

AFFORDABLE HOUSING TRUST

TOWN OF WAREHAM

Minutes for March 17, 2011

Meeting convened 4:40 p.m.

Members: Sandra Slavin, Chairman; Brenda Eckstrom; Deborah Pfinister; Elizabeth Pezzoli

APPROVED: Minutes for March 10, 2011, as amended. ALSO: Minutes for the following 2010 meetings: March 11, April 8, September 9. Also, January 6, 2011

DISCUSSED: Going to town meeting seeking clarification/approval for acquisition of tax title parcels to hold by AHT.

DISCUSSED: Westfield affordable housing proposal progress. That committee is looking into the so-called recreation component on the acreage.

HEARD: AHT was part of the cost-profit audit of August 2007.

DELAYED: Discussion of policies and procedures for AHT until full committee could be present. Committee member Mike Schneider, who drew up the base policy, was not able to attend because of a work commitment.

HEARD: From Brenda Eckstrom about an affordable accessory apartment program as well as an amnesty program possibility. She is also working on an application and a proposal where property owners with oversize lots could possibly add a unit which would, if approved through a town permitting process, be deemed affordable in perpetuity. That would help meet our quota of affordable housing units.

Adjourned: 6:20 p.m. 4-0-0



Sandra Slavin, Chairman

appr 2-0-1

AFFORDABLE HOUSING TRUST TOWN OF WAREHAM

Minutes for May 3, 2011

Meeting convened: 4:42 p.m.

Members: Sandra Slavin, Chairman; Mike Schneider, selectmen's liaison; Deborah Pfinister;
Elizabeth Pezzoli, clerk

HEARD: Mike Schneider has been appointed selectmen's liaison, replacing Brenda Eckstrom.

Deb Pfinister to reapply. E. Pezzoli has asked to be reappointed, as has Brenda Eckstrom.

DISCUSSED: Standard interview questions for any new applicants. (See attached)

DISCUSSED: According to committee by-laws, committee members in attendance feel that all five members will continue as members, including former Bof S appointee, Brenda Eckstrom. When established, basic membership was to be five. Did not preclude having additional members above the five.

HEARD: From Mike Schneider that Wareham's Housing Plan expired in October of 2009. Need to develop a new one to send to state. Will e-mail each of us a copy. Old plan filed with DHCD and developed by SRPEDD, the regional planning agency.

Next meeting back on regular monthly schedule: May 12.

Adjourned: 5:45 p.m.

Minutes: _____ Approved/disapproved



Sandra Slavin, Chairman

approved 3-0-0

AFFORDABLE HOUSING TRUST

TOWN OF WAREHAM

Minutes for April 4, 2011

Special Meeting convened: 4:30 p.m.

Members: Sandra Slavin, Chairman; Deborah Pfinister; Brenda Eckstrom; Mike Schneider;
Elizabeth Pezzoli, clerk GUEST: Mary Scarsciotti from the Appeals Board

DISCUSSED: Mary Scarsciotti: Occupancy permits issued for former Majestic Mattress redo on Main Street. ZBA got Building Department to issue temporary occupancy permits on the last two permits issued because units were not counted as affordable.. All units have to be counted as affordable. Developer Ryan Correia received \$500,000 in federal money for the project, about \$25,000 remains not spent. There are eight units in building, six on upper floors, two on first. If rentals, all have to be considered affordable. ZBA asked attorney Jon Whitten to work to get all counted as affordable. ZBA had given go ahead to have all eight units counted as affordable. When approved originally by ZBA, only five units. The funding agreement is for 20 years and developer doesn't have to pay back the \$500,000. DHCD is supposed to keep track of affordable/market sales and ZBA wants DHCD to count units based on legislation in effect at time. Money needed for Whitten's fee - one day of work - \$1,000.

APPROVED MOTION: Withdraw earlier permission to spend \$15,000 of AHT funds for audit and to release funds from administrative funds for 2011. 5-0-0

APPROVED MOTION: To allow up to \$2,000 to Whitten for work. 5-0-0

CONCERN: Sandy Slavin asked for recommendation from MS to enable someone to track affordables (some are being sold at market rate). Suggested checking with area towns to see how they monitor affordable housing sales. MS to ask Whitten how we should monitor since it appears state is not.

HEARD: From Marilyn Donahue, Fin Com member, on Article 37 for spring town meeting. She feels some pieces are missing, suggested we eliminate the word "convey". Said article is conceptually a good idea, but will be hard to sell to voters. Sounds too specific where it really is just a general concept. Not sure AHT has to go to town meeting with this. Suggested seeing if town would support assisting AHT in satisfying the town's affordable housing requirements. Feels it could be voted down because of the way it is written.

ADJOURNED: 6 P.M.

MINUTES _____ APPROVED/DISAPPROVED


Sandra Slavin, Chairman

approved 3-0-0