**AFFORDABLE HOUSING TRUST**

Meeting Minutes

June 28, 2016, 5:45 pm

WPA Building

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

**Others Present:** Stephen Coulter, Scituate Housing Authority Commission

Meeting was called to order at 5:48 p.m.

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

**Acceptance of March 31, 2016 Meeting Minutes**: Mr. Irish made a MOTION to accept the minutes as emailed; SECONDED by Ms. Wagner; ALL IN FAVOR

**Update on progress from DHCD consultant on Nelson Road and Stockbridge Road property sales**: Mr. Irish has communicated with Paula Stuart, consultant at Communities Opportunities Group. They have had staff turnover and reductions, adding to the sluggish progress. Ms. Curran offered to contact Mr. Cantwell or Mr. O’Connor to help move this along.

Mr. Irish shared some correspondence from Reiko Hyashi, DHCD, to Ms. Stuart:

*Hi Paula:*

*The Regulatory Agreement has been revised since Janice left so please red-line the attached version. Your price is fine except that you should use the interest rate of 4.5 and the tax rate and income limits are out of date. With those changes the price could go up to $219,000. We are extremely short staffed in our legal department right now so I apologize but it will take a while before we can get to your RA [regulatory agreement].*

*Thanks,*

*Rieko*

Mr. Irish noted that this correspondence was received a month after Ms. Stuart’s inquiry on May 12th. He added that Ms. Stuart is “on the case” and once it gets back to DHCD legal and final changes are made on both ends, she is hoping she can use her contacts in the State legal department to move this along.

Additional discussions:

* Mr. Irish said that the Stockbridge Road home has a new Conway Insurance homeowner’s policy for fire, hazard, liability, etc., just like the one they have for Nelson Road. He added that the risk policy ended when they paid Michael Solimando.
* Mr. Irish asked about how to do the lawn maintenance at Stockbridge Road. Ms. Curran said she will ask Kevin Cafferty at the DPW.

**Update from Housing Authority on senior housing project:** Mr. Coulter said that after three years of trying to get this project done, they received three very strong proposals and have now chosen a top notch developer, The Grantham Group. He said that there will be 30 one bedroom affordable units (60% AMI and 30% AMI) for ages 62 and up. The architect was involved in designing Pine Hills. Mr. Coulter showed some designs of the building, which will be brick and clapboard and will pay homage to the Central School design. He noted that one of the deciding factors was that this group was willing to give the Housing Authority Board “a seat at the table” to be a part of the final design decisions and the Management Operation Plan.

Mr. Coulter said that the developer will “go for the 4% low income tax credit which is easier financing to get” and the process is more streamlined. He said that they will be asking for $55,000 per unit ($1,650,000) from the Affordable Housing Trust and Community Preservation Coalition (CPC) to bridge the gap for what they can get from DHCD and other financing sources.

Mr. Irish reminded the Board that the Trust was formed so that whatever was needed to be done did not have to go before Town Meeting for approval. The Board discussed the fact that the CPC portion of the funding will go before Town Meeting.

Mr. Irish said that the current balance in the Affordable Housing Trust is $757,000+ and they make about $5,000 a year in interest. They will be back up to about $1M when they sell the two houses.

Mr. Coulter is very excited about this first step and believes it will really make a difference. He is hopeful that it will lead to equally appealing projects, like the HA property on the Driftway.

Ms. Curran asked about the timing of the project once approved. Mr. Coulter responded that it should be complete by the end of 2018.

Ms. Curran said that many people have been interested in this property and wants to do this right and with transparency. She suggested that she, Mr. Irish and Mr. Coulter meet with the Town Administrator, Karen Connolly (Chair of CPC) and Martin O’Toole (Liaison to CPC) to discuss what to do if the project fails at Town Meeting. There was additional discussion about the possibility of putting it before the Special Town Meeting in October. *[This did not occur].*

There was additional discussion about what the rent would be and the current housing situation in Scituate. There is no place to downsize.

**Discuss two inquiries received from private citizens and how to respond regarding other property projects**: Ms. Curran and Mr. Irish both received an inquiry fromMr. Diaz who owns 10 acres off of Stockbridge Road and would like to sell a portion to the Trust. Ms. Curran suggested that he be directed to the CPC.

Mr. Irish also received an inquiry via email from Charles Moncy on April 27th regarding a 16 acre parcel on the Scituate-Cohasset town line. He has a partial interest in it and would like to sell it to the Trust for affordable housing. He asked to attend an Affordable Housing Trust meeting to discuss this. Ms. Curran suggested that this also should be directed to the CPC for possible conservation or to the Board of Selectmen for possible donation.

Ms. Curran will follow-up with Mr. Diaz; Mr. Irish will follow-up with Mr. Moncy. There was additional discussion on the role of the Trust: although some Trusts operate this way, the Board agreed that they do not want to own and develop land as part of their mission..

**Discuss planning for mission statement/long term AHT direction**: Mr. Irish will read the original Trust tenant to come up with a mission statement.

**New Business:** Ms. Cox received a phone call about another homeless family in need. Ms. Curran suggested that Laura Minier, Social Services Director for the Town would be a good resource for these calls.

Ms. Sprague suggested that we upload resource information on the Town’s Affordable Housing Trust web page. Ms. Curran will ask Ms. Minier if we can put her number there.

There was a MOTION to adjourn at 7:15 pm; All in Favor.

*Submitted by*

*Mary Sprague*

*Administrative Assistant*