

## **AFFORDABLE HOUSING TRUST**

### **Meeting Minutes**

November 1, 2017 - 7 pm

WPA Building

**Present:** Nancy Chapman, Barbara Cox, Maura Curran, Stephen Irish (Chair), Ruth Wagner

Meeting was called to order at 7:00 p.m.

**Acceptance of Agenda:** A MOTION was made by Mr. Irish to accept the agenda; SECONDED by Ms. Wagner; All in Favor

### **Accept December 12, 2016 and June 26, 2017 minutes:**

- A motion was made by Ms. Cox to accept the December 12, 2016 minutes as amended; Seconded by Mr. Irish; All in favor (3:0) (*abstained: Ms. Curran and Ms. Chapman*).
- A motion was by Mr. Irish to accept the June 26, 2017 minutes as amended; Seconded by Ms. Curran; All in favor (3:0) (*abstained: Ms. Wagner and Ms. Chapman*).

### **Discussions**

**Introduce newest member Nancy Chapman and take steps to formally add to trust** – Mr. Irish introduced and welcomed Ms. Chapman, who gave the board a brief assessment of her background. She has lived in Scituate for 40 years and has a background in the housing industry as a public housing manager. She also has worked at two private affordable housing property management companies and currently works on the resident services side assisting seniors and disabled young people.

Mr. Irish will contact Town Counsel to add Ms. Chapman to the trust. The entire board may need to resign. A copy of the trust was given to Ms. Chapman.

- Ms. Sprague will post the Declaration of Trust document on the Town AHT webpage.

### **Discuss next steps for 163 Stockbridge Road lottery winner; possibly execute contract if ready** –

Mr. Irish confirmed that National Grid has been contacted to turn on the electricity; the water still needs to be turned on. Ms. Cox said that the home inspection was completed and noted that there are some issues that the builder, Mr. Solimando, needs to address before the lottery winner can move in: no air is being routed to the second floor, there is a missing pipe, electrical outlet issues in the garage, no air coming out of vent in living room, attic dormer areas not sealed correctly. The purchase and sale is being drafted and they are waiting for the radon test results. Ms. Cox said that she hopes for loan pre-approval by December 1<sup>st</sup> and to close by Christmas.

- Board members gave Ms. Chapman a brief history of the property and how the state affordable housing lottery system works.
- Mr. Irish will contact Mr. Solimando to address the issues noted above.
- Mr. Irish will arrange to have the water turned on.

**Discuss next steps for Nelson road; sale and repairs** – Mr. Irish has confirmed that 11 Nelson Road is no longer under the umbrella of the lottery system and AHT can market it as an affordable unit, first come first served. Applicants still need to apply as an affordable applicant and get approved by the state. The consultant suggested using social media and local media outlets, including radio shows, to get the word

out. Ms. Cox said it also should be posted on MLS but it is unclear what kind of commission is allowable or if a \$1,000 finder's fee would be viable for realtors to list it. She will discuss this issue with the consultant.

There was an additional discussion on the pros and cons of renting the property.

Ms. Cox also highlighted the issues with the unit, such as the carpeting, roof, exterior paint and trim work, extensive cleaning, a new refrigerator. She suggested to the board that it would be easier to give a credit to a buyer rather than go through the town to do all of these repairs.

Because of the lengthy and time consuming affording housing process, the Board discussed whether or not it would make more sense to sell it on the open market. It is assessed at \$270,000 and, if they don't sell it as an affordable unit, they could probably sell it for around \$275,000 to \$300,000 to recoup some money.

- Ms. Curran will ask Town Counsel if the Trust can legally sell it on the open market and put the proceeds back into the trust and, if so, how to go about it. The Board will hold off on marketing.

**Lawson Green Senior Affordable Housing update** – Mr. Irish said that the State has approved the project as a friendly 40 B. He also shared a letter of support for the project from the Town Director of Planning and Development, Brad Washburn. Ms. Curran said that Mike Cucchiara, the project manager, is in touch with Mr. Washburn regarding the project. Mr. Irish gave Ms. Chapman a brief explanation of the history of Lawson Green.

**Trust Mission planning next steps, set tentative quarterly meeting schedule for 2018** – Mr. Irish suggested that the Board set up a task force to come up with a preliminary report by February covering:

- Step one - Research what other housing trusts are doing with their money
- Step Two - Map out a course for Scituate – a five or 10 year plan
- Create a mission statement

Members on the task force are Nancy Chapman and Ruth Wagner. Mr. Irish suggested that they meet with Brad Washburn, Director of Planning and Development, and Karen Joseph, Town Planner.

Ms. Cox said to view trust manuals go to: MHP.net – Mass Housing Partnerships, publications

The Board selected December 13<sup>th</sup> and January 24<sup>th</sup> at 6:30 pm as the next meeting dates; to be confirmed. The Board also suggested future meetings to be held at the library in the History Room.

There was an additional discussion on the history of the trust and housing issues and needs in the town.

A motion to adjourn was made at 8:40 pm; all in favor.

*Submitted by:  
Mary Sprague  
Administrative Assistant*