

AFFORDABLE HOUSING TRUST

Meeting Minutes

October 19, 2022

TOWN OF SCITUATE  
TOWN CLERK

2022 NOV 17 PM 1:55

RECEIVED

ATTENDEES: Steve Irish, Chair; Nancy Chapman; and Ms. Howie. Ms. Wagner and Ms. Curran were absent for the meeting.

Additional Attendees: Shari Young, Administrative Assistant

Public Attendees:

The meeting was called to order at 6:33 pm.

Mr. Irish moved to accept the agenda, Ms. Chapman seconded the motion; the vote was unanimously in favor.

**DISCUSSION: Lawson Green – Michael Cucchiara**

Mr. Cucchiara was not able to attend the meeting and the discussion is being postponed.

Mr. Irish did indicate that Mr. Cucchiara said there is a 150-person waiting list.

Ms. Chapman asked why he is updating the AHT is the going to be asking for more money; Mr. Irish opined it is just part of their post development follow-up.

**DISCUSSION/VOTE: 165-167 Stockbridge Road Load**

Mr. Irish provided an update on the development of Stockbridge Road as it relates to the development with Driftway LLC, Mr. Frank Polak and CIL (Corporation for Independent Living). Waiting for a copy of the agreement which has been reviewed by Town Counsel; AHT needs to vote on and approve the agreement. Agreement was not ready for tonight's meeting, AHT will need to meet again when the agreement is ready to vote and approve. He said the Attorney's have been ironing out the details; Town Counsel has been making sure the Town and AHT is protected and the group home is affordable and can be counted towards the Town's affordable units. He said he was on a conference call with the Attorney for CIL, Town Planner, Attorney for the Developer, Walter Sullivan and Town Counsel to work out the mechanics; one version was signed but, Town Counsel did not approve of it; changes were made to make sure whatever is needed for the "affordable" component is met. The project reports the Department of Mental Health and it is supposed to be confidential where a group home is located, needed to make sure that component is addressed. AHT has reviewed the agreement previously; there have been some revisions and some wording has changed, but it is very close to what was previously reviewed.

He said as a procedure the AHT needs to vote on the agreement once it has gone through final review with Town Counsel. AHT will have to meet next week as soon as possible.

AHT meeting next Tuesday October 25, 2022.

**DISCUSSION/VOTE: Small Repairs Grant Program (SRGP)**

Mr. Irish moved the discussion about “types of work not allowed” to the next meeting. Ms. Chapman seconded the motion; the vote was unanimously in favor.

AHT reviewed some questions about the program that Ms. Young has been holding/answering via phone and email. Ms. Young said she has been advising people to turn in their applications and see what happens.

- Is the assessed value for your home firm at \$605,700 mine is \$616,100?
  - Ms. Young said she advised the homeowner she would discuss with the AHT at tonight’s meeting, but she believes it to be pretty firm
    - Several members thought it was a “slippery slope” to change and this the first go of this program AHT should try not to make exceptions at this point
    - It is listed on the application materials it is a firm “yes”.
      - \$605,700 is listed on the application materials
    - Numbers came from the Town
    - Ms. Young to let resident know the number is firm
- Can supplies be bought, i.e. windows, tile, etc. with the \$3,500 and do the work themselves?
  - Ms. Chapman said they still need to provide the documentation
  - This is DIY project – Mr. Irish said his gut is “no” DIY; it is a “slippery slope”
    - How do you know the work gets done?
    - How do you know it is done properly?
    - Who is going to inspect it?
      - Ms. Howie said the AHT cannot monitor how they are doing it; is it being done to code, etc.
      - Ms. Chapman said the AHT would not to that anyways, they will not know if permits were pulled, etc. The AHT only asks for W9 and payment is made after the work is done
    - Conflict that the homeowner would be the person signing off on the work that is was done satisfactorily
- Does the contractor have to be licensed?
  - Application does not say Contractor has to be licensed.
  - W9 Form has to be provided
- Is there a list of preferred contractors?
  - AHT does not want to get involved with referrals
  - AHT does think they should be licensed and insured

Mr. Irish read from the application that all work must be done within Mass Building Code compliance and homeowner must obtain all necessary permits.

AHT reviewed the Grant approval letter.

Ms. Chapman will reach out to Ms. Sunnarborg regarding the questions that have come in thus far.

The AHT discussed what happens if an application is turned in without a W9 from the Contractor, the AHT/Town will need a W9 in order to cut a check. Ms. Howie opined the AHT should not look at anything that is not a complete application.

Ms. Young mentioned the AHT may need to opine on applications where the applicant has some relationship to the Contractor providing the quote.

Mr. Irish moved to approve the August 2022 meeting minutes and the next meeting in September; Ms. Chapman seconded the motion; the vote was unanimously in favor.

**NEW BUSINESS/OLD BUSINESS:**

No other new business or old business was discussed.

There was discussion about a potential SRGP applicant who resides in a deed restricted unit and the funds for the grant could potentially come out of the AHT funds instead of the \$25K allotted at Town Meeting; Mr. Irish said it would be an allowable use of CPC funds, but there is not a separate program for just deed restricted properties. The program was advertised that there are two funding sources, one for deed restricted properties and one for all other properties. The AHT would have to vote on using CPC funds for grant recipients outside of the \$25K voted for the program at Town Meeting.

The AHT has done 3 deed restricted properties and there are approximately 12 others out there.

AHT may need to review the award letter in its final version.

Mr. Irish moved to adjourn the meeting; Ms. Howie seconded the motion; the vote was unanimously in favor.

Adjourned at 7:07 pm.

*Submitted by: Shari Moak Young*

*Approved: November 17, 2022*