



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: September 27, 2012
Time: 7 p.m.
Location: Town Hall, 173 Main Street Groton, MA 01450
Present Members: Stuart Schulman, Colleen Neff, Allen King, David Wilder
Absent Member: Joshua Degen
Meeting handouts: agenda

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

Agenda items: Explore additional funding from Community Preservation Committee (CPC), and future focus of Trust: home buying seminars, emphasis on rentals, rehab programs.

Fran Stanley stated that the CPA tax surcharge has accrued \$124,783.92 in the Community Housing bucket of dedicated funds. The expected state match is \$20,000 and there is an estimated \$13,000 in expected quarterly increases. Stuart Schulman suggested that the Affordable Housing Trust should apply for something, perhaps \$50,000. The Trust could give townspeople an idea of what we might do with the funds. Or, the Trust can formulate that plan in advance and ask for CPC for that specific purpose.

As a specific purpose, the Trust might buy the two age restricted affordable ownership units at Longfellow and convert those units to affordable rentals. The two condos are on the market for \$120,000 each with a \$60 condominium fee and not sold. The permitting from the Zoning Board of Appeals limits the use of the two unsold condominiums to age restricted (one person in household must be aged 55 or older) affordable use. The Zoning Board of Appeals permit does allow the flexibility of either ownership or rental units. The third unit in the triplex is age restricted and market rate. It has been sold and is occupied.

The Trust discussed the amount needed to purchase the units. David Wilder stated that the Trust should be getting some income from the transaction so that the Trust could have the resources to take such an action again in the future. Trust members discussed various permutations regarding the entity to apply for funds and the entity to own the units. Trust members agreed that the Trust was not suited to serving as rental managers. Hopefully, the Groton Housing Authority would be willing to assume rental management responsibilities for these units. Groton Housing Authority presently has some other scattered site rental units.

Fran Stanley will ask Attorney Bob Collins for the developer's lowest price per unit. The rental amount would need to be investigated. Would the rents be affordable (for moderate income people) or set lower to be rented by low and extremely low income households. An affordable rent for this one bedroom apartment would be \$861.00 per month inclusive of utilities. Stuart Schulman suggested that the Trust should aim for the highest rental amount possible as this would help create a financially viable plan. Fran Stanley will ask Groton Housing Authority to meet with Trust members. The housing authority's next meeting is Wednesday, October 17, 2012 at their usual place of 29 Lowell Road.

Allen King shared the impressions of the North Central Habitat for Humanity organization. According to one administrator, people are not interested in purchasing now. Fran Stanley added anecdotal impressions from Acton's affordable housing program. There, a particularly lovely and highly subsidized house located along a golf

173 Main Street
Groton, MA 01450

Tel: 978.732.1913
Fax: 978.448.1113

Fran Stanley, Housing Coordinator
fstanley@townofgroton.org

course attracted very few interested people at a recent open house. In addition, an Acton located Habitat house attracted a very low turn out of three interested buyers. [Note: Habitat builds homes for households earning up to 60% of the area median income whereas as the Commonwealth’s homeownership programs cap eligible income levels at 80% of the median.]

David Wilder stated that an April home buying seminar would complement the usual Massachusetts home buying season. Trust members also agreed that a regular home buying seminar will help to focus attention on Groton’s current affordable housing homeownership options.

Agenda item: Boynton Meadows: update on retail building.

Allen King reported that Mount Laurel is making regular visits to the Historic Districts Commission to gain permissions for various exterior components (chimneys, clapboards, foundation walls). Occupancy of the some of the first floor commercial space could occur as soon as January 2013. All of the sills of the retail building were rotted. The foundations of the building are composed of different materials that date from different eras. The developer may pour a new foundation.

The developer was surprised to find a two hundred year old well on site, located in or near the basements at the crux of one of the building ells. If the basement of the building is built out to support a new commercial tenant (such as a pub), then the preserved remnants of the well may present an attractive design feature.

David Wilder moved to adjourn meeting, Stuart Schulman seconded. Motion carried 4:0.

Meeting adjourned at 8:15 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
September 27, 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.

^{iv} Planning Board and Conservation Commission meetings. Housing Trust lacked quorum. See Planning Board and/or Conservation Commission minutes for more information.