

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



DATE:

October 5, 2021

ATTENDEES: 6

David Surface – Chairman

Charles (Chuck) Keilty – Trustee

Shawn McGee – Trustee

Peter Kershaw – Trustee

Tim Ruh - Trustee

Dianna Twomey – Administrative Assistant

GUESTS: 2

David and Julie Tremblay – New owners of 188 East Main Street

Meeting opened at 6:31 PM by Chairman, David Surface

MINUTES:

Motion to accept Minutes from September 15, 2021 made by Shawn, 2nd Chuck, Pete, Tim, David: 5 Approvals, Motion Approved

OLD BUSINESS:

RAP – Client 20-09 – No change

New application in the process for next meeting

A motion to pay RAP Client 20-09 monthly rental payment in the amount of \$446.00 was made by Chuck, 2nd Shawn, Pete, Tim, David: 5 Approvals, Motion Approved

ERAP – last subsidy payment was made in September for October rent. No new applicants. Program will continue to run through December 31, 2021

Bills Payable – Vouchers:

RAP Program Voucher:

Client 20-09 - \$446.00

30 East Main Street:

\$468.32 – Allied Property Management –Condo Fee

\$25.28 – Georgetown Electric

\$18.77 – National Grid

\$507.00 – DiVirgillio Insurance Agency – 3 Month Policy Renewal

\$6,900.00 – Kimball Mechanical Services – Boiler replacement

32 Lisa Lane:
\$14.84 – National Grid
\$11.78 – Georgetown Electric
\$00.00 – Nature's Way Land Care Inc – Mowing
\$54.00 – Georgetown Water Dept.

Motion to pay all vouchers made by Chuck, 2nd Shawn, Pete, Tim, David: 5 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 continue to monitor this.

30 East Main St Unit 4- Dianna worked with Kristen Costa, L.A. Associates, Inc, to prepare the DHCD LIP Local Action Unit Application. Dianna and Kristen have submitted the application to the state for approval on July, 22 2021. Approval was estimated to take 2-3 weeks. However, there are significant delays on approvals due to the Covid-19 shut down and a tremendous back up of processing time. Dianna will be planning a site walk with DHCD representatives soon. Once approved, Dianna and Kristen will list the property and begin accepting applications immediately. The state guidelines require the lottery to run for 60 days before a drawing can take place. Although there is no way to tell, the DHCD believes there may be a large number of applicants due to the shortage of affordable rentals in the state. Depending on how many applicants are received, Dianna may need to increase her hours during the 60-day period that is required by the state to accept applications.

Kimball Mechanical Services has completed the replacement of the gas boiler. Permit has been signed off on by Plumber Inspector.

32 Lisa Lane – Rieko Hayashi, DHCD, has stated “Based on the information provided, DHCD would NOT have any objection to releasing 32 Lisa Lane from the program.” At the request of the DHCD, the GAHT provided a copy of the vote supporting the decision to remove 32 Lisa Lane from the SHI list to be sold at market rate. This vote took place during our September 15th meeting. Dianna emailed Rieko a copy of the minutes and we are waiting to hear back regarding the release. The GAHT plans to use the funds of that sale to purchase a unit or units that are financially more affordable for a tenant/owner to maintain.

Also at Lisa Lane, due to the french drain installation, there is work that needs to be completed prior to listing the property. Work will include hiring a contractor (floors, walls, ceilings etc.), a landscaper, a power washing company (deck, back wall of home, and concrete slab). An electrician will be hired after the contractor completes interior work.

Motion to authorize Chairman, David Surface, to sign a contract with Paolini Construction for repairs at 32 Lisa Lane in the amount (not to exceed) \$13,000.00 was made by Pete, 2nd Shawn, Chuck, Tim, David: 5 Approvals, Motion Approved.

Motion to authorize Chairman, David Surface, to sign a contract with landscaping, power washing, electrical for maintenance not to exceed in the amount of \$10,000.00 was made by Shawn, 2nd Chuck, Tim, Pete, David: 5 Approvals, Motion Approved

188 East Main Street – David and Julie Tremblay of Middleton, Ma, has this property under agreement. David and Julie joined our meeting tonight to discuss some possibilities of creating affordable units with the GAHT. 188 East Main Street is a 2-family (RB District) property on 1.6 acres for sale. This project is in the early stages; however,

Dianna will assist David and Julie (if needed), in consulting with the DHCD, Building Inspector, Board of Health, Zoning Board, Planning Board, and Conservation departments at Town Hall to acquire permits etc. This will be put on the agenda for 10/26/21

New Business –

Affordable Housing Task Force – The existing members of the Affordable Housing Trust will also sit on the Housing Task Force. Joint meetings will be held starting in November 2021. Dianna will post dual meetings/agendas/minutes.

CPC- Chairman, David Surface, will submit a request for funding.

Member or Public Concern – Housing Production Plan needs to be updated in 2022. Discover more information on affordable units at Longview.

Action Items –

30 East Main Street Unit 4 – Lottery – Add to SHI –

32 Lisa Lane – DHCD – Removal from SHI — Removal of Deed Rider- Town Council – Electrician - Realtor

188 East Main Street – Research Possibilities and Restrictions.

Longview – Affordable Units

ADJOURNMENT:

Motion to adjourn at 7:26 PM made by Chuck, 2nd Shawn, Pete, Tim, David: 5 Approvals: Motion Approved

NEXT MEETING:

October 26, 2021 @ 6:30 PM