

Affordable Housing Trust
Meeting Minutes
September 13, 2016, 8:00 AM
2nd Floor Conference Room, Town Offices

Members Present: Renel Fredriksen, Chair, and George Georges

(Members Unavailable: Vicki Braithwaite, Laura Sander, B-J Scheff and Allen Vander Meulen)

Others Present: Pam Gallup, Housing Consultant, Diana Chirita, Housing Commission, and Elaine Carroll, Adm. Assistant

Since there was no quorum present, there was an informal discussion with no voting. The minutes from June 2, 2016 will be approved at the next meeting. The next meetings will be October 11, 2016 at 8:00 a.m. in the 2nd Floor Conference Room and November 8 at 8:00 a.m. in the Donaldson Room.

Informal Discussions:

Renel said she would put a hold for CPA funds for a loan to homeowners for up to \$25,000 to create or update an accessory apartment if it is made affordable. Pam Gallup said the loans would need to be monitored with the reason for the loan and copies of any bills incurred in order to create the accessory apartment. It was discussed that the AHT could ask the CPC for \$125,000 and Renel will do up a draft to give the CPC a heads up. The AHT will be willing to match these funds. By the year 2020 there will be a need for an additional 10 affordable units on the SHI.

The Affordable Accessory Apartment Bylaw will be presented at the Special Town Meeting. There will be approximately 15 minutes for a presentation and 15 minutes for discussion. There will be a pamphlet made up to be handed out there. Pam said the bylaw was modeled after Harvard and Carlisle and DHCD has approved both of those towns. The bylaw will be given to Kathleen O'Donnell to review and then given to DHCD for approval. The next step will be to go to Town Meeting in March for approval. Town Meeting will also need to approve the tax exemption.

Pam said that there has been well contamination at 300 Cambridge Turnpike. The house is about 20 feet from Rt. 2 and the well is in the front yard. DOT came and tested the well and the homeowner will get a report in a few weeks. DOT does have a fund for contaminated wells. This is the homeowners last year on her mortgage and would like to downsize. It is not the Town's responsibility but we should keep an eye on the situation and will update it at the next meeting.

There will be a discussion on the November 8 meeting about the possibilities of additional housing as discussed in 2015. Mass Housing Partnership will be at that meeting. Jennifer Burney will attend the October 11 meeting. The Housing Coalition members will be invited to attend both meetings.

The informal discussion ended at 8:35 a.m.

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Submitted by Elaine Carroll