

# GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



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## **DATE:**

October 26, 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 October 5, 2021 made by Shawn, 2<sup>nd</sup> Pete, Chuck, Tim, David: 5 Approvals, Motion Approved***

## **OLD BUSINESS:**

RAP – Client 20-09 – No change

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

ERAP – 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

\$00.00 – Georgetown Electric

\$00.00 – National Grid

32 Lisa Lane:

\$00.00 – National Grid

\$00.00 – Georgetown Electric

\$1535.00 – Nature's Way Land Care Inc – Mowing – Clean Up - Mulch

***Motion to pay all vouchers made by Shawn, 2<sup>nd</sup> Chuck, Pete, Tim, David: 5 Approvals, Motion Approved.***

65 Central Street – the apartments above CVS are nearing completion. The AHT has received their in lieu of payment in the amount of \$157,300.00. Dianna has submitted the turn-in to Alex (Treasurer)

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.

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 15<sup>th</sup> 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, Paolini Construction has begun working in the basement. An electrician has been hired and is scheduled to start next week. Power washing for the deck, back of house, and concrete slab are also taking place next week. Landscaping (clean up, mulch), has been completed.

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. David (owner) and Shawn (AHT Trustee), met with the Building Inspector, Board of Health, Planning Board, and Conservation departments this week at Town Hall to discuss options for the property. This will be put on the agenda for 11/16/21

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. Appointment cards can be found in the Clerk’s Office for signature.

28 Central Street – The AHT is still interested in working with the owner of this property to develop an affordable unit. The AHT is also interested in purchasing this property if the owner decides to sell. We will continue to try to work together.

### ***New Business –***

125 West Main Street – A multi family home (3) that has been listed for sale. Dianna and Shawn attended the open house. The house has now come under agreement.

Parish Road – Also known as Parish Common, is a plan for the construction of ten (10) detached single family dwelling units and construction of a new private access driveway. The applicant shall comply with section 165-71

Inclusionary Housing Balance Bylaw by creating one single family dwelling unit within the development as an affordable for sale housing unit in accordance with Section 165-71 prior to the issuance of the 5<sup>th</sup> occupancy permit for the Parish Common OSRD development; in the alternative and upon the approval of the Planning Board, the Applicant shall enter into an Agreement with the Planning Board prior to the issuance of the first occupancy permit, for payment in lieu for an off-site housing contribution in accordance with subsection G(1) of Section 165-71

Member or Public Concern – CPC Representative

***Motion to appoint Tim Ruh to represent the AHT on the CPC was made by Chuck, 2<sup>nd</sup> Peter, Shawn, David, Tim: 5 Approvals: Motion Approved***

**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 7:19 PM made by Chuck, 2<sup>nd</sup> Shawn, Pete, Tim, David: 5 Approvals: Motion Approved***

**NEXT MEETING:**

October 26, 2021 @ 6:30 PM