

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

Minutes of the February 19, 2014 SMAHT meeting.

SMAHT members: Mike Kopczynski, Quince Papanastassiou, Cynthia Perkins, Trish Settles,
Housing Consultant: Leonardi Aray

Call to Order

The meeting was called to order at 7:06 PM.

1. Meeting Schedule

March 5
April 2

2. Minutes Review & Approval

Quince moved to accept the minutes of the January 14 meeting, and Cynthia seconded. The minutes were approved unanimously.

3. Correspondence, Bills and payments

We discussed an invoice from Stanski & McNary, Inc. for site work totaling \$9,900.
We received invoice for \$1085 from our housing consultant, Leonardi Aray.
Trish moved to approve payments of both invoices, Quince seconded, and the motion was approved unanimously.

4. Trustee reports

Mike reported that abutters of the Queens Lane property have requested a meeting with the SMAHT board to clarify the status of the parcel for potential development. Discussion of the current status of the parcel, with the abutters, will be on the agenda for the March 5 meeting; Mike will inform them of the meeting date.

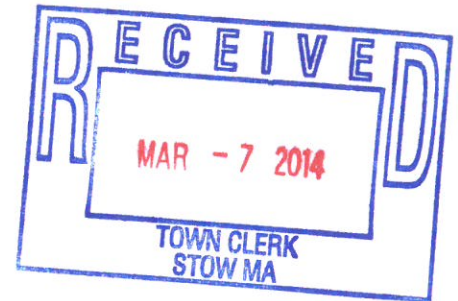
5. Discussion with Habitat for Humanity of Central Mass

Maggie Monroe-Cassel, Ex. Dir. of HFHCM, explained the principles, procedures, site specifications, Request for Proposals process, affordable housing marketing requirements, homeowner selection process, permitting, funding and fund raising, schedule for construction, and distinction between Town roles and responsibilities vs. Habitat's roles and responsibilities in a potential project.

Average cost of building a HFH house, which is then sold to homeowner at cost, is \$150,000. Maggie expressed concern that if Habitat were to respond to and RFP to develop a property, such as the Pine Point parcel, which needs extensive site work to make it a buildable lot (ex. \$30,000+/-), HFH would not be interested in the project, unless the site development costs were covered, perhaps by the Town. She also explained that a volunteer town-centered committee, what they call a 'Local Project Committee' would partner with HFH and be charged with raising funds for building cost, (ex. \$80,000) an amount which would be determined when entering into the agreement.

Maggie's initial research indicated that the median income of Stow residents is \$94,100; a qualified Habitat homeowner would need an income of between 30% and 80% of the median income; i.e., \$47,450 for a single homeowner to \$67,750 for a family of 4.

SMAHT Minutes, February 19, 2014
Approved _____



6. DHCD Certification process

DHCD Certification letter was signed on Jan 28th and sent on Jan 29th; we should get confirmation by next meeting.

7. Housing Specialist report

Leonardi has identified a specialist in alternative technology septic systems to provide an option to the site development challenges on Pine Point property. It was decided that another round of perc tests should be conducted when the ground has thawed before pursuing the feasibility of an alternative technology septic system.

8. Adjourn

Trish moved to adjourn, Quince seconded, and the motion was approved unanimously. The meeting adjourned at 9:02 PM.

Cynthia Perkins
SMAHT member

SMAHT Minutes, February 19, 2014

Approved 3/5/14

Laura Spear
2