

Affordable Housing Task Force

03/10/04

Present:

Kathy Sachs

Elizabeth Lowell

~~Lon Mammolette~~ Chris Messman

1. Approval of minutes from 02-25-04
2. Update on North Street-Fox Run. ? Time line now.
3. Unanimous approval to request a proposal from Jill Onderdonk for lottery agent. We need to determine how many units will go to Georgetown residents or family members as first consideration. Consideration to be determined during each phase of the construction.
4. The Purchase and Sale agreement on 201 Central Street can not be finalized until approved by the AHTF.
There is a discrepancy in the Tax returns given to us by the sellers. What year are these returns from. Top of form says 2002. Date signed 2004. Once the income is verified then the task force has moved to approve the sale. Will need 2003 Income tax 1040 form from L. Nickerson to approve the sale of 201 Central Street.
5. Unanimous approval to try to Amend the Housing Balance bylaw to read, The Applicable PMSA. Would need to be voted on at a Town meeting by the planning board.

Next meeting 032404 then 040704

Time in 0705p

Time out 0827p

AHTF 032404

accepted
4-204

Time In 0708pm
Time Out 0824pm

Present
Kathy Sachs
Chris Messman
Barbara Hart
Elizabeth Lowell

1. Unanimous approval of minutes from 0310/04.
2. Signed approval for recertify Lou Mammolette to CPA.
3. Update on 201 Central Street. 2003 tax form submitted. Purchase price of \$237500.00 unanimously approved. L. Nickerson unanimously approved as income eligible buyer of 201 Central Street for the purchase price of \$237500.00.
4. K. Sachs unanimously appointed to write a letter of support of the AHTF for J. Kiely and the Fox Run development for future use with the planning board.
5. Review of the documents and responses of Koppelman and Paige to the Deed Rider and Affordable Housing Covenant proposed by the AHTF and J. Kiely and Hawthorne Development partners.
6. Guest John Longo of the Warren Street Developments. There will be two developments, one Independent senior housing (Raymond's Creek). These homes will be second homes for many of the purchasers. There will be 12 single family dwellings all either under development or completed by the end of the year 2004.
The second development will be Whispering Pines, a family development. The houses will range in price from low \$700,000 to mid \$800,000. They will have approx. 3000-4000 square feet. They expect to break ground by mid-May 2004.
There was conversation with J. Longo that they will be responsible for the lottery involved with their development. They will be responsible to pay the fees incurred for the lottery and the agent.
Conversation about how J. Longo and his development team would satisfy their obligation for AH. Some ideas, a duplex in the family development, money for the purchase and rehab of an offsite location (perhaps with another developer).
7. Meeting unanimously adjourned.