

West Boylston Affordable Trust
Meeting Minutes
November 27, 2012

Members present: Robert J. Barrell, Marc Frieden, John Hadley, Patricia Halpin, and Anna Mary Kraemer

Also present Leon Gaumond

Chairperson Halpin called the meeting to order at 6:05 p.m.

The minutes of the October 9, 2012 were read and approved by unanimous vote.

Mr. Gaumond reported that the affordable unit for sale at Afra Terrace offered by the lottery process failed to attract a buyer. The unit was offered for \$199,000.00 Prior affordable units sold for \$153,500.00.. The sellers were questioned about the sale price of \$199,000.00. Afra Terrace maintains that the sale price of \$199,000.00 is calculated in accordance to the regulatory agreement. Mr. Gaumond recalls that a side agreement exists to keep the affordable units at \$153, 500.00 The town counsel will review the calculation and the side agreement. The Department of Housing and Community Development will also be requested to review the pricing of the affordable units. It may be necessary to have a joint meeting with the Board of Selectmen. .Mr. Frieden offered the following motion “To direct the Town Administrator and support efforts to enforce the side agreement written between Afra Terrace and the Town of West Boylston”. Mr. Hadley seconded the motion which was approved by unanimous vote.

The Affordable Trust members reviewed the most recent request for qualifications for the Community Housing Specialist. This request has been advertised as required by the procurement process. Of particular interest are the Minimum Qualifications on page four of the document. This document meets the requirements of the Affordable Trust. .

In related business the Trust reviewed a letter prepared by the Town Administrator to the towns of Boylston and Sterling inviting their participation in a regional approach to affordable housing issues. Mr. Hadley moved and seconded by Ms. Kraemer to send the above invitation executed by the Chairperson, Ms Halpin to the towns of Sterling and Boylston The motion was approved by unanimous vote .

The interview process by the Trust will be January 15, 2013 by the members of the Trust. Ms. Kraemer volunteered to develop a short list of applicants for the Community Housing Specialist. The Chairperson recommended that the Trust members formulate questions for the applicants to address during the interview.

The Housing production Plan is nearly completed. Some revisions may be necessary to be acceptable to the State.

Mr. Barrell moved to adjourn the meeting at 7 10 pm. Mr. Frieden seconded the motion which meet with unanimous approval. :

Respectfully submitted

Robert J. Barrell

