**AFFORDABLE HOUSING TRUST**

Meeting Minutes

April 25, 2018 – 6:30 pm

Library - History Room

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

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

**Acceptance of Agenda:** A MOTION was made by Mr. Irish to accept the agenda; SECONDED by Ms. Wagner; All in Favor (4:0)

**Accept April 4, 2018 minutes -** A motion was made by Ms. Curran to accept the minutes as written; Seconded by Ms. Wagner; All in favor (4:0)

**Discussion on the process/procedure for committee members to renew Town board application -**Mr. Irish explained that there is a guide related to board membership in the Selectmen’s office. Members need to fill out a form if they want to stay on the board. There was further discussion about the process.

**Update/Discussion on 11 Nelson Road –** Mr. Irish informed the Board that the consultant, Paula Stuart, has revised the application and she is currently working with an applicant their application. If the applicant is not qualified, the Board will need to determine what their options are as far as selling it as affordable or on the open market. Mr. Irish will get an update from the consultant and will determine what the status is and whether or not there a timeline before they can sell it on the open market.

Maura will talk to town counsel to see if we are allowed to sell it on the open market. Ms. Sprague will get the deed to 11 Nelson Road.

Ms. Wagner asked if the AHT could provide a “grant” to an applicant who may be qualified but falls short on the down payment. The Board discussed the fairness of the idea; Ms. Chapman said that everyone needs to have an equal opportunity. Mr. Irish will check with Ms. Stuart to see if they can do this. He said that the Community Opportunities Group will need to be paid for the additional work.

Mr. Irish said that they will wait until they have a qualified candidate before they address the work that needs to be done. He is not concerned with getting the work done prior to selling.

**Discussion/Vote on Trust Mission Statement –** The Board discussed the mission statement proposed at the last meeting. Ms. Chapman suggested that she would like to see the message as simple as possible while still encompassing everyone. Ms. Wagner also agreed that they should not highlight certain groups of people, like the elderly or veterans. There was additional discussion on the implications of specific words.

Ms. Sprague read the following statement to the Board: *“The purpose of the Trust shall be to provide for the preservation, creation and support of affordable housing in the Town of Scituate for the benefit of those low and moderate income households.”*

VOTE: Ms. Curran made a MOTION to accept the statement as read; Seconded by Ms. Wagner; all in favor (4:0)

**Discussion of AHT Goals –** The Board discussed the two proposed operational models: funding entity or active initiator of projects/developments, and agreed that they were leaning more towards being a funding entity. There was a discussion about other sources of funding, such as donations, inheritances and other types of groups or agencies. Ms. Chapman suggested that, once they decide on the model, the goals and strategies will follow. Ms. Curran said that the funding entity is more in line with the board members skill sets and the challenges they have had. She noted that the number of developable property has dwindled; there is only about 280 acres left. Ms. Curran suggested that repurposing buildings may be something to think about.

There was additional discussion about other types of housing that could be marketed, like the affordable homes built for teachers on Nantucket; researching a possible management partner; the lack of affordable rental units and the costs associated with building them; and serving as a community resource.

The Board agreed that one of their goals should be to schedule more joint meetings – at least twice a year - with planning and building; they need to work in partnership with these departments. They should know about the affordable housing lot on Stockbridge that needs to be developed.

The Board discussed whether or not they need to vote on the model, or adopt it. Ms. Chapman read an excerpt from a document outlining the two types of models.

Ms. Chapman said that they need the Planning Department to update them on the status of the projects outlined in the Housing Plan (pages 73-101/Capacity Building Strategies). Ms. Curran said that she will ask Brad Washburn for that, noting that it may take him some time to complete it.

There was a discussion about putting “successes” on the Town website and how specific and general the write ups should be. The Board agreed that they would ask Ms. Cox to provide that information.

Proposed dates for the next meeting are: May 23rd or June 6th.

A motion to adjourn was made at 8:00 pm; all in favor.

*Submitted by:*

*Mary Sprague, Administrative Assistant*