

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



DATE:

March 17, 2021

ATTENDEES: 5

David Surface – Chairman

Paul Nelson – Secretary

Charles (Kip) Durney – Trustee

Shawn McGee – Trustee

Dianna Twomey – Administrative Assistant

GUESTS: 1

Dana Nunan – 4 Malloy Road (Joined at 6:30)

Virtual Audio Meeting opened at 6:00 PM by David Surface

MINUTES:

Motion to accept Minutes from February 17, 2021 made by Shawn, 2nd Kip, Paul, David: 4 Approvals, Motion Approved

OLD BUSINESS:

RAP Program – Client 20-10 has had an income change. After financial review, no longer needs assistance. A new application is being processed. Applicant is requesting 6-month subsidy. It was discussed to move this applicant into the ERAP Program. This would allow a 3-month subsidy contract with monthly reviews (if necessary).

ERAP – New applicant for review at the next AHT meeting.

Bills Payable – Vouchers:

30 East Main Street:

\$468.32 – Allied Property Management –Condo Fee

\$20.20 – Georgetown Electric

\$81.84 – National Grid

32 Lisa Lane:

\$344.58 – National Grid

\$35.23 – Georgetown Electric

\$65.00 - Earthscapes Design – Plowing

\$3,214.84 – Johnson & Johnson Insurance Policy (12 month)

RAP Program:

Client 20-09 - \$446.00

Motion to pay all vouchers made by Kip, 2nd Paul, Shawn, David: 4 Approvals, Motion Approved.

CPC – The Affordable Housing Trust Block Grant in the amount of \$92,000 has been approved by the CPC.

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 Angelo (new Building Inspector), and John Cashell, Planning Board, that we are expecting the payment before an occupancy permit can be issued. David also spoke to Angelo.

30 East Main St Unit 4 –The board discussed the need for 3-bedroom rentals in the area and voted to make the unit an 'affordable' rental in February. Dianna will work with the DHCD on a rental price and how to open up a lottery with Georgetown residents as preference. Also, will inform the DHCD of this new property and have it added to the current SHI list.

32 Lisa Lane – The AHT has entered into a contract with Rescon Basement Solutions. Installation of a french drain system will begin on Monday April 26th. The project manager requested a member of AHT, and Dianna, do a walk through on that date to confirm wall removal. The project is scheduled to wrap up on Wednesday 5/5/21. Now that the snow is off the roof, Dianna will meet with an exterminator and have the chimney inspected.

Also, at 32 Lisa Lane, AHT members were given the garage code by email to walk through the property. Everyone agreed that the property was too large to be kept as an 'affordable' home. David will look into options of selling the property at market rate, and use the monies to invest in another property. The board explored the option of building a multiunit home, and will revisit purchasing 28 Central Street. Dianna will look for other opportunities as they become available.

4 Malloy Road – 4 Malloy Road – Dana Nunan called in at 6:30 PM to discuss the sale of his affordable property. The home was bought in 1998 as an 'affordable unit' for \$90,000. The deed rider on the property allows the price to be increased by CPI increases and capital expenditures enhancing the property. For an analysis of the expenditures - see attached spread sheet. A 'capital item' that was not included (no data) was the 'building' of a garage. It turns out that garage was not 'built', but rather purchased already constructed and moved to 4 Malloy. As adding a garage to the property would constitute a 'capital improvement' for the property, the selling price of the house can include a 'reasonable' price paid for the garage and for moving the garage to 4 Malloy. See current pricing below:

| | |
|--------|---------------------------------|
| 95,000 | Price Paid in May, 1998 |
| 63,686 | CPI Inflation Calculation |
| 36,618 | 'approved capital improvements' |
| 23,503 | other capital improvements* |

218,807 Selling prices for 4 Molloy Road in 2021 based on Deed Rider

* Does not include a new garage or heat/air conditioning capital improvements due to a lack of data/information.

New Business –

67 West Main Street – A vacant 2 family home that has been sitting empty for quite some time. This property shares the lot with Richdale. The owner of the property has called Town hall looking to subdivide it. However,

Angelo, Building Inspector, doesn't believe it can be. Dianna will try to contact the owner to see if we can work with him and create the building into two affordable apartments in a lease type arrangement. Will put this on the agenda for April.

Action Items –

30 East Main Street Unit 4 – DHCD – Confirm Rental Dollar Amount – Lottery – Add to SHI list
32 Lisa Lane – DHCD – Removal from SHI – Market Value Amount- Removal of Deed Rider- Exterminator- Chimney
67 West Main Street – Call owner and discuss property options

ADJOURNMENT:

Motion to adjourn at 7:08 PM made by David, 2nd Shawn, Paul, Kip: 4 Approvals: Motion Approved

NEXT MEETING:

April 14, 2021 @ 6:00 PM