

# GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



## ***Georgetown Affordable Housing Trust & Georgetown Affordable Task Force Joint Meeting***

### **DATE:**

Wednesday, August 23, 2023 @ 6:00PM 2<sup>nd</sup> Floor Meeting Room, Town Hall

### **ATTENDEES: 4**

Charles Keilty – AHTF & AHT Trustee

Tim Ruh – AHT & AHTF Trustee

Susan Stead – AHT Trustee

Dianna Twomey – Affordable Housing Coordinator

### **GUESTS: 1**

John Colantoni

Affordable Housing Trust meeting opened at 6:07 PM by Trustee, Tim Ruh

Affordable Housing Task Force meeting opened at 6:07 PM by Trustee, Tim Ruh

### **MINUTES:**

July 11, 2023

**C. Keilty: Motion to approve July 11, 2023 meeting minutes as written.**

**S. Stead: Second.**

**Motion carries 3-0; via roll call vote.**

### **OLD BUSINESS:**

Bills Payable – Vouchers as presented

**T. Ruh: Motion to pay bills as presented.**

**C. Keilty: Second**

**Motion Carries 3-0; via roll call vote.**

30 East Main St Unit 4: Monthly rent has been received. After addressing neighbor concerns, all has been quiet.

RAP - Client 23-01 wishes to move her subsidy from August, September, October to October, November, and December due to a family member assisting in monthly rent payments until the expiration of her lease. At this time, no subsidy payments have been issued.

**C. Keilty: Motion to move RAP subsidy dates to October, November and December.**

**S. Stead: Second**

**Motion Carries 3-0; via roll call vote.**

14 Larch Road – Dianna has sent the LAU/LIP application to KP Law for review. Plumbing has been completed. Electrical has been completed. Contractor has inspected the roof and went through the home inspection report. The deck will get railings at both staircases, sanding and stain. Mowing is taking place every Friday. Countertops will be updated next week. Orlando and Bill Holt are working on septic replacement.

Parker River Landing – Dianna has received a call regarding an affordable unit at Parker River Landing. Durable Power of Attorney must be activated in order to start the affordable resale lottery process. Dianna will remain in contact, and this will be added to the agenda for September.

HPP – A small committee is forming to provide information and get feedback over their community's needs. A virtual public engagement session will be scheduled in the near future. Tim Ruh has expressed interest in joining the committee.

Parish Lane – John Colantoni attended out meeting tonight with a design plan for two 2-bedroom resale condo units located on Parish Lane. After reviewing the design plan, it was noted that the second bedroom did not fall within the DHCH 40B guidelines which states the following:

- 1) All bedrooms must meet State Sanitary Code requirements for the accommodation of two or more persons (100 square feet minimum).
- 2) Exterior Appearance. All low- and moderate-income units developed through LIP shall be indistinguishable from market rate units as viewed from the exterior unless the Project has an approved alternative development plan (see discussion below). Units shall contain complete living facilities, including a stove, kitchen cabinets, plumbing fixtures, a refrigerator, a microwave and access to laundry facilities.

John will change the design to fit the requirements specified above. He plans to submit the updated plans next week to Dianna.

### ***New Business:***

CPC - "Trust fund revenues are generated by real estate transactions as recorded at the Registry of Deeds. Based on an estimate of the trust fund balance and the number of local surcharges committed, we anticipate a base state match of approximately 20% in November 2023." As a comparison, here are the total base and supplemental matches for the last several years. The total was a 69% match in FY23, 83% match in FY22, and 51% in FY21. If the statehouse doesn't pass a huge supplemental funding measure, the CPC collections from the State's match for FY24 will be significantly less than FY23.

Marketing – Dianna will email a marketing flyer to Jonathan at KP Law for review. The plan is to mail this flyer to homes within a certain radius of the downtown area informing people that the AHT is looking to purchase property.

201 Central Street U12 – Closing is scheduled to take place on Friday, September 1, 2023. A Special Assessment fee that was not disclosed prior to making an offer was issued in the amount of \$3,135.00. This fee is to replace the existing original roof.

Town Hall Safety - Moved to next agenda

Affordable Housing Coordinator Updates - Moved to next Agenda

Items not anticipated by the Chair in 48 hours in advance of a meeting – A tenant in an affordable unit at Longview was seeking help from the AHT to terminate their lease early due to their job relocating. The AHT can not provide funds for this type of situation.

**ADJOURNMENT:**

***Affordable Housing Trust motion to adjourn at 6:48 PM.***

***Affordable Housing Task Force motion to adjourn at 6:48 PM.***

**NEXT MEETING: TBD**