



TOWN OF GROTON
Affordable Housing Trust



David A. Wilder, *Chair*
Joshua A. Degen, *Vice Chair*
Stuart M. Schulman, *Treasurer*
Fredrick J. Dunn, *Secretary*
Sheila Julien, *Member*

Meeting Minutes

Date: August 27, 2015
Time: 7:00 p.m.
Location: 1st Floor Meeting Room, Town Hall, 173 Main Street Groton, MA
Attending Members: Sheila Julien, Fredrick Dunn, David Wilder, Stuart Schulman
Meeting handouts: Agenda, June 11, 2015 draft minutes, Subsidized Housing Inventory

With a quorum present, David Wilder called the meeting to order at 7:05 pm.

Minutes

David Wilder invited Trust members to review draft minutes.

Fredrick Dunn moved to approve the June 11, 2015 meeting minutes as presented. David Wilder seconded and the motion carried 2:0 (Joshua Degen absent; Sheila Julien and Stuart Schulman abstained).

Boynton Meadows update

The three bedroom lottery is still pending in the DHCD review stage. Fredrick Dunn arranged to speak with DHCD staff, answering questions about the condominium percentage interest and how it was initially calculated. The DHCD reviewer asked how the percentage interest relates to the condominium budget and the condominium monthly fee. The latter two questions are for the developer to answer as the developer sets the condominium budget for the association and the developer has assigned condominium fees. Fran Stanley reports that a lot of information has been supplied to DHCD and approval without much more delay is hoped for.

Housing Coordinator update

Academy Hill has sold one of its three affordable units in the past month. Another closing is pending.

The Groton Housing Authority is considering what its costs would be to manage a new affordable rental together with a calculation of expected revenue. The difference between costs and expected revenue would be the amount that the housing authority might be able to afford for a mortgage payment. The Groton Housing Authority started to consider this question when Boynton Meadows was considering sale of the one bedroom affordable to be a one bedroom subsidized rental. Although the developer eventually decided to continue to market the Boynton Meadows one bedroom affordable for sale, the housing authority's analysis will help it to be better prepared should the authority or the housing trust consider purchase of an unrelated housing unit.

A copy of the Subsidized Housing Inventory (SHI) for Groton was distributed. The Selectmen expressed an interest in knowing the present affordable numbers for the Town. The SHI is a list maintained by the DHCD and that state department decides which units qualify for inclusion on the list.

David Wilder expressed interest in reviewing elected positions on the Trust. Fran Stanley will look up the date that the last redistribution of leadership positions was done and the Trust may reorganize when they next have a meeting with a full complement of members present.

Setting Future Meetings

The Trust's established schedule of meeting the fourth Thursday of the month is not ideal for Fredrick Dunn's work schedule which is especially heavy at month end. The third Thursday is preferable for him and is also workable for the rest of the members present.

Future meetings will be held the third Thursday of the month with the next meeting scheduled for Thursday, October 15, 2015 at 7 pm.

Fredrick Dunn moved to adjourn at 7:45 pm. Stuart Schulman seconded and the motion carried 4:0 (Joshua Degen absent).

Minutes by Fran Stanley.

Meetings Overview

Meeting Date	Status	Town Website
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
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	Final	Posted
October 9, 2014	Final	Posted
November 20, 2014	Final	Posted
March 5, 2015	Final	Posted
June 11, 2015 regular session	Final	Posted
June 11, 2015 executive session	Draft	In process
August 27, 2015	Draft	Posted