

**Affordable Housing Trust
Minutes
February 15, 2012**

In Attendance

Trust: George Sibley, Mary E. Works, Mary John Boylan, Ruth Pino, Michael Luster, Sarah Garcia
Staff: Sandy Shea, Community Development Project Manager

The Meeting was called to order at 4:05 pm, by Mr. Sibley, Chair

Minutes

The December 8, 2011 minutes were approved as amended.

Motion: Approve December 8, 2011 Minutes **Passed:** Garcia/Pino, 6-0 in favor.

Committee Re-Appointments

The reappointments of Ms. Works, Mr. Sibley and Ms. Boylan to serve two years on the Trust were reviewed at the February 14, 2012, City Council meeting and has been referred to the next O & A subcommittee meeting for review. A 90 day temporary appointment has been issued effective February 14, 2012 to serve until the appointment confirmation is finalized.

**GHA Draft Letter regarding Section 8 Vouchers / Chapter 40B / Housing Production Plan
CPA Application / HUD Income Guidelines**

Ms. Boylan reviewed the draft letter addressed to David Houlden, Executive Director of the Gloucester Housing Authority from Ms. Garcia. The draft letter was regarding Section 8 vouchers and the possibility of adding a 15 year affordable housing restriction to help the City's Chapter 40B goal. Ms. Boylan responded, although it is a good idea, this would give GHA a lot less flexibility in terms of dealing with the needs of its Section 8 participants, plus this wouldn't necessarily create more affordable units, which is what the AHT is trying to do, however it would help the city's goal of achieving its Chapter 40B goal. Ms. Boylan suggested perhaps landlords could voluntarily keep their rents at below market rate in exchange for some type of incentive.

Ms. Garcia would like to explore the City implementing a Housing Production Plan (HPP) which is a community's proactive strategy for planning and developing affordable housing by creating a strategy to enable the City to meet its affordable housing needs in a manner consistent with Chapter 40B statute and regulations and producing housing in accordance with the HPP.

In addition, Ms. Garcia would like to submit an application for CPA funding for an Affordable Housing Incentive Program in conjunction with the HPP. The committee was in favor of this.

The committee would like to review HUD Income guideline at the next meeting.

AHT Policies

Ms. Boylan drafted a Statement of Funding Preferences for the AHT policies and guidelines handbook. The committee members were in agreement with the statement with no changes or corrections needed. Ms. Works recommended the statement be added to the AHT application.

Motion: Statement of Funding Preferences accepted and to be placed in the application.

Passed: Works/Sibley, 6-0 in favor

Other Business

No other business at this time.

Motion to adjourn, 6-0 in favor.

The meeting was adjourned at 5:15

Respectfully submitted - Sandra Shea