



TOWN OF GROTON
Affordable Housing Trust



David A. Wilder, *Chair*
Joshua A. Degen, *Vice Chair*
Stuart M. Schulman, *Treasurer*
Fredrick J. Dunn, *Secretary*
Allen B. King, *Member*

Meeting Minutes

Date: August 28, 2014
Time: 7:00 p.m.
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA
Attending Members: Allen King, Fredrick Dunn, David Wilder and Stuart Schulman
Meeting handouts: Agenda, July 24, 2014 draft minutes

David Wilder called the meeting to order at 7:05 pm. Trust members reviewed draft minutes.

David Wilder moved to approve the July 24, 2014 meeting minutes as drafted. Fredrick Dunn seconded and the motion carried 3:0 (Joshua Degen absent and Stuart Schulman abstained).

Boynton Meadows update

Allen King reported that Bob France is back from medical leave. Three Blacksmith Row condominiums have accepted offers and are under contract. The next structure, a triplex which will contain the three bedroom affordable, is to be started on soon. The natural gas line is due to be installed soon by National Grid.

Boynton Meadows affordable one-bedroom update

Fran Stanley reported that the affordable condominium is still not sold. Fredrick Dunn introduced housing trust and available affordable to his Westford BNI group. Only slight interest in property seen this past month. Fran Stanley noted that some slow to sell units in other towns are advertised with a builders' concession of up to \$4,000 in closing costs. Academy Hill units that MCO Housing is marketing are due to start their initial lottery soon.

Group discussed MLS listing for the one-bedroom unit. Fredrick Dunn explained that other realtors are not apt to share the listing information with their clients unless a co-broker fee of at least 2 to 2.5 percent is seen. An entry only listing to MLS that lacks a co-broke fee could still be seen by individual shoppers who look for Internet listings without an agent's guidance.

SHI – at risk unit report

Fran Stanley updated the group about an at risk affordable condominium. According to CHAPA and the affordable owner's attorney, one first floor condo in this 40B development has a mold problem. The mold may be due to moisture seeping up from the floor of the unit which would suggest a construction defect. The mold was not remediated because the costs to do so are high (\$20,000 to \$40,000) and neither the builder, nor the condo association and not even the owner's own home insurance will cover the expense. If mold problem were to recur, then presumably the homeowner would again be expected to bear the full costs of remediation. Property cannot be lived in and could not be sold by the present owner due to the mold issue. Bank is planning to foreclose in mid-September unless owner can tender deed in lieu of foreclosure which the owner's attorney is attempting to do on behalf of her client.

A foreclosure of this affordable condo would result in the removal of the unit's deed rider. Without the deed rider ensuing future affordability, the property will turn market rate and be taken from the Town's official subsidized housing inventory. Newer deed riders are drafted to survive foreclosure. A mold issue present in a more permanently restricted unit may have motivated the affected parties to find different solutions.

David Wilder moved to adjourn the meeting at 7:50 pm. Allen King seconded and motion carried 4:0 (Joshua Degen absent).

Next meeting: Thursday, September 25, 2014 at 7 pm.

Minutes 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 | Final | Posted |
| September 27, 2012 | Final | Posted |
| November 15, 2012 | Final | Posted |
| January 10, 2013 | Final | Posted |
| March 14, 2013 | Final | Posted |
| May 2, 2013 | Final | Posted |
| May 23, 2013 | Final | Posted |
| June 12, 2013 | Final | Posted |
| July 25, 2013 | Final | Posted |
| September 26, 2013 | Final | Posted |

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| October 24, 2013 | Final | Posted |
| December 12, 2013 | Final | Posted |
| January 23, 2014 | Final | Posted |
| February 27, 2014 | Final | Posted |
| April 24, 2014 | Final | Posted |
| July 1, 2014 | Final | Posted |
| July 24, 2014 | Final | Posted |
| August 28, 2014 | 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.