**AFFORDABLE HOUSING TRUST**

Meeting Minutes

June 6, 2018 – 6:30 pm

Library - History Room

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

Meeting was called to order at 6:33 p.m.

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

**Accept April 25, 2018 minutes:** A MOTION was made by Ms. Chapman to accept the minutes as written; Seconded by Ms. Wagner; All in favor (4:0)

**May 23rd South Shore Trust Meeting in Hingham -** Mr. Irish discussed the South Shore Affordable Housing Trust Roundtable in Hingham sponsored by Mass Housing Partnership (MHP). It was attended by Mr. Irish, Ms. Chapman and Ms. Wagner, as well as Stephen Coulter (Housing Authority) and Gary Meyerson (Community Preservation Committee). They toured a house donated to the town for veterans housing located on Fort Hill Road and managed by Father Bill’s. Mr. Irish noted that, for him, one of the most interesting topics of discussion was the changing demographics of the area towns. For example, families with school age children are not moving to Scituate causing the school population to shrink; higher income towns such as Hingham and Cohasset are expected to see an increase.

Ms. Chapman noted that in the housing production plan there is a component for training and said that there are plenty of opportunities with MHP. She said that Hingham is partnering with Habitat for Humanity; Ms. Cox noted that there is a Habitat house on 3A but other attempts to partner with them have fallen through.

**Update on Nelson Road** – Mr. Irish said that the Consultant has not gotten back to him on possible applicants. Mr. Irish read the following email from Town Counsel confirming that the Trust can sell the house on the open market.

*Maura:

You have asked whether the Scituate Affordable Housing Trust ("SAHT") can sell the property it currently owns at Unit A, 11 Nelson Road, Scituate, MA, 02066 ("Unit A") on the open market and put the proceeds into the SHAT for future actions consistent with the SAHT purpose and governing authority.  It is my opinion the SAHT may do so.

The March 2008 Special Town Meeting voted under Article 6 to accept the provisions of M.G.L. c. 44, § 55C which authorizes the Town to establish a trust the purpose of which is to provide for the creation and preservation of affordable housing in municipalities for the benefit of low and moderate income households. Pursuant to this authorization, the Scituate Affordable Housing Trust was created and the Declaration of Trust was recorded in the Plymouth County Registry of Deeds, Book 38468, Pg 88 on April 28, 2010.

Pursuant to M.G.L. c. 44, § 55C(c)(3) the SAHT is authorized "to sell, lease, exchange, transfer or convey any personal, mixed, or real property at public auction or by private contract for such consideration and on such terms as to credit or otherwise, and to make such contracts and enter into such undertaking relative to trust property as the board deems advisable."  This language is echoed in the Fifth Article of the Declaration of Trust, entitled Powers of Trustees.  Neither the statute nor the Declaration of Trust restricts the Board of Trustee's ability to convey its property on the open market.  I have also reviewed the condominium documents and the deed of Unit A to the Town, recorded in the Plymouth County Land Court as Document 00663297 on April 30, 2010.  There are no affordability restrictions in any of these documents.  Consequently, there appears to be no limitation on the SAHT's ability to sell Unit A on the open market if the board deems it advisable to do so.

I hope this is helpful.  Do not hesitate to contact me if you need anything further.

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Ms. Cox clarified that the work that needs to done on the house would have to be completed if they sell it to a lottery applicant; if they sell it on the open market it can be sold “as is”. There was additional discussion on the pros and cons of renting the unit with the Board agreeing that they do not want to be landlords.

Ms. Chapman would like to set a goal to get the house on the market during the next optimal time and take care of any preliminary steps. Mr. Irish will contact the consultant again.

Ms. Cox needs to find out if she can be present at discussions about selling the house on the open market. Ms. Sprague will find out what the ethics rules are from the Board of Selectmen’s office.

**Further Discussion/Vote on Trust goals and mission** – Ms. Chapman reminded the Board that Ms. Curran was going to discuss the Housing Production Plan with Mr. Washburn to determine what has or has not been done. The Board agreed that they cannot formulate goals based on the plan without an update on the status of the recommendations. The Board will vote on the Trust model at the next meeting.

Mr. Irish suggested meeting with Mr. Washburn to discuss the plan; Ms. Chapman offered to go as well.

**Adding Trust “Successes” to the Town website** – Ms. Cox shared a history of the Trust with the Board for discussion. It was agreed that the Lawson Green project and Stockbridge Road home should be on the site as successes. Ms. Wagner suggested that they call them “highlights”. Ms. Sprague and Ms. Cox will get together to come up with a draft for the Board to review for the website.

Ms. Chapman said that the Housing Production Plan on the website needs to have a disclaimer because it may not be accurate and may be out of date, adding that it might be misleading. There was additional discussion about the plan and that it is a Town plan, not an AHT plan. They only funded it.

The following dates were selected for upcoming meetings:

* July 18
* August 22
* September 19

Ms. Chapman would like to discuss the scheduling of meetings at the next meeting.

A motion to adjourn was made at 7:50 pm; all in favor.

*Submitted by:*

*Mary Sprague, Administrative Assistant*