

# GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



---

## **DATE:**

January 13, 2021

## **ATTENDEES: 4**

Paul Nelson – Secretary & Trustee  
Charles (Kip) Durney – Trustee  
Shawn McGee – Trustee  
Dianna Twomey – Administrative Assistant

## **GUESTS: 0**

Virtual Audio Meeting opened at 6:08 PM by Paul Nelson

## **MINUTES:**

Motion to accept Minutes from December 16, 2020 made by Shawn, 2<sup>nd</sup> Kip, Paul: 3 Approvals, Motion Approved

## **OLD BUSINESS:**

### **RAP Program –**

Client 20-10 subsidy has been lowered due to the additional unemployment funds made available last week.  
Monthly financial reviews will take place as her financials will change.

**ERAP** – No new applicants. Dianna has reached out to Longview; however, no one is currently in need of new assistance at this time.

## **VOUCHERS:**

RAP Client 20-09

RAP Client 20-10

30 East Main Street Unit 4:

\$680.40 - DiVirgillio – 6-month Insurance Policy (ending in June 21)

\$350.00 - Craig Anderson – Re-Inspection of Deleading

\$468.32 - Allied Property Management – Condo fee (February)

\$770.00 – Allied Property Management – Special Assessment – Tree Removal

\$66.49 - National Grid – Utilities

\$10.12 – Georgetown Electric – Utilities

32 Lisa Lane:

\$243.78 - National Grid – Utilities

\$33.42 – Georgetown Electric – Utilities

\$60.00 – Water Department

\$100.00 Earthscapes Design, Inc – Plowing (14")

**Motion to pay all vouchers except for \$770.00 Allied Property Management Special Assessment (tree removal fee) voucher made by Shawn, 2nd Kip, Paul: 3 Approvals, Motion Approved.**

**65 Central Street** – the apartments above CVS are nearing completion. The AHT is expected to receive a check in the amount of \$157,000.00. Dianna will notify Glenn, (filling in) Building Inspector, and John Cashell, Planning Board, that we are expecting the payment before an occupancy permit can be issued.

**30 East Main St Unit 4** –David Foss, David Foss & Sons LLC has completed work on deleading and window replacement. The other tenants in the building have expressed their pleasure with the outcome. 3-unit owners plan on hiring David to replace their windows using our style windows. The board also discussed the need for 3-bedroom rentals in the area and will vote on whether to rent or sell the 'affordable' units at our next meeting on 2/17/2021. The condo association has requested \$770.00 special assessment fee for two trees to be removed that are entangled in wires. Dianna will request more information and a copy of the invoice for the tree removal.

**32 Lisa Lane** – The heating bill seems high considering the temperature is currently set at 62 degrees. Dianna and Paul will investigate this. We have three quotes from the following vendors 1) Rescon Basement Solutions 2) Northeast Basement Solutions 3) Reliable Basement Waterproofing. This has been tabled until our next AHT meeting scheduled for 2/17/21

**4 Mallory Road** – An affordable home owner has inquired about listing this property. He has requested more information as to what he could sell it for. The owner has been provided (several times) information on what he needs to do to set the selling price for the home. His goal is to sell it at market rates (approx. \$256,000), which is not allowed in the deed rider - unless he can justify that thru CPI adjustments and capital updates to the property. The property was originally purchased as an 'affordable unit' for \$95,000 in November of 1996. CPI adjustment would bring the sales price to approximately \$153,000. Dianna has not received any more information from Dana despite her request by email on 12/28. She will request proof of capital improvements and receipts once again and this will be put on the agenda for 2/17/2021

**CPC Grant** - David's request of \$98,000.00 from the CPC will move forward. A meeting to discuss his request is scheduled with the CPC to take place in January 2021. David and Paul will work on this.

**Action Items –**

Information on 30 East Main Street Unit 4 – Special Assessment Fee

Chimney inspection – 32 Lisa Lane

Research 4 Malloy Road

**ADJOURNMENT:**

**Motion to adjourn made by Kip, 2nd Chuck, Shawn, Paul: 4 Approvals: Motion Approved**

7:23 PM

**NEXT MEETING:**

February 17, 2021 @ 6:00 PM