



TOWN OF GROTON

173 Main Street
Groton, Massachusetts 01450-1237
Tel: (978) 448-1111
Fax: (978) 448-1115

HOUSING PARTNERSHIP

Peter Cunningham, Chair
Michelle Collette
Carolyn Perkins

Meeting Minutes

Date: July 12, 2017
Time: 7:45 pm
Location: Groton Housing Authority, First Floor Meeting Room, 19 Lowell Road, Groton, MA
Attending Members: Peter Cunningham, Carolyn Perkins, Michelle Collette
Others: Brooks Lyman (GHA Board Member), Lisa Colt (GHA Board Member), Ellen Todd, Deirdre Slavin Mitchell (GHA Board Member), Lisa Larrabee (Executive Director, GHA), and Fran Stanley (Housing Coordinator)
Meeting handouts: Agenda

Peter Cunningham called the meeting to order at 7:45 pm. There is a single posted agenda item for the Housing Partnership which reads as follows: Discussion with Groton Housing Authority Board and Roger Kannaird & Stan Dillis Re: Robbin Lawrence Property at 372 Townsend Road.

The developer's representative was not present so Housing Partnership members briefly described the proposed friendly 40B project at 372 Townsend Road and entered into a preliminary discussion with the Groton Housing Authority board members. In the discussion, Housing Partnership members noted that the Town does not have a friendly 40B policy and that the Housing Partnership will be asking the Board of Selectmen to consider adopting such a policy as it would guide future applicants.

The Housing Partnership members wanted to include the Groton Housing Authority board members in order to explore the possibility of transferring one or more affordable units to the Housing Authority. If the developer builds the units, then the Town of Groton through CPA funds might purchase one or more units which full ownership and responsibility transferring to the GHA in order to create affordable rentals. Lisa Larrabee, the GHA executive director, said that from her experience the numbers would work for the GHA to own the condos and rent them out at affordable rates.

Fran Stanley recommended that the CPA proposal allow for complete funding of unit rather than a partial funding that requires the GHA to carry a mortgage. The rationale for this suggestion was that there will not necessarily be any additional funding coming to this project and so the numbers need to be sure to work for the GHA without additional help. Financially, it would be easier for GHA to satisfy all rental expenses with affordable rental income if the GHA is not also carrying a mortgage.

Ellen Todd and Brooks Lyman commented that the GHA does not have independent funding that would allow it to purchase a condominium in order to convert it into an affordable rental. As Brooks Lyman, who is an abutter to the 372 Townsend Road property, explained, Town Meeting approval will be needed for the project to gain CPA funding. He continued, using the example of the Sandy Pond Road mortgage buy down proposal to explain that Town Meeting is reluctant to fund projects unless they involve the creation of new affordable units.

The group agreed to a second joint meeting which would include a developer representative so that the GHA board members can learn more about the prospective project.

Next meeting: July 26, 2017

Meeting adjourned at 8:30 pm.

Notes by Fran Stanley.