

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

Minutes of the June 10, 2015 SMAHT meeting

SMAHT members: Mike Kopczynski, Jim Salvie, Trish Settles, Laura Spear

Housing Consultant: Leonardi Aray

**Call to Order**

The meeting was called to order at 7:05 PM.

**1. Meeting Schedule (next 7 May 2015)**

July 8, 2015

**2. Minutes Review & Approval**

Trish moved to accept the minutes of the May 7, 2015 meeting, and Jim seconded. The minutes were approved unanimously.

**3. Trustee Reports**

**a. Town Administrator**

**b. CPC Update**

**c. Planning Board**

Mike met with all three groups listed on the agenda.

Town Administrator: Per Mike, the Town Administrator said he felt it was a good parcel for mixed uses, based on its location in town, but the Board of Selectmen decides what the ultimate use is.

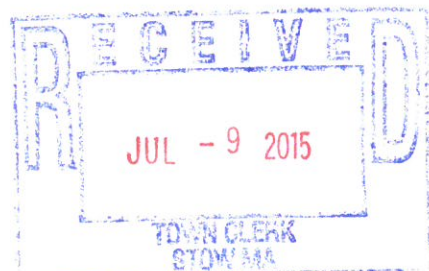
Community Preservation Committee (CPC): Mike met this week with the CPC. The first priority topic was about the foreclosure of 33 Elm Ridge Road. One possibility is a buy-down in perpetuity. We could even buy it and rent it until we can find a buyer, using TCB, which already serves Stow, as the property manager. We have other options with buying as a last resort. We could potentially apply for a revolving fund from CPA affordable housing funds and draw down for purchase and maintenance. The second topic was a proposed down-payment assistance program, which MetroWest Community Development is sponsoring. The third topic was renewed interest in the Community Preservation deed restriction program. SMAHT would take the lead on a renewed program effort.

Planning Board: Mike met with the Planning staff about 323 Great Road and some of the programs discussed with MetroWest Community Development. The Planning staff thinks it makes sense to have some housing on the 323 Great Road parcel from a planning perspective.

Mike also met informally with one of the Selectmen. He said the Selectman was open to a case being made for mixed use and was looking forward to the presentations. He was not expecting only one presentation.

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Approved 7/8/15



Jim updated the group on the previous night's Board of Selectmen meeting. That was the first time the board has talked about it as a board with no sense of consensus and the expectation that there will be more than one proposal. One Selectmen suggested that the town could simply sell the parcel. Another Selectmen said that whatever we do with it, it should be available for future municipal use, as it is in the center of town. Town Planning and Conservation Commission both spoke, and the Selectmen talked about the process for going forward. Jim would like public forums, similar to what was done for the elementary school building project.

Greg Jones from Stow Community Housing Corp. (SCHC) contacted Mike, as SCHC is interested in buying the property next to the proposed Pilot Grove expansion. The court case decision (based on the abutter's suit) is scheduled for July. Greg asked Mike if SMAHT would be interested in buying the house. It would not likely be financially feasible for us.

#### **4. SMAHT Housing Consultant Contract Renewal**

The contract for our housing consultant, Leonardi Aray, ends at the end of this month. The contract has a clause that we have the opportunity to renew for one more year. We have the funds to pay for his services. We paid about \$5000 this year. Trish moved to extend the contract for the next fiscal year, Laura seconded. The motion was approved unanimously.

#### **5. MetroWest Community Development Meeting re: Monitoring**

Mike attended a meeting last Friday with MetroWest Community Development. Last year, we lost one of the Elm Ridge Road units due to foreclosure and resale. Based on research that MetroWest Community Development did, it was definitely determined that the affordability term for Elm Ridge Road units is 50 years, expiring in 2047. Terms for Arbor Glen and Villages at Stow units are universal and in perpetuity.

Under the terms of the original deed restriction, Elm Ridge Road units can be sold under certain circumstances to a market-rate buyer. We won't get the lost unit back, but it is possible that the town will get the difference between the sale price and the affordability level. The state was the monitoring agent. 4 of the 7 units on Elm Ridge Road have been refinanced, and none had permission from DHCD.

If the 33 Elm Ridge Road unit forecloses, the best outcome is that it is sold as an affordable unit. However, the unit could be sold as a market-rate unit, and DHCD may not be able to follow up. We are looking into whether we can pay for the follow-up by a third-party on behalf of DHCD. We can also help the bank find an affordable buyer, using MetroWest Community Development as the marketing agent. Now that we have MetroWest Community Development as our monitoring agent, the unit should be offered to us, and we would have 120 days to act. The amount of the loan is \$165,000. The max sale price is \$210,000. There is some question as to which bank actually owns the mortgage now.

MetroWest Community Development is ready to start on updating our Housing Production Plan (HPP). Nathan will provide us with an estimate and timeframe by July. Our current HPP expires in 2016.

Safe harbor expires in July 2015. We need about 11 units per year to retain safe harbor. Pilot Gove 2 building permits could be ready in 2017 per SCHC, giving us another opportunity for safe harbor if our HPP is updated and accepted by DHCD.

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The Trust also discussed a housing assistance program, which will be a regional program. Littleton and Hudson are interested. Although there is not a general need in Stow, it could be a useful tool if we end up buying the Elm Ridge Road unit. The Trust discussed how a housing assistance program might work in Stow. This is a program that helps find income-eligible buyers who may not have the funds to buy an affordable unit without financial assistance. The sense of the meeting is that this is not a priority program for Stow.

Nathan from MetroWest Community Development said DHCD may be interested in our deed restriction program, in which a deed restriction would be sold to owners of an existing market-rate unit and the unit would count as affordable upon sale to a qualified buyer through a fair marketing program. He will investigate further.

#### **6. Elm Ridge foreclosure actions**

We had already reviewed most of this. Jim reported that Ernie Dodd from the Planning Board said that there is a SJC case that said an affordable housing restriction could not be expunged upon foreclosure. The DHCD deed rider on this unit predates this current limitation, and we have the letter from DHCD that said this deed rider did not survive foreclosure.

#### **7. 323 Great Road Update**

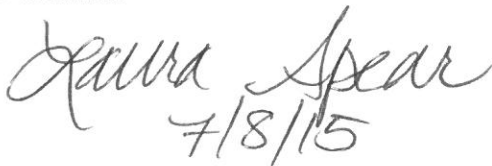
After the last meeting organized by the Planning staff, it may be helpful to have pictures to show what development could look like. The request by attendees of the last meeting was for something that looks like a concept plan. The plan would need to address egress, green space or play areas, key landscaping and/or fencing to delineate privately owned space from public space, streetscape impact, low impact design (parking, walkways, pervious surfaces), and major topographic differences. There was also a request to provide the financials for the cost of making every unit affordable and where the funding could come from. Leonardi will draft concept plans for the Trust to review at the July 8 meeting.

#### **8. Adjourn**

Trish moved to adjourn, Jim seconded, and the motion was approved unanimously. The meeting adjourned at 9:00 PM.

Respectfully submitted,

Laura Spear  
SMAHT member



Laura Spear  
7/8/15

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