

September 16, 2008

Affordable Housing Trust  
Meeting 1  
Minutes

Attendees:

Members of the Trust: Mayor Carolyn Kirk, Sarah Buck, CD Director, George Sibley, Betsy Works, Ruth Pino, Michael Luster, Mary John Boylan

Others:

None

Mayor Kirk calls the meeting to order at 4:00 p.m. She turns the meeting over to Sarah Buck for the discussion of roles and responsibilities.

**Roles and responsibilities**

Ms. Buck states that she sees the Trust as having a dual role: first business and legal management of the funds, and secondly outreach to the various organizations that may have a need for Trust funds. She sees the initial meetings of the Trust as ones in which the Trust establishes relationships and becomes informed as to the kinds of projects for which it can become most useful.

Mayor Kirk explains the current status of one of the outreach project, the now vacant Maplewood Avenue School. The City has currently contracted with Architect John Dugger to determine the desired re-use for the school so that an RFP can be issued in conformance with neighborhood and city goals.

Ms. Buck mentions that local housing trusts can be used to leverage investment from the State Affordable Housing Trust. She does not know the current status of funding for the state trust fund. Members of the board express interest in finding out more information.

Mayor Kirk informs the board that if the Community Preservation Act passes in the fall election, that the 10% required for affordable housing may be given to the Trust if the CPA Committee so desires.

**Election of Officers**

Mayor Kirk states that she envisions the Chairperson's role as the spokesperson for the Trust as well as running the meetings. Familiarity with parliamentary procedure is helpful.

Mr. Sibley offers his services as Chairman. Ms Buck nominates/Ms. Boylan seconds. 7-0 in favor.

Ms. Pino nominates Mr. Luster for Vice-Chairman. Ms. Buck seconds. 7-0 in favor.

**Declaration of Trust & Certificates of Trust**

The Declaration has been signed by the City Council. The members of the Trust sign the Declaration, and each board member also signs an individual Certificate of Trust. These are notarized by Judy Peterson of the Clerk's Office.

Ms. Buck states that these will be recorded at the Registry of Deeds.

### **Discussion of Outreach and Roles**

Ms. Pino asks if we see ourselves as advocates for particular projects. Ms. Boylan states that it would have to be as a vote of the Board, not as individuals. Mayor Kirk states that she could see the Board advocating for a project in which they have chosen to invest.

4:40 Ms. Pino apologizes, but must leave early due to required attendance at an unscheduled meeting. Mayor Kirk as well moves to other business.

Trust members move to 3<sup>rd</sup> floor conference room.

Mr. Sibley poses the question: what is affordable. Members discuss the levels of “affordability.” Ms. Buck states that the city ordinance specifies a level tied to 2 ½ times the median income, but she is unsure of how affordability is determined under Chapter 40b. She states that this is a good question to ask organizations as the Trust does its outreach. Ms. Boylan states that she is a proponent of leased housing. She states that whether the housing is permanently affordable is an issue. Ms. Boylan asks about tax credits and how they work.

Ms. Buck mentions that Pond View is another project that the Board might like to add to the list of organizations to whom we’d like to speak. She mentions that Mass Housing Investment Corporation (MHIC) has taken over one building to the rear of the property that was not yet rehabbed. The Trust might like to find out more about the property. Ms. Buck states that Ms. Pino may know more about this project.

Mr. Luster asks in what ways may developers make an affordable housing contribution. Ms. Buck states that by ordinance and state law, a developer may do one of three things: provide affordable units on site, provide affordable units off-site, or make a contribution to the Trust in lieu of providing the housing.

Mr. Luster states that Mike Carrigan, developer of Annisquam Woods, has asked about locations for 3 off-site units. Mr. Carrigan also has two lots available on Sayward Street (adjacent to St. Peters church) for \$199,000 for both lots. These lots might be appropriate for affordable housing through an organization such as Habitat for Humanity.

### **Next Meeting**

Board members agree that asking representatives from other Housing Trusts would be a helpful introduction into their role and that Ms. Buck should see who might be willing to come to the next meeting of the Trust.

5:15 Ms. Boylan moves to adjourn/Ms. Buck seconds. 5-0 in favor.

***Approved 10-21-08.***