



TOWN OF GROTON
Affordable Housing Trust



Becky Pine, *Chair*
Carolyn Perkins, *Vice Chair*
Phil Francisco, *Member*
Richard Perini, *Member*

Regular Session Minutes

Date: Wednesday, July 27, 2022
Time: 7:45 pm
Location: Virtual meeting held via Zoom
Members in attendance: Rick Perini, Becky Pine and Carolyn Perkins

Becky Pine called the Affordable Housing Trust to order at 7:45 pm. There were no attendees at that time. Due to technical difficulties, the chair announced that the meeting would be held on a private resident's Zoom account. Cameras were turned on and Trust members were identified.

Minutes

Richard Perini moved to approve the June 1, 2022 minutes as corrected. Carolyn Perkins seconded and the motion carried (3:0) by roll call vote of Perini – aye, Perkins – aye and Pine – aye (Francisco absent).

Richard Perini moved to approve the June 22, 2022 round table minutes. Carolyn Perkins seconded and the motion carried (3:0) by roll call vote of Perini – aye, Perkins – aye and Pine – aye (Francisco absent).

Invoice

Carolyn Perkins moved to approve payment of \$202.50 invoice from Mirick O'Connell (Town Counsel) dated June 6, 2022. Richard Perini seconded and the motion carried (3:0) by roll call vote of Perini – aye, Perkins – aye and Pine – aye (Francisco absent).

MassHousing Application for Groton Farms

Becky Pine said that the other housing group, Housing Partnership, sent a great letter of support apart from some grammatical and typographical errors so she suggests that the Trust send the same letter. Comments are due on August 2, 2022.

Richard Perini moved to have the Trust adopt the same letter of support from the Housing Partnership to send to MassHousing related to the Groton Farms application. Carolyn Perkins seconded and the motion carried (3:0) by roll call vote of Perini – aye, Perkins – aye and Pine – aye (Francisco absent).

Select Board/Community Preservation Committee meeting in August

Becky Pine described the fact that the Select Board plans to meet with the CPC soon to discuss CPC application process among other topics. Becky Pine asked whether the Trust should plan to join that meeting to discuss annual automatic transfer of community housing funds to the Trust.

Carolyn Perkins said that this matter did not come up in the CPC's July 25, 2022 meeting. Perkins said that it is not clear that the CPC membership will support that proposal. The group wondered how other towns with affordable housing trusts and the CPC address this question. Group agreed to direct Fran Stanley to research other towns' use of the CPC.

The group further asked why is there a difference in the way the Trust and the CPC sign off on invoices and agreed that the Trust should aim for parity with other similarly situated fund recipients.

21 Adams Avenue (12-unit apartment building)

Trust members noted that 21 Adams Avenue sold to a private party on July 13, 2022 for \$1.8 million. It was noted that if the Trust had sufficient funds on hand, then it might have wanted to purchase this 12-unit apartment complex so that it could be converted to affordable housing.

Emergency Rental Assistance Final Report

Richard Perini moved to approve Emergency Rental Assistance Final Report to the Community Preservation Committee as presented. Carolyn Perkins seconded and the motion carried (3:0) by roll call vote of Perini – aye, Perkins – aye and Pine – aye (Francisco absent).

Other Business

Phil Francisco provided comments to Becky Pine to share with other Trust members. Phil Francisco wrote that Groton Farms appears to be a tremendous win for the town. Phil Francisco referenced his June 22nd comments on marketing and how Groton could benefit from improved communications. Phil Francisco will follow up with Richard Perini on this matter.

Carolyn Perkins attended the site walk for the Deluxe redevelopment. Becky Pine commented that in John Amaral's presentation before the Select Board on July 25, reference was made to an increase of 1,000 new jobs at Devens.

On Fieldstone Drive, Becky Pine wondered if the Trust might propose homeownership instead of rental units.

Meeting adjourned.

Next meeting: Tuesday, August 16, 2022 at 7 pm

Notes by Fran Stanley