

AFFORDABLE HOUSING TRUST

Meeting Minutes

October 18, 2023

ATTENDEES: Steve Irish, Chair; Elizabeth Howie, Ruth Wagner and James Duff. Maura Curran was absent.

Additional Attendees: Shari Young, Administrative Assistant

Public Attendees: Ann Burbine, Planning Board Liaison

The meeting was called to order at 6:30 pm.

Mr. Irish moved to accept the agenda, Mr. Duff seconded the motion; a vote was taken and was unanimously in favor.

Meeting Minutes: JULY 2023 and SEPTEMBER 2023

Mr. Irish moved to accept the agenda, Ms. Howie seconded the motion; a vote was taken and was unanimously.

No quorum to vote the minutes from September.

DISCUSSION: Brainstorm Future Initiatives and next steps for Habitat for Humanity

Habitat for Humanity:

- AHT was very thankful to have them come in, was very informative on the mechanics of a project.
- Takes a few years to get a project completed
- AHT needs to find land to build on
 - Ms. Curran to work on a list of possible Town land available
 - Ms. Howie offered to work with Ms. Curran on list of potential land available
 - Ms. Howie to reach out to Mr. Joe DeVito, Assessor for potential land
 - Keep eye out for land the AHT could purchase
 - Difficult to find land around \$350K
 - Lots for sale on Maple Street and Ann Vinal Road
 - Possibly out of price range for AHT
 - Ideal if land was donated

NEW BUSINESS:

Housing Production Plan (HPP):

Mr. Irish said it has been brought to his attention that the HPP is set to expire in 2025. The AHT paid for the update of this report back in 2020. It took one year to complete so the AHT needs to start thinking about paying and updating this Plan. Ms. Young will confirm if an RFP is required or if the AHT can request quotes from specific firms. Ms. Karen Sunnarborg completed the last plan, the cost was between \$10,000 - \$20,000. AHT will need to vote on this in the future to secure a contract with a Consultant.

Ms. Howie mentioned that there is an affordable unit at Rachel's Way that is supposedly coming up for sale. Rachel's Way is a 40B project that the ZBA has authority over. The seller is allowed to make a certain profit

and a Monitoring Agent will have to find a suitable owner for the affordable unit. The unit is affordable in perpetuity, but has nothing to do with the AHT. If the property had originated with the AHT the AHT would likely have the first right of refusal, but if they were to try and buy it the AHT would then have to hire a consultant to run a lottery for a new owner.

OLD BUSINESS:

Stockbridge Road:

Mr. Irish indicated that nothing new has been going on with the proposed development tied to 7 New Driftway and the AHT owned property on Stockbridge Road. He said Attorney Sullivan had reached out to him in August to let him there are some mechanics with transfer of the property, etc. still being worked out. To his knowledge the offer has not been rescinded. Ms. Burbine indicated the Planning Board has heard nothing new on the project.

Ms. Wagner made a motion to adjourn. Mr. Irish seconded the motion; a vote was taken and was unanimously in favor.

Adjourned at 7:00 pm.

Submitted by: Shari Moak Young

Approved: November 15, 2023