



TOWN OF GROTON
Affordable Housing Trust



Becky Pine, *Chair*
Carolyn Perkins, *Vice Chair*
Cynthia Lane-Hand, *Clerk*
Richard Perini, *Member*

Regular Session

Date: Thursday, July 22, 2021

Time: 7 pm

Location: First Floor Meeting Room, Town Hall, 173 Main Street, Groton

Trust members in attendance: Rick Perini, Carolyn Perkins, and Becky Pine

Handouts: Agenda, July 21, 2021 MetroWest invoice and budget information, Draft letter to Planning Board regarding Multi-family zoning, June 17, 2021 draft regular session minutes, and July 8, 2021 draft regular session minutes

Becky Pine called the meeting to order at 7:02 pm. Rick Perini said that he had not heard anything more about an appointment to the Housing Partnership. During the June 27 Housing Summit, both Rick Perini and Anna Eliot expressed interest in joining the Housing Partnership.

Update on the Emergency Rental Assistance program.

The group reviewed the July 21, 2021 invoice from Metro West which was accompanied by a spreadsheet showing grant disbursements to date plus the amounts of funds committed to be spent monthly through October, 2021. Previously, Metro West was advanced \$46,000 for rent assistance and also paid \$3,200 in program administration fees. \$46,530 has been distributed by Metro West for rent assistance as of July, 2021. At the present time, Metro West has invoiced for \$16,000 for advanced rent assistance funds (amount needed to satisfy approved grant applications through the end of October, 2021) and also an additional \$800 for administration fees.

Based on the Town's contract with Metro West, their organization is entitled to additional fees related to initiated applications that did not result in enrolled households. Fran Stanley noted that Metro West prefers to invoice those charges towards the end of the contract period since some households who did not follow through initially may reapply and be converted to an enrolled household at a later time. This delayed billing will simplify the accounting. Metro West's fees represent 6.06% of the total spent on grants and program administration.

Review draft letter regarding percentage of affordable units in proposed multi-family zoning measure.

Trust members reviewed the wording of a proposed letter to be sent from the Trust to the Planning Board regarding the number of required affordable units in the new zoning district. One edit was made for clarity.

Rick Perini moved to have the Affordable Housing Trust send this letter encouraging an increase to zoned affordability as edited to the Planning Board. Carolyn Perkins seconded and the motion carried 3:0 (Lane-Hand absent).

Discuss housing trust vacancy.

Becky Pine said that she spoke with Halsey Platt about joining the Trust. Becky Pine said that he said that he does not know anything about development projects of scale. Carolyn Perkins asked what attributes do we want for a housing trust member. She added that affordable housing is not an easy thing to learn. Maybe someone with past 40B experience. Rick Perini said that a HUD background would be invaluable. Rick Perini met with U.S. Representative Lori Trahan and asked about starting public transportation in Groton, perhaps through the Lowell Regional Transportation Authority.

The group discussed ways to advertise the vacancy.

Plan for setting up site walks of certain town owned parcels.

The group discussed taking a site walk to view the Fieldstone Drive parcels. Tentative dates were set depending on Cindi Lane-Hand's availability.

Review draft regular session minutes from June 17, 2021 and July 8, 2021.

Carolyn Perkins moved to approved the June 17, 2021 regular session minutes as drafted. Becky Pine seconded and the motion carried 3:0 (Lane-Hand absent).

Rick Perini moved to approved the July 8, 2021 regular session minutes as corrected. Becky Pine seconded and the motion carried 3:0 (Lane-Hand absent).

Regarding the follow up to the Housing Summit, Becky Pine recalled the group's previously discussion about the Trust hosting a speaker and then inviting others to see this speaker. Rick Perini will contact B'nai B'rith, an active and high-profile developer of affordable housing in our region.

Executive Sessions 1 & 2

Carolyn Perkins moved to enter executive session and later adjourn without returning to regular session pursuant to M.G.L. Chapter 30A, §21 Clause 6 – “To consider the purchase, exchange, lease or value of real property if the chair declares (Becky Pine as chair so declared) that an open meeting may have a detrimental effect on the negotiating position of the public body,” and also pursuant to M.G.L., c.30A, §21(a), Clause 7 – “To comply with, or act under the authority of, any general or special law or federal grant-in-aid requirements” to review, approve and consider the release of executive session minutes. Rick Perini seconded and the motion carried 3:0 by roll call vote of Perini – aye, Perkins – aye and Pine – aye (Lane-Hand absent).

Next meeting: Wednesday, August 11th at 7 pm

Site walk: either Tuesday, August 10th at 10 am or Wednesday, August 11th at 10 am

Notes by Fran Stanley