housing Trust  
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## **Meeting Minutes** **April 25<sup>th</sup>, 2012** **Town Hall** **7pm, 2<sup>nd</sup> Floor Meeting Room**

Present: Charles Waters, Chairperson  
Tim Gerraughty, Member  
Paul Nelson, Member  
Philip Trapani, Member  
Howard Snyder, Town Planner and Trust Agent

Absent: C. David Surface, Member

Meeting Opens at 7:10pm.

### Approval of Minutes:

1. **January 24<sup>th</sup>, 2012; March 28<sup>th</sup>; April 11<sup>th</sup>, 2012:**  
Mr. Nelson – **Motion** to approve voucher totaling \$50.00 as presented.  
Mr. Surface – **Second**.  
**Motion Carries, 3-0; Unam..**

### Correspondence:

1. **Affordable housing Trust coordination with other Town Boards and Commissions:**
  - a) Conservation Commission: Paul Nelson on May 17<sup>th</sup>.
  - b) Zoning Board of Appeals: Charles Waters on June 5<sup>th</sup>.
  - c) Financial Committee: Tim Gerraughty on May 30<sup>th</sup>.
  - d) Conservation Preservation Committee: Charles Waters on May 8<sup>th</sup>.
  - e) Housing Authority: David Surface on TBD.

### Old Business:

1. **Four True Lane:**  
Mr. Snyder – Outlines phone calls with attorney representing bank with mortgage on property and town counsel regarding deed rider on property.

Mr. Gerraughty – I checked the deeds and no second mortgage on the properties so the owners should have some equity.

Mr. Waters – It is in the best interest of the bank to wait and allow the property to be sold.

Mr. Snyder – I have been in contact with Tewksbury Housing Authority regarding the sale. They are still marketing as the first interested parties, the ones who were ineligible due to income, have dropped out.

Mr. Waters – Maintain pressure on the Tewksbury Housing Authority to keep marketing the property and get it sold.

2. **201 Central Street:**

Mr. Nelson – The current owners are close to passing papers on the property. Their new home should be complete by the end of May.

Mr. Waters – Are we still committed to the \$105,000?

Mr. Gerraughty – Yes, move ahead or end.

Mr. Snyder – Is the prospective buyer still qualified?

Mr. Nelson – I believe she is. The Agent should determine.

**New Business:**

1. **Rental subsidy program:**

Mr. Nelson – Begins to present possible rental subsidy programs. Could be tied in with HOME Consortium.

Mr. Trapani – Paul could you breakout the number of units with subsidizing? Explain more the 237 families, they are just not with the GHA?

Mr. Nelson – The 237 families are on lists in several towns, just not Georgetown.

Mr. Gerraughty – Does the designation of a families include extend family members?

Mr. Trapani – I am concerned with the order of priorities in listing subsidized rentals. Listing Georgetown residents as first could be seen as favoritism.

Mr. Waters – Some people may see it as supporting the community.

Mr. Nelson – Overview of the program's basics with reapplication annually.

Mr. Waters – Approach discrimination implications with process of determination that is evaluated annually. Process and structure with background checks.

Mr. Nelson – Could do so thru a blind lottery.

Mr. Trapani – Does the program keep money in reserve in case it can not be renewed?

Mr. Nelson – Money would be set aside. The State has several programs and forms that this is modeled on.

Mr. Waters – State has structure with staff and established sanctions.

Mr. Trapani – We need to outsource the services and find access to them.

Mr. Nelson – Presents the costs of the programs. We will find out about upfront and maintenance costs.

Mr. Waters – The Trust should start smaller, with five families.

Mr. Nelson – Presents possible funding sources and administration of program. This rental subsidy program will help get credibility with our funding sources.

Mr. Waters – I say go and move forward with it. Limit it to five families.

Mr. Trapani – Identify and work out preference characteristics.

Mr. Waters – Determine who is outside agency that will handle our program.

Mr. Gerraughty – Determine who qualifies for the program. Would subsidy go with the property owner or renter? Are there incentives with the landlord?

Mr. Trapani – Let's do this.

Mr. Waters – By **unanimous consent** the Trust instructs Mr. Nelson to develop the rental subsidy program.

Mr. Nelson – We will formalize into program for HOME

Mr. Waters – Are we able to have agencies come in and explain their roles?

Mr. Trapani – We need to get buy in from CPC for revenue stream and as they are a stakeholder.

Mr. Nelson – Presents the Trust's draft State of the Town.

Mr. Trapani – Page One should have the Housing Production Plan and mention it as per the Master Plan.

Mr. Trapani – **Motion** to adjourn.

Mr. Gerraughty – **Second**.

All in favor? 3-0; Unam..

**Motion carries.**

AHT adjourns at 8:30.