

Minutes of the Affordable Housing Trust
May 26, 2011, 5:00 PM
Community Development Conference Room, Pond Road - City Hall Annex

Committee Members present: Sibley (chair), Boylan, Works, Garcia, Pino, Luster
Community Development staff: Shea

The minutes of the March 24, 2011 meeting were not available and would be approved at the next meeting.

Mary John Boylan provided an update of the recent Gloucester Housing Authority meeting, highlighting the meeting was the discussion of the Home Together Project with Action at the Marsh Street site. Action originally thought that they had approval from the GHA to support vouchers for four, two bedroom units at the Marsh Street Project. It was the GHA's position that they had preliminary discussions regarding the vouchers but wanted clarification on the required use of funds from the McKinney/Vento Grant. This type of grant typically funds housing for the "chronically homeless" and the GHA would like the wording changed to "homeless". Mr. Houlden felt that there wouldn't be enough people on Cape Ann who would qualify as "chronically homeless" and the funding would benefit those from outside of Cape Ann.

Sandy Shea read an email from Mr. Houlden stating that the GHA would support the project if the funds could be directed to the "homeless".

Sarah Buck Garcia and Mike Luster asked for criteria on what the determining factors were to be considered "chronically homeless".

The AHT decided the best course of action would be for Chairman Sibley to draft a letter outlining the group's concerns which are:

- A. Which services would Action provide and what is their plan to deliver the services to the residents
- B. Targeting "chronically homeless" versus "homeless" wouldn't serve the Cape Ann community as well.

George Sibley and Sarah Buck Garcia will set up a meeting in the next couple of weeks to discuss our concerns prior to the next meeting of the AHT.

George Sibley presented an annual report for the AHT. A motion was made by Betsy Works and seconded by Ruth Pino to approve the annual report.

Mike Luster presented the balance in the deposit account of the Affordable Housing Trust which as of 4/29/2011 was \$320,625.10.

The next meeting of the Affordable Housing Trust will be held on Thursday, July 7, 2011 at 5:00 P.M. at Lobsta Land Restaurant.

A motion was made by Mary John Boylan and seconded by George Sibley to adjourn the meeting at 6:02 P.M.

Submitted by:

Michael J. Luster, Acting Secretary

Attachments: email dated 6/2/11 & 2010 Year End Report

From: mj@mjboylan.com
Sent: Thursday, June 02, 2011 4:22 PM
To: sgarcia@gloucester-ma.gov; Ellen Sibley
Cc: mewiam@gmail.com; mj@mjboylan.com; ckirk@ci.gloucester.ma.us;
mluster@rockportnational.com; ruthpino@comcast.net; Sandy Shea - Grants
Subject: Marsh St. Project/Action

Hello Affordable Housing Trust Committee Members:

This is a follow-up to our meeting of last week and addresses questions which arose at that meeting only, and therefore (I hope) is not violative of the Open Meeting Law. Perhaps this email could be printed and added to the minutes of the meeting just to be on the safe side.

Issue 1: "homeless" vs. "chronically homeless". (The Marsh St. project *at the moment* is geared toward chronically homeless families.)

A "homeless" family is composed of two or more related persons who do not have a permanent home.

A "chronically homeless" family is composed of two or more related persons. The chronically homeless family:

a) has at least one member who is disabled AND

b) has been a homeless family for a 12-month period OR has had three (3) periods of homelessness within the past 5-year period.

Issue 2: The GHA Section 8 vouchers. As we discussed at our meeting, Gloucester Housing Authority (GHA) via its Board of Commissioners, voted tentatively to support the Marsh St. project last June. At that time, the served population was characterized as "homeless families." The project then changed by ACTION to "chronically homeless families." GHA then asked ACTION to provide it with evidence that there was a compelling local need for vouchers for "chronically homeless" families.

GHA learned at a recent meeting of the HOME Consortium that ACTION no longer intends to apply to GHA for the vouchers. ACTION has evidently decided to apply to the State Dept. of Housing and Community Development (DHCD) for the vouchers, which they are within their rights to do. (They are now under no obligation, of course, to show GHA a compelling local need to serve chronically homeless families, as they will not be requesting the vouchers from GHA.)

Regards,

M.J. Boylan

8/2/2011

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sgarcia@gloucester-ma.gov

CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT

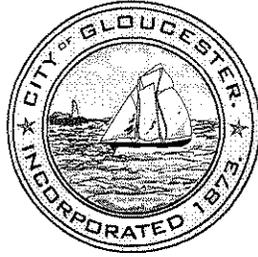
MEMORANDUM

TO: Mayor Carolyn Kirk
FROM: Sarah Garcia, Community Development Director
CC: Affordable Housing Trust
RE: Year End Report and Statement
FOR INFORMATION ONLY
DATE: May 27, 2011

Please find attached the Year End Report for 2010 and Account Statement from the Affordable Housing Trust for your review and submission to City Council.

The report is for information only, but the Trust is available at any time for further discussion.

3 Pond Road
Gloucester, MA 01930



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CITY OF GLOUCESTER
COMMUNITY DEVELOPMENT DEPARTMENT

Affordable Housing Trust
Year End Report: 2010

The Gloucester Affordable Housing Trust is a resource for the preservation or creation of affordable housing in the City of Gloucester. The Trust policy is to protect, preserve, and enhance the economic and social diversity of the City. Also, to provide affordable rental and home-ownership options for people of all ages and income levels and to accommodate the changing housing needs of families and individuals.

The Trustees, as appointed by the Mayor and confirmed by the City Council are:

George Sibley, Chairman
Ruth Pino
Mary John Boylan
Sarah Buck Garcia

Michael Luster, Vice Chairman
Mary E. Works
Mayor Carolyn A. Kirk

In 2010 the Committee has met on a monthly basis and worked on the following issues:

- Reviewed application of GHA for a project on Taylor Street; Agreed to award \$30,000 (\$10,000 per unit) contingent on the developer obtaining certain "gap" financing of \$110,000 - \$120,000.
- Members attended CPA public meeting at City Hall and made known the Trust's interest in receiving CPA funds.
- Heard presentations from representative of Harborlight and Wellspring to gather information.
- Reviewed a listing of the City's affordable housing stock.
- Reviewed status of Central Grammar improvements, for which the Trust has previously awarded funds.
- Heard application of Action, Inc. for its Marsh Street project, and instructed them to explore possibilities with the GHA.

The Trust remains receptive to community input on affordable housing projects and looks forward to exploring collaboration with the Community Preservation Committee in the future.

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 CITY OF GLOUCESTER
 GLOUCESTER AFFORDABLE HOUSING TRUST FUND
 9 DALE AVENUE
 GLOUCESTER MA 01930-3009

| | |
|------------------|------------------------------|
| Page Number | 1 of 1 |
| Statement Period | APR 01, 2011 APR 29, 2011 |
| Account Number | [REDACTED] |

BankGloucester has been informed that some of our customers have received automated phone messages asking for personal information. These calls were not generated by BankGloucester. Personal information like account and pin numbers should never be given out over the phone.

Account Summary for Business Money Market - 35246637

| | | | | | | | | | | |
|------------------|---|----------|---|---------------|---|-------------|---|-----------------|---|----------------|
| Starting Balance | + | Deposits | + | Interest Paid | - | Withdrawals | - | Service Charges | = | Ending Balance |
| 320,497.78 | | 0.00 | | 127.32 | | 0.00 | | 0.00 | | 320,625.10 |

Transactions

| Date | Description | Checks/Debits | Deposits/Credits | Balance |
|--------|------------------|---------------|------------------|------------|
| APR 01 | Starting Balance | | | 320,497.78 |
| APR 29 | Credit Interest | | 127.32 | 320,625.10 |

Daily Balance

| Date | Balance | Date | Balance |
|--------|------------|--------|------------|
| APR 01 | 320,497.78 | APR 29 | 320,625.10 |

Interest Summary

| Average Daily Balance | Minimum Balance for Period | Interest Period | Days in Period | Interest Earned | Annual Percentage Yield Earned | Interest Paid YTD |
|-----------------------|----------------------------|-----------------------|----------------|-----------------|--------------------------------|-------------------|
| 320,497.78 | 320,497.78 | 04/01/2011-04/29/2011 | 29 | 127.32 | 0.50% | 522.12 |

| Rate Changes | |
|--------------|-------|
| Date | Rate |
| SEP 01 | 0.50% |

Overdraft and Returned Item Fees Summary

| | Total This Period | Total Year To Date |
|--------------------------|-------------------|--------------------|
| Total Overdraft Fees | 0.00 | 0.00 |
| Total Returned Item Fees | 0.00 | 0.00 |