

MEETING OF THE AFFORDABLE HOUSING TRUST
GLOUCESTER MA
October 27, 2011
City Hall Annex, Pond Rd., Gloucester MA

Members present: Betsy Works, Sarah Garcia, Ruth Pino, Mary John Boylan. Mike Luster,

Also present: Sandra Shea (Gloucester CDO)

Absent: George Sibley (injury)

At 5:10, the meeting came to order.

Sarah Garcia reported on the City Council's approvals of AHT recent awards, to Carl Gardner Co and Action, Inc. The Council approved both.

Ms. Garcia reported that Councilor Tobey asked if it was possible that apartments which are committed on a long-term basis by the landlords to serving low-income tenants via the Section 8 program could count toward the city's affordable housing units.

Re: the Gardner project, Ms. Shea presented contract draft revisions and payment schedule. Mr. Luster found the language from the minutes of AHT's September 15, 2011 meeting: It was suggested that once the units were sold and an audit is completed, it will be easier to determine how much of the \$6,000 to give back." It was also reported that Mr. Gardner wanted to use one sign to display all development partners; AHT members did not object.

Re: Action, Inc. project (Marsh St.), Ms. Shea made contract draft revisions, which she reviewed. In addition to AHT's \$40,000 grant, Action received \$575,100 from DHCD, \$400,000 from the Home Consortium, and Action itself had paid between \$300K-\$400K for the land.

Re: signage policy: wording of policy was approved.

Re: policy on supporting hard costs vs. soft costs, some suggested ideas were put forth. Ms. Garcia and Ms. Shea will send around guidelines from which we can possibly adopt appropriate language.

Other business:

Andy DeFranza has been in communication with Sam Park about developing assisted living at Gloucester Crossing.

Ms. Boylan moved to adjourn. Ms. Pino seconded. Vote to adjourn passed.

CITY OF GLOUCESTER
AFFORDABLE HOUSING TRUST
STATEMENT OF FUNDING PREFERENCES

The Gloucester Affordable Housing Trust will consider for funding all projects which provide housing in the City of Gloucester for persons and families whose incomes fall within the “low-moderate income” category (as set periodically by the U.S. Department of Housing and Urban Development and posted on the City of Gloucester Community development website.)

All other criteria being equal, the Affordable Housing Trust has a preference for projects which have been fully vetted and for which all research and development, feasibility studies, city permits, and neighborhood support have been obtained.

All other criteria being equal, the Affordable Housing Trust prefers projects that contemplate the addition of new (additional) units to the city’s affordable housing stock.

All other criteria being equal, the Affordable Housing Trust prefers projects that will utilize AHF funds to leverage the granting or loan of funds sufficient to complete the contemplated project.