

Town of Georgetown

Affordable Housing Trust
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Meeting Minutes November 20th, 2012 7pm, 3rd Floor Meeting Room

Present: Tim Gerraughty, Member
Paul Nelson, Member
C. David Surface, Member
Chuck Keilty, Member
Philip Trapani, Member
Howard Snyder, Trust Agent

Attending: Sean McGee, Task Force Member
Frank Popoulo, Task Force Member
Harry LaCortiglia, Community Preservation Committee
Martha Solish, Coastal Homebuyers

Meeting Opens at 7:05pm.

Approval of Minutes:

1. November 7th, 2012:

Mr. Gerraughty - **Motion** to approve minutes of November 7th, 2012 as presented.

Mr. Nelson – **Second.**

Motion Carries: 3-0-1; (Mr. Keilty Abstain)

Correspondence:

1. Voucher: Kopelman and Paige.

Mr. Snyder – This is a bill from K&P for their work in the sale of True Lane and Central Street.

{Discussion of Kopelman and Paige invoice and past invoices relating to recent sale of True Lane and Central Street as well as their review of the rental subsidy program contract.}

Mr. Surface – **Motion** to approve voucher 13-08 as presented.

Mr. Nelson – **Second.**

Motion Carries: 4-0; Unam..

Old Business:

1. Affordable Housing Task Force:

Mr. Gerraughty – The reason for the Affordable Housing Task Force (AHTF) is to work in tandem with the Trust on items such as annual programs and with current owners of approved housing units.

{Review of possible tasks.}

Mr. Surface – More people, more help. With three or five additional persons we can focus on the HPP. (Housing Production Plan).

Mr. Snyder – Harry LaCortiglia is here from the CPC to discuss the AHTF.

Mr. LaCortiglia – My understanding is from a year ago. Paul was on the CPC. The Task Force had not met for a while. I had assumed Paul Nelson was appointed by the Selectmen.

Mr. Surface – We will review the minutes.

Mr. LaCortiglia – It is a public hearing to review. The AHTF members were being appointed. Paul Nelson's appointment to the CPC is valid until the Task Force forms as a committee and elects a Chairman. The Chairman is by default on the CPC until an appointment is made.

Mr. Surface – So Paul is still on the AHTF.

Mr. Nelson – This is not an issue if joint meetings are held. I am willing to be on the CPC representative. I want to do so with the assurance that I will remain involved in defining actions of the Trust and not just part of matters of the Trust's money.

{Mr. Trapani enters at 7:20pm}

Mr. Gerraughty – With the AHTF, two more members or we change the bylaw.

Mr. LaCortiglia – That would be a Town meeting vote to approve. Recall where the Trust originated and that was with the CPC.

Mr. Surface – Partially with the Planning Board also. The Agent should start on a warrant article. At the next Selectman's meeting, the Selectmen will work on the appointment of Paul Nelson and Tim Gerraughty to the Task Force.

Mr. LaCortiglia – The CPC is on a cycle with changes by the end of the month so review of changes can be done.

2. Rental Subsidy Program:

Mr. Snyder - {Discusses contract.} The Trust needs to sign on page five.

Mrs. Solish – We should establish some first steps. There is flexibility with CPC funding. Informal program to meet fair housing to meet Town needs.

Mr. Snyder – {Discusses role between Mrs. Solish, AHT and AHTF.}

Mrs. Solish – Some details. A program helping unsubsidized units. Not working with individuals with vouchers. Program for those who need help. Establish income limits, perhaps 50% of AMI? Maybe 80% AMI?

Mr. Nelson – Consider extenuating circumstances if we are setting our own guidelines.

Mr. McGee – Consider 40% long-term and 80% short-term.

Mr. Nelson – Maintain our requirement of one year intervals.

Mr. Surface – Mrs. Solish to come up with guidelines for Trust and Task Force to move on.

Mr. Gerraughty – Focus in on single task. Keep with the idea of hand up and not hand out. Support students going back to school to retrain skills.

Mrs. Solish – Regarding participants. It has come up that the Trust wants local preference. That brings more scrutiny from the state. I suggest not include local preference. Readdress at a later date if required.

Mr. Nelson – Local preference should be a criteria item for the rental assistance program. I agree with Phil on this. As Martha indicated, as long as we are funding ourselves, the AHT should be able to determine program criteria.

{Mr. Nelson excuses himself in order to attend the CPC meeting. }

Mr. Trapani – Stay local. Local taxpayers would like to see this money stay local.

Mr. Gerraughty – What about a lottery?

Mrs. Solish – No. Recommend a “first come, first serve” to follow current CPC guidelines.

Mr. Surface – How about a limit to certain properties in certain areas; 30% per each district?

Mrs. Solish – Must be careful about limiting. There may be more need in a certain area and must be careful of possible perception of discrimination.

{Discussion regarding Longview Apartments }

Mr. Snyder – Possible next step is task with how many rentals in town.

Mr. Surface – Martha, can you return with some suggestions on tasks?

Mrs. Solish – I can and I have some here.

{Handout is distributed and Mrs. Solish discusses. }

Mr. Gerraughty – I would like to see some more information on small block grants.

Mr. Nelson – We all need to reach a consensus on objectives.

Mr. Surface – Need to limit size. Let’s take the handout, review and discuss at next meeting.

New Business:

1. True Lane:

Mr. Snyder – The seller has requested reimbursement for additional legal fees incurred due to the delay in the closing on the property.

{Discussion of True Lane property and the seller’s request for the Trust to pay legal fees for the purpose of informing the AHTF}

Mr. Surface – **Motion** to approve the request from the sellers of True Lane for the Trust to pay the additional legal fees of \$1,232 from Evans Law.

Mr. Trapani – **Second.**

Motion Not Carried: 0-3; (Chuck Kelity recused.)

2. CPC Funding:

Mr. Snyder – We need to establish some place holders for CPC funding before the open period for submission ends this month.

Mr. Gerraughty – I know Paul has some written but he is unavailable to discuss as he is now downstairs at the CPC meeting. I recall that Paul mentioned in the previous meeting a proposal to make grant requests in the amount of \$100,000 for the rental subsidy program and \$200,000 for the Trust’s general fund.

Mr. Surface – **Motion** to make a CPC request of \$100,000 for the rental subsidy program.

Mr. Trapani – **Second.**

Motion Carries: 3-0;Unam..

Mr. Surface – **Motion** to make a CPC request of \$200,000 for the Trust’s general fund.

Mr. Trapani – **Second.**

Motion Carries: 3-0;Unam..

Agent Report:

3. Trust Funds and Balance:

Mr. Snyder – I issued everyone a copy of the current balance of the Trust.

{Discussion with the Task Force regarding how the Trust is funded.}

Mr. Gerraughty - **Motion** to adjourn.

Mr. Trapani – **Second.**

Motion carries; 3-0; Unam..

Adjournment at 8:20pm.