

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



DATE:

November 16, 2021

ATTENDEES: 6

David Surface – Chairman

Charles (Chuck) Keilty – Trustee

Shawn McGee – Trustee

Peter Kershaw – Trustee

Tim Ruh - Trustee

Dianna Twomey – Administrative Assistant

GUESTS: 0

Meeting opened at 6:33 PM by Chairman, David Surface

MINUTES:

Minutes from October 26, 2021 will be placed on the agenda for our December meeting.

OLD BUSINESS:

RAP – Client 20-09 – December is last subsidy payment – would like to reapply.

Refresh the announcement to the public regarding RAP and ERAP programs that are available to community members.

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

Bills Payable – Vouchers:

RAP Program Voucher:

Client 20-09 - \$446.00

32 Lisa Lane:

\$14.89 – National Grid

\$36.47 – Georgetown Electric

\$800.00 – East Coast Power Washing

\$284.94 – Kimball Mechanical Services

30 East Main Street:

\$468.32 – Allied Property Management –Condo Fee

\$13.79 – National Grid

\$00.00 – Georgetown Electric

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

30 East Main St Unit 4- David attended the Condo Association meeting. He received information regarding the association, its members, and condo docs etc.

Dianna and Kristen Costa, L.A. Associates, Inc, have received DHCD approval to start marketing for the affordable lottery rental. The DHCD LIP (Local Action Unit) Application has been finalized and awaiting signatures from the

Affordable Housing Trust and Board of Selectmen. Once signatures are obtained, Dianna and Kristen will list the property and begin accepting applications. The state guidelines require the lottery to run for 60 days before a drawing can take place. Although there is no way to tell prior to the start of receiving applications the DHCD predicts 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.

Motion for Chairman, David Surface, to single sign the Local Initiative Program (LIP) Regulatory Agreement and Declaration Covenants for Rental Unit Local Action Unit (LAU) for 30 East Main Street Unit 4 was made by Chuck, 2nd Pete, Shawn, Tim, David: 5 Approvals, Motion Approved.

32 Lisa Lane – Rieko Hayashi, DHCD, has sent the Release and Discharge document of Local Initiative Program Regulatory Agreement and Declaration of Restrictive Covenants for Rental Project 32 Lisa Lane from the state for us to review. Our town Attorney, John Eichman, KP Law, has made some reversions to that document. Dianna has sent it back to Rieko (DHCD), and the state Attorney for approval. Dianna did express the document required immediate attention. The Affordable Housing Trust has missed the opportunity to bid on two separate multiunit properties that were listed for sale in the recent months. 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 has started. Power washing for the deck, back of house, and concrete slab are completed. The garage doors at Lisa Lane have started to rot. Dianna is meeting Lynoka Doors on Friday for an estimate.

A motion to authorize Chairman, David Surface, to enter into agreement not to exceed \$4,000.00 for garage door(s) replacement at 32 Lisa Lane was made by Pete, 2nd Chuck, Tim, Shawn, David: 5 Approvals, Motion Approved

188 East Main Street –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 on state regulations and guidelines to create affordable units. David (owner) and Shawn (AHT Trustee), met with Board of Health Agent, Bill Holt, to complete a perk test regarding the septic system. The AHT will submit a request for ARPA funds in hope of helping with the financials costs of this property. This will be put on the agenda for 12/8/21

A motion to authorize Chairman, David Surface, to submit an application request for ARPA funds to use towards the affordable initiative was made by Chuck, 2nd Pete, Tim, Shawn, David: 5 Approvals, Motion Approved.

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 December 2021. Dianna will post dual meetings/agendas/minutes. Appointment cards can be found in the Clerk's Office for signature.

New Business –

CPC Grant – David has completed the CPC Block Grant request.

A motion for Tim Ruh to submit CPC Block Grant request was made by Shawn, 2nd Chuck, Pete, Tim, David: 5 Approvals, Motion Approved.

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 5th 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 –

Action Items –

30 East Main Street Unit 4 – Lottery – LAU Application Signatures -Marketing
32 Lisa Lane – DHCD – Removal from SHI - Realtor - Finish Construction/Electrical – Garage Doors
188 East Main Street – Research Possibilities and Restrictions.

ADJOURNMENT:

Motion to adjourn at 7:55 PM made by Chuck, 2nd Shawn, Pete, Tim, David: 5 Approvals: Motion Approved

NEXT MEETING:

December 8, 2021 @ 6:30 PM