

Minutes Affordable Housing Trust 8/24/2010

In attendance:

George Sibley,
Michael Luster,
Ruth Pino,
Mary E. Works,
Mary John Boylan,
Sarah Garcia
Sandy Shea, City Project Manager.

Called to order at 4:08 by George Sibley

Approval of minutes of June 8, 2010 meeting.

After examination of minutes, Sarah moves to approve minutes.

Ruth seconds.

Minutes are approved.

New business: Sarah suggests for future business to invite Action in to provide data about specific projects they are developing in Housing Development - 5 housing units in Gloucester. Everyone agrees to that.

Developer Mike Carrigan will be recalled to come in at later date.

Mary John Boylan offered to highlight the components of the New Open Meeting Laws at the next meeting. Everyone agreed.

Sandy Shea discussed types of affordability restrictions now in place.

Sandy updated that 6.92% of Census 2000 year round Housing Units (12.997) is in subsidized housing inventory

- Pondview has 14 ownership affordable units which carry a 50 year affordable housing restriction and 43 rental units that are all permanently affordable on 147 Essex Ave. which is on list.
- Missing on list are ownership subsidized ones.
- **4 units house rehab in grants**
- POND VIEW: Sandy said she spoke with Martha Solish about affordable units at Pond View.
- If they want to sell unit, they have to notify DHCD who figures base price.
- DHCD and AHT have opportunity to buy based on formula (right of refusal).
- If not sold in 90 days, owner can get fair market value and sell and lose affordable housing price; affordability restriction will be lifted and not restricted to affordability market value.
- Buyers have to qualify for low market affordability determined by DHCD.
- Forbes Building is similar but different. Sandy presented the Dept. of Housing and Community Development Chapter 40B Subsidized Housing Inventory as of April, 2010, according to the 2000 Census Year which included all communities in MA.
- Sandy reported on First Time House Buyers Program which was going great with tax rebate and now has slowed down. New Federal monies of \$139,000 have just come in for this year and has not been spent yet. Program was switched from grants to loans and paid back by first time buyers when house sold includes one time refinance.

Other business:

George put forth a letter from Marc Sandler of Gloucester Development Team on The Central Grammar Project because AHT requested a response to how the \$50,000 that AH Trust gave the GDT was used. Letter states the money equaled and was used for 1/7th of the cost of construction and development documents. It is inline with the \$7 million construction which usually is 5%. It was a component for "local match" required by DHCD and front end development costs for pending application to

In the future AHT will stipulate where the money is going in written form in award letter by AHT. AHT is looking for projects that have a concrete proposal versus a speculative venture.

Meeting was adjourned at 5:19pm. Submitted by: Betsy Works