

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



Georgetown Affordable Housing Trust & Georgetown Affordable Task Force Joint Meeting

DATE:

January 18, 2022

ATTENDEES: 5

David Surface - Chairman

Charles (Chuck) Keilty – Trustee

Peter Kershaw – Trustee

Tim Ruh - Trustee

Dianna Twomey – Administrative Assistant

GUESTS: 3

Susan Stead, Coldwell Banker

Shawn McGee – 188 East Main Street

Patrick Canny – 4 True Lane

Affordable Housing Task Force Meeting opened at 5:32 PM by Chairman, Peter Kershaw

Affordable Housing Trust meeting opened at 5:32 PM by Chairman, David Surface

MINUTES:

December 8, 2021

A motion to accept meeting minutes from December 8, 2021 was made by Tim, 2nd Chuck, Pete, David: 4

Approvals, Motion Approved

OLD BUSINESS:

RAP –A previous RAP client has reapplied for subsidy hoping to continue benefits for a short time longer.

A motion to approve a 3-month subsidy for RAP Client 22-01 pending a plan to come off the program was made by Tim, 2nd by Chuck, Pete, David: 4 Approvals, Motion Approved

ERAP – The ERAP program is set to expire on 1/31/22.

A motion to extend the ERAP Program to June 30, 2022 was made by Chuck, 2nd Pete, Tim, David: 4 Approvals, Motion Approved

Also, in ERAP, a new application has been submitted to help with an arrears balance. The applicant will also be submitting an application for a 3-month subsidy at our next AHT meeting in February.

A motion to pay ERAP Client 22-01 arrears balance in the amount of \$1,658.13 (50% of total owed to landlord), was made by Chuck, 2nd Pete, Tim, David: 4 Approvals, Motion Approved

Bills Payable – Vouchers:

32 Lisa Lane:

\$343.37 – National Grid

\$42.73 – Georgetown Electric

\$54.00 – Georgetown Water Department

\$433.70 – Kimball Mechanical Services

\$881.00 – KP Law

\$530.00 – Nature's Way

\$4,000.00 – Bisazza Electric

\$12,750.00 – Paolini Construction

30 East Main Street:

\$59.77 – National Grid

\$9.43– Georgetown Electric

\$468.32 – Allied Property Management

Other:

\$457.00 - DiVirgillio Insurance

Motion to pay all vouchers made by Chuck, 2nd Pete, Tim, David: 4 Approvals, Motion Approved.

30 East Main St Unit 4- Dianna and Kristen have listed the property and have begun accepting applications. An informational meeting was held on 1/5/2022 via Zoom by Kristen Costa in which Dianna did join to answer questions related to the town. There were a few requests to view the property prior to applicants applying. Dianna will set these showings up. The state guidelines require the lottery to run for 60 days before a drawing can take place. The deadline for the applications is 2/9/2022, with the drawing taking place on 2/14/2022 @6PM via Zoom. Applications are available at Town Hall, Georgetown Peabody Library, Town of Georgetown Website, and at the Georgetown Post Office. Flyers have also been mailed out to local Housing Authorities, Fair Housing Commissions, Civics Groups, Area Churches, Social Service Agencies/Housing Agencies, Georgetown Police Department, and Other Non- Profit Organizations. As part of the Affordable Housing Marketing Plan, an ad must run in 3 local newspapers at least two times in each paper. Dianna also has a quote for a cleaning company to come out and clean the unit in the amount of \$350.00. An exterminator will also be called to inspect the unit.

A motion authorizing Chairman, David Surface, to go into contract not to exceed the amount of \$1,500.00 at 30 East Main Street Unit 4 to prepare the unit for tenants was made by Tim, 2nd Chuck, Pete, David: 4 Approvals, Motion approved.

32 Lisa Lane – Construction and electrical work has been completed. All permits have been signed off on. Garage doors have been replaced. Susan Stead and Gail Fennessey, Coldwell Banker, are listing agents for 32 Lisa Lane. The property will be subject to a 30B. Dianna and Orlando, Town Administrator, will work on a legal notice and submit more information to the public registry by noon on Thursday, January 20,2022.

188 East Main Street –This project is in the early stages. David and Julie Tremblay (owners) and Shawn McGee, met with several boards to discuss options for the property. The owners have attended our meeting tonight with a design idea from their engineer. Some different ideas were discussed during the meeting in regards to the size

and scale of the unit(s). Mr. Tremblay will continue to keep in contact with the AHT as the project moves forward. The Affordable Housing Trust is in full support of the multi-dwelling unit(s)

New Business:

9 Horsemint Circle – Joseph Principato, Personal Representative for the Estate of Dolores A. Sarver, has sent the Affordable Housing Trust a notice to sell the affordable unit located at 9 Horsemint Circle in Parker River Landing. Dianna will work with Kristen Costa, LA Associates, on calculating a listing price and setting up a lottery. Dianna will also send Mr. Principato a Municipality's Notice expressing that the AHT intent is to find a qualified purchaser as it states in the deed rider. This letter will be sent to Mr. Principato by certified mail.

4 True Lane – Owner, Patrick Canny, has attended our meeting tonight seeking approval to refinance his home located at 4 True Lane. Charles Keilty (Chuck), will review docs regarding refinancing.

A motion to approve the refinancing of 4 True Lane in the amount of 162,000.00 contingent upon Chuck reviewing and approving all docs related to the refinance was made by Pete, 2nd Tim, Chuck, David: 4 Approval, Motion Approved.

CPC–Tim has expressed to CPC members the need for the AHT to request a larger sum of monies from the CPC. In light of the housing market demand, the AHT will need to have funds available to purchase any units/homes/lots that hit the market in order to continue to add to our affordable housing inventory (SHI). Tim will submit a grant request.

Member or Public Concern –

Action Items –

30 East Main Street Unit 4 –Applications- Lottery – Cori – Credit Checks – Lease Agreement

32 Lisa Lane – 30 B - Sale

9 Horsemint Circle - Calculations

ADJOURNMENT:

Affordable Housing Trust motion to adjourn at 6:52 PM made by Chuck, 2nd Tim, Pete, David: 4 Approvals: Motion Approved

Affordable Housing Task Force motion to adjourn at 6:52PM was made by David, 2nd Chuck, Tim, Pete: 4 Approvals, motion Approved.

NEXT MEETING:

February 22, 2022 @ 5:00 PM