

Stow Municipal AFFORDABLE  
Housing TRUST



SMAHT Meeting Minutes

Wednesday, August 1, 2012

Members Present: Mike Kopczynski, Quince Papanastassiou,, Cynthia Perkins and Jim Salvie. Maggie Monroe-Cassell, executive directors of Habitat for Humanity's North Central Massachusetts region, was also in attendance.

The meeting began at approximately 7:04 p.m.

1. Meeting Schedule. The trustees agreed to next meet on Wednesday September 5 and Wednesday September 19 at 7:00 p.m.
2. Minutes. The committee reviewed the minutes of July 11, 2012. There was one amendment and on a motion by Cynthia, seconded by Quince, the minutes as amended were approved.
3. Trustee Reports. Donna introduced Brian Ahearn from Habitech, who presented the outline of two small 40B developments off Bradley Lane. He may be looking for local support later, but at this point the discussion was purely informational.

Donna also reported on a recent MAGIC meeting at which the idea of a sub-regional housing coordinator was discussed. MAGIC is currently conducting a survey of individual towns' needs (Karen Kelleher is coordinating Stow's response) and actual services are approximately a year or more away. To receive services it is anticipated that an individual town would have to make a financial contribution. This would be a full time MAGIC employee.

Donna said that the Mass. Housing Partnership is updating their directors of affordable housing trusts.

Mike reported that he has spoken to Bob Larkin of the Housing Authority about getting CPC money to buy permanent deed restrictions on those that are expiring. Mike anticipates that Bob will attend our next meeting.

Cynthia introduced Maggie Monroe Cassell, who described Habitat's model for affordable housing development. Habitat helps communities form local committees, which become the sponsor of a project. Not all projects are 40B's or LIP projects because one of Habitats goals is to have their homes fit in with neighboring homes. Typically the are protected by permanent deed restrictions and with some effort may count toward the SHI. Mike pointed out that what Habitat could do for a community is help put a "human face" on affordable housing. Maggie said that Habitat's site selection committee must pass off on a site. There was interest in having Habitat help develop one of the town owned parcels. The trustees thanked Magge for the information and she left the meeting.

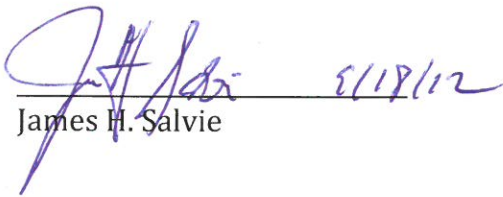
Donna brought up the Pine Point parcel and urged action on it soon. There was some feeling that Pine Point should be evaluated by the consultant along with the other town owned parcels. There was a question whether the town owns "clear title" to those other parcels, since they were tax taking parcels, and Jim agreed to ask Karen Kelleher to investigate.

The trustees agreed to discuss the work plan at the next meeting. Among the topics are the sub-regional housing coordinator planned by MAGIC, assistance to SCHC and SEHC, and development of some of the town owned parcels.

Mike reported that he spoke to Bill Wrigley and we do not need an RFQ to hire the consultant. He will draft a scoring sheet for evaluations. Interviews are tentatively planned for the second week of September.

On a motion by Quince, seconded by Cynthia, the committee adjourned at 9:12 p.m.

Respectfully submitted,

 8/18/12  
James H. Salvie