



TOWN OF GROTON
Affordable Housing Trust



Allen B. King, *Chair*
David A. Wilder, *Vice Chair*
Joshua A. Degen, *Treasurer*
Stuart M. Schulman, *Secretary*
Colleen A. Neff, *Member*

Meeting Minutes

Date: August 23, 2012
Time: 7 p.m.
Location: Town Hall, 173 Main Street Groton, MA 01450
Present Members: Stuart Schulman, Colleen Neff, Allen King, David Wilder, Joshua Degen
Meeting handouts: agenda

The meeting was called to order at 7:10 p.m.

Agenda item: Housing Production Plan: contractor schedule expected August 28th.

Nothing further to add until contractor input received.

Agenda item: Housing Partnership: appointment of new member.

Father Paul Ring, catholic priest serving the parish that includes Groton area, agreed to serve on the Housing Partnership and was appointed by the Board of Selectmen at their August 20th meeting. The Housing Partnership will be meeting soon to consider and hopefully approve two applications for local action units to be submitted to the DHCD.

Agenda item: Groton Housing Authority: appointment of new member.

Ronald Peck, who heads the Salem Five mortgage division, agreed to serve on the Groton Housing Authority board. Ron Peck's candidacy was approved by a joint meeting of the Board of Selectmen and the current Groton Housing Authority board on August 20th.

Agenda item: Housing Coordinator: update on lottery agent matters.

Fran Stanley updated Trust members on recent interactions with DHCD concerning its oversight of Local Initiative Project marketing. DHCD will require Town of Groton to hire an experienced lottery agent to perform lottery raffle in the event that there are more qualified applicants than there are units. These costs would be paid by the developer whose payments for lottery marketing cover all such costs. Groton has used consultants for initial training and oversight on lottery agent duties. In the past two years, Groton has developed in-house capacity to perform all other aspects of a lottery agent's responsibilities. The housing coordinator will try to gain this experience in the near future in order both to keep costs down for developers of affordable housing and to eliminate need for Town to reach out to consultants.

Agenda item: Boynton Meadows update: construction, retail tenants, Historic Districts Commission.

Trust members generally discussed local media coverage of new tenants moving to 134 Main Street. Besides the dental practice, Bliss Bakery and Buddha's Nest Yoga are prospective retail tenants. Mount Laurel Development is eyeing building out the basement of the retail building, but offsite parking as well as permitting would be necessary before any plans are realized.

Administrative

Trust members discussed annual reorganization of its leadership positions. Draft minutes were also reviewed. Trust members also considered request from Fran Stanley and Joshua Degen to have Trust pay for attendance at October training on affordable housing trusts.

Joshua Degen nominated Allen King as Chair. Stuart Schulman seconded. Motion carried 4:0 with Allen King abstaining.

Stuart Schulman nominated David Wilder as Vice Chair. Joshua Degen seconded. Motion carried 4:0 with David Wilder abstaining.

Stuart Schulman nominated Joshua Degen as Treasurer. Allen King seconded. Motion carried 4:0 with Joshua Degen abstaining.

Joshua Degen nominated Stuart Schulman as Secretary. Allen King seconded. Motion carried 4:0 with Stuart Schulman abstaining.

Stuart Schulman moved to appropriate \$50,000 from Affordable Housing Trust funds to send Joshua Degen and Fran Stanley to the October 10, 2012 Massachusetts Housing Partnership training on affordable housing trusts. Colleen Neff seconded. Motion carried 4:0 with Joshua Degen abstaining.

Colleen Neff moved to approve June 28, 2012 minutes. Stuart Schulman seconded. Motion carried 3:0 with Joshua Degen and David Wilder abstaining.

Joshua Degen moved to approve May 24, 2012 minutes. Stuart Schulman seconded. Motion carried 5:0.

Fawn Terrace. Emergency request for funding was made by DHCD attorney Elsa Campbell. Fran Stanley described the nature of the funding request to the Trust. Unexpected death of an affordable homeowner at Fawn Terrace condominium prompted a resale. Although property was initially marketed at \$170,000, accumulated debts have brought total amount needed to close up to \$200,000 (unpaid mortgage, condo fees, etc.). \$185,000 is the maximum amount that can be charged for the unit and still be affordable to an affordable buyer. DHCD asked whether Town, housing authority or any other party would care to buy down the purchase price from \$200,000 to \$185,000 in order for the condo to remain in the affordable housing inventory. If prospective buyer at \$185,000 is not a qualified affordable buyer, i.e., is deemed an ineligible buyer, then the DHCD would not count the house on the Groton's subsidized housing during that buyer's tenure, but so long as the deed restriction was maintained and the next purchaser was an eligible buyer, then the unit could be re-added to the Town's inventory. Trust members were sympathetic to the circumstances that led to the home coming to market; however, the \$15,000 request both surpassed the amount of the housing trust's available balance and yet was deemed too small a bailout to give the property a reasonable chance at future affordability. A \$50,000 subsidy – if money could be located – would have been a sum that might better assure future affordability since new condominiums of similar size are selling for about \$150,000. Trust members directed Fran Stanley to explore request for \$50,000 from the community housing bucket of the CPC in order to allow housing trust to be more effective actor if confronted with a similar scenario in future.

Joshua Degen moved to decline affordable housing trust participation in Fawn Terrace financing scheme. Allen King seconded. Motion carried 5:0.

Allen King moved to adjourn meeting, Colleen Neff seconded. Motion carried 5:0.

Meeting adjourned at 8:10 p.m. Minutes drafted by Fran Stanley.

Meetings Overview

Meeting Date	Status	Town Website
September 8, 2010	Final	Posted
October 13, 2010	Final	Posted
November 17, 2010	Final	Posted
December 20, 2010	Final	Posted
February 2, 2011	Final	Posted
April 6, 2011	Final	Posted
April 25, 2011	ⁱ	n/a
May 18, 2011	Final	Posted
June 27, 2011	ⁱⁱ	n/a
July 27, 2011	Final	Posted
August 24, 2011	Final	Posted
September 13, 2011	Final	Posted
September 26, 2011	Final	Posted
October 6, 2011	Final	Posted
October 17, 2011	Final	Posted
November 3, 2011	ⁱⁱⁱ	n/a
November 9, 2011	Final	Posted
November 10, 2011	^{iv}	n/a
December 14, 2011	Final	Posted
January 25, 2012	Final	Posted
February 23, 2012	Final	Posted
March 22, 2012	Final	Posted
April 26, 2012	Final	Posted
May 24, 2012	Final	Posted
June 28, 2012	Final	Posted
August 23, 2012	Draft	In process

ⁱ 2011 Spring Town Meeting. See record of 2011 Spring Town Meeting

ⁱⁱ Board of Selectmen Meeting. See Selectmen's minutes.

ⁱⁱⁱ Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.

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