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**TOWN OF STOW
STOW MUNICIPAL AFFORDABLE HOUSING TRUST (SMAHT)**

Minutes of the May 16, 2012 SMAHT meeting.

SMAHT members: Donna Jacobs, Mike Kopczynski, Quince Papanastassiou, Jim Salvie, Trish Settles, Laura Spear

Guests: Stow Community Housing Corporation Director, Greg Jones; NOAH Executive Director, Phil Giffiee

The meeting was called to order at about 7:30 P.M.

1. Meeting Schedule

Our next meeting was moved to June 6.

2. Minutes Review, vote to approve

Trish moved to approve the minutes from the April 25, 2012 meeting, Quince seconded. Jim abstained, and all other members voted to approve.

3. Trustee Reports

Mike heard that the state may not be interested in supporting senior affordable housing at this time.

Laura announced that the next regional housing planners/coordinators meeting is May 17 in Carlisle at 8:30 AM. One potential agenda item is RCAP.

The Planning Board is doing a "drive around" on properties with tax foreclosures. Some may be appropriate for affordable housing. The Planning Board is leaving the next day at 5:30 PM from the Town Building if anyone is interested in attending.

Trish announced that the new SHI inventory is being released today.

Jim attended a meeting at Plantation Apartments last week in regards to a potential funding source for the project from Boston Community Loan Fund (BCLF). BCLF is potentially interested in lending up to the fair market value of the existing Clausen house (its appraised value). Stow Community Housing Corp. (SCHC) would need a loan for the remaining amount, using the house as security. If the deal proceeds, BCLF would lend \$285K (based on a recent appraisal), and the purchase price is \$389K, leaving \$104K of the purchase price that would need to be funded. Donna spoke with Town Counsel about this.

4. SCHC Loan discussion & vote

Greg sent the Board spreadsheets showing payments for Pilot Grove 2. Funding sources include Stow Elderly Housing Corporation and the grant from SMAHT, which was applied to the total project costs.

CEDAC is only now starting to get repayments for loans it had made. \$300K is for SCHC.

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The Board requested a P&L statement at a higher level, showing both funds coming in as well as payments going out, including actual payments and payments that still need to be made. The Board specifically asked for a cash flow analysis, showing when funds are expected and when bills need to be paid.

Discussion also included various line-item payments, including the use of housing consultants. A lot of their work went towards funding applications and the comprehensive permit application for the ZBA.

Board members also expressed concern about the viability of Plantation 2. Funding for Pilot Grove 2 will have to be repaid back to the other project.

Greg and Board members discussed the proposed \$10K-\$20K loan for Pilot Grove 2. Board members will contact Town Counsel about another option: using the state funding as security. SCHC is not sure when it will get the funding from the state. Payments to the property owner are due July 15 and October 15. The Board will plan for a formal vote at its June 6 meeting regarding the July 15 site control payment. If SCHC will need a loan to cover the October 15 payment, we will treat it as a separate loan agreement.

With BCLF, SMAHT also has the opportunity to contribute to the purchase price to make up the gap of \$104K for Plantation 2. The P&S expires on July 31, and SCHC will need to renegotiate with the property owner. This project has two issues: the current litigation by an abutter and the fact that federal 202 funding is on hold. SMAHT may want to fund the purchase of the property instead of loaning money for the Plantation 2 project. The issue of security remains open, however.

Greg will send SMAHT members a prospective cash flow in a week to see if it meets our needs.

6. NOAH visit

The NOAH agenda item was taken out of order and discussed next.

Phil Giffey, Executive Director of NOAH, spoke with SMAHT. NOAH is a 25-year-old community development organization. They try to add value when there is no local community development corporation (CDC). They do most of their work in East Boston but extend out to Springfield. They also provide consulting services for foreclosures and other needs. They have their ears to the ground in regards to where the state is going for affordable housing. Senior housing is difficult to get funding for right now. The focus is on the homeless and family housing.

Discussion included where to get state assistance: CHAPA, MHP workshops, and others.

The Gleasondale Mill area is an opportunity. Phil sees it becoming a higher priority in 3-5 years. Issues include a lack of infrastructure, potential lack of density (although mixed use may be attractive), lack of community development block grants, professional staff, and transportation. Sometimes a narrative about complexity may help, though. We have internal infrastructure in the form of human capital, 3% CPA funding, inclusionary zoning,

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a historic reuse project, and so on. It may take longer to get approved, but we should keep the dialog open with state "watchers" such as MHP. We'll need to look at mixed use with different income levels, set appropriate rents, and understand the brownfields. We should ask Mass development what they can do to help us with this site.

To launch a project: "Once you own it, people will bid."

NOAH could be a partner that SMAHT could fund for project feasibility and pre-development assistance. NOAH's sweet spot is less than 100 units, family or elderly housing, with a knowledge of state and federal government policies. NOAH would need at least 20 units at a minimum.

Discussion about property maintenance: In Boston, they use CDBG money with income verification. This is for small repairs (not capital projects). Larger capital projects are addressed through a loan project.

At the next meeting, SMAHT will consider an RFP for the housing consultant to help us drive current and planned projects from the Housing Production Plan.

5. Draft Stow Selectmen's Ch. 40B Policy & Guidelines, review & discussion

We deferred discussion.

7. 2012 Work Program Priorities

The Board did not discuss this as our agendas are reflecting our work program priorities.

8. Adjourn

Trish moved to adjourn, Quince seconded, and the vote was unanimous in favor. The SMAHT meeting adjourned at around 9:00 P.M.

Respectfully submitted,

Laura Spear
SMAHT member



Laura Spear
6/6/2012

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