

OCT 25 2012

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

Minutes of the September 18, 2012 SMAHT meeting.

SMAHT members: Mike Kopczynski, Quince Papanastassiou, Cynthia Perkins, Jim Salvie, Trish Settles, Laura Spear

The meeting was called to order at 7:05 PM. The Chair (Mike) was not at the meeting yet, so the Vice Chair (Laura) opened the meeting.

**1. Meeting Schedule**

October 3 – we'll decide at that meeting if we need another meeting in October  
November 7

**2. Minutes Review, vote to approve**

Trish moved to approve the minutes of the August 1, 2012 meeting, Cynthia seconded. The minutes were approved unanimously.

Quince moved to approve the minutes of the September 5, 2012 meeting, Trish seconded. The minutes were approved unanimously.

**3. Trustee Reports**

Trish looked into options for when a deed restriction expires and gap financing. Chapter 40T was passed two years ago to address this issue. DHCD is committed to keeping expiring affordable units from dropping off the SHI. The legislation does not apply to foreclosures, and there is a \$250K limit. DHCD pays the owner the difference for the deed restriction. Trish will continue to research.

Trish also said that DHCD has an extra \$15K that communities can apply for planning purposes. There is a rolling deadline to apply. We should put this on our October 3 agenda. Eligible projects include Housing Product Plans and other planning activities.

Cynthia notified some developers about our adaptive reuse grant opportunity. She also heard that a parcel with a small housing unit may be offered to the Town. We'll keep tracking this.

Laura said she followed up on her action item from the last meeting and sent a memo to the Selectmen's office, copying the Chair, in regards to the Gleasondale parcel.

At this time, Mike joined the meeting.

**4. SMAHT Housing Consultant Interviews**

The Board interviewed Leonardi Aray and Kerry Horman, the two candidates who applied for the housing consultant position. Discussion included prior experience, current activities, and involvement in funding affordable projects.

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*SMAHT Minutes, September 18, 2012*

Approved 10/24/12

As next steps, Mike will contact their references and create a form for the Board to use in evaluating the candidates. Mike will also check again with the Town Administrator about getting two responses to our RFP instead of three. We plan to make a decision at our next meeting on October 3.

**5. Adjourn**

Cynthia moved to adjourn, and Trish seconded. The vote was unanimous in favor. The SMAHT meeting adjourned at 9:10 PM.

Respectfully submitted,

Laura Spear  
SMAHT member

*Laura Spear 10/24/12*

*Note: The previous minutes misstated the date of the meeting as September 20. In fact, the meeting was September 18. We rescinded the minutes of September 20, 2012 and voted to approve this set.*