**AFFORDABLE HOUSING TRUST**

Meeting Minutes

December 14, 2017 – 6:30 pm

Library - History Room

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

Additional Attendees: Stephen Guard

Meeting was called to order at 6:30 p.m.

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

**Accept November 1, 2017 minutes -** A motion was made by Ms. Curran to accept the November 1, 2017 minutes as written; Seconded by Ms. Wagner; All in favor (5:0)

**Complete necessary documents for Stockbridge Road sale. Provide update on sale** **taking place 12/15/17 -** Mr. Irish explained that Mr. Guard will have the updated Trust Certificate with the current Board members names to be signed and recorded. They will need to sign the Sellers Closing Disclosure with some fees and expenses. There was a glitch with the propane water heater but that has been fixed. The Board will need to sign the deed and the Power of Attorney. Mr. Irish and Ms. Cox will be present at the walk through tomorrow. The Board discussed a possible photo op with the owner for the Mariner.

Mr. Irish said that Mike Solimando did come by to fix the issues at the house addressed in a previous meeting *(no air routed to the second floor, missing pipe, electrical outlet issues in the garage, no air coming out of vent in living room, attic dormer areas not sealed correctly).*

Mr. Guard arrived at 7 pm with the documents to be signed. He introduced himself and explained that he has represented the AHT for some time. Mr. Guard reviewed the documents with the Board members and each received a folder.

* The purchase price is 215,000, minus the closing costs, recording fees, final water and sewer, $211,882.12, plus an additional $1,000.
* He explained that because there is a shared road on the property that the current and future (unbuilt) house will share, he will need to file a Common Driveway Easement at the registry.
* Documents that were signed:
  + New Trust Certificate
  + Sellers Closing Disclosure
  + Purchase and Sale
  + Quit Claim Deed
  + Power of Attorney

There was additional discussion about the history of the property and the second house that will be built there. Mr. Guard told the Board that the Town deeded the land to the Trust in September 2015. The Board and Mr. Guard discussed the affordable housing market and the new apartment complexes being built.

**Touch base/any update with subcommittee on any mission statement progress –** Ms.Wagner explained that she and Ms. Chapman read a lot online and when they met they realized they had more questions.

* Regarding affordable housing goals, Scituate is currently at 4 percent; the goal is 10 percent (to avoid a forced 40B). What types of units in Town fit into the affordable definition? Ms. Curran suggested they meet with Mr. Washburn and Ms. Joseph to see what they currently have and what developers have committed to but not built. They track that information. She cited the Bartlett Apartments that will be built near the Public Safety Building. Ms. Cox said that you get 100 percent for rentals that have affordable units. Condo’s have a different formula.
* How is the Trust funded via the CPC? Ms. Curran explained that 10 percent is allocated to Open Space *(which includes Recreation)*, Historic, and Community Housing. The Trust needs to request funds from the CPC Board. The Trust is not automatically funded.

**Maura to update on Nelson Road options from after consult with town council (reference prior meeting minutes – 11/1/17)** - Ms. Curran reached out to Town Counsel but has not heard back from them yet. Ms. Cox said she spoke to Paula, the consultant, to see if they could lower the price to $160,000 if they had an interested party. This would cover the work that needs to be done.

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

*Submitted by:*

*Mary Sprague*

*Administrative Assistant*