

GEORGETOWN AFFORDABLE HOUSING TRUST

Memorial Town Hall ♦ One Library Street ♦ Georgetown MA 01833



Georgetown Affordable Housing Trust & Georgetown Affordable Task Force Joint Meeting

DATE:

Tuesday, February 6, 2024 @ 6:00PM 2nd Floor Meeting Room, Town Hall

ATTENDEES: 6

C. David Surface

Susan Stead

Charles Keilty (6:04pm)

Robert Hoover

Tim Ruh (Left Meeting at 7:00 PM)

Dianna Twomey

GUESTS: 1

John Colantoni

Affordable Housing Trust meeting opened at 6:01 PM by Chairman, David Surface

Affordable Housing Task Force meeting opened at 6:01 PM by Chairman, Timothy Ruh

MINUTES:

December 12, 2023

T. Ruh: Motion to approve December 12, 2023 meeting minutes as written.

S. Stead: Second.

Motion carries 5-0

OLD BUSINESS:

Bills Payable – Pay all vouchers as presented

S. Stead: Motion to pay bills as presented.

R. Hoover: Second

Motion Carries 4-0

S. Stead: Motion to authorize Chairman, C. David Surface, to spend up to one million dollars (\$1,000,000) on property purchases for the Affordable Housing Trust for the calendar year of 2024 (January 1, 2024 through December 31, 2024)

C. Keilty: Second

C. David Surface: Abstain

Motion Carries 3-0 (Susan Stead, Robert Hoover, and Charles Keilty)

Parish Road: John Colantoni was in attendance tonight to discuss Parish Road. John presented the AHT with an amended "Affordable Housing Agreement". After review and discussion, John will have his attorney make

additional edits to the doc. John also presented the AHT with an updated design plan for the affordable two 2-bedroom townhomes plan on Parish Rd. This design plan change has been recommended by the Planning Board. The Parish Road property has acquired an additional lot. This will change the scale of the development from 10 homes to 11. Therefore, the PB is also seeking a major modification due to the additional 'Chute Lot'. John is asking for a letter of support from the AHT. Dianna will draft this letter.

C. Keilty: Motion that the AHT agrees to sign the Affordable Housing Agreement pending the following changes:

#7: replace 'in the opinion' to 'the Trust believes'

Correct dates

Paragraph 2: on 2//6/2024 – new build submitted

Second: S. Stead

Motion Carries: 4-0

C. Keilty: Motion to authorize a letter of support in favor of the major modification for the additional Chute lot and the design submitted to the AHT tonight for two affordable 2-bedroom townhomes located at 66 Parish Road.

Second: S. Stead

Motion Carries 4-0

S. Stead: Motion to authorize Chairman, C. David Surface, to solely sign the letter of support for 66 Parish Road on behalf of the Affordable Housing Trust

R. Hoover: Second

Motion Carries 4-0

RAP Client 24-01: Last payment is for March 2024. Subsidy will end.

30 East Main St Unit 4: For the last few months, rent has been received in partial payments. However, tenant is current by the end of every month. EOHLC has approved the rental increase. This increase will begin with the renewal of the lease on April 1, 2024. Dianna will provide a notice to the tenant(s). Dianna will contact the company we used last year to complete the recertification. Also at 30 EMS, there has been a shuffling of the condo association board members. Due to this, the new board members have reached out to Dianna regarding the water damage in the ceiling of the common area dating back a year or so ago. Both Dianna and Tim visited the property on multiple occasions and met with condo association members Bill and Diane. Our plumber did not have video equipment to follow the pipes. However, the condo association did hire a separate plumber from ours that had the capability to do so. After two different licensed plumbers came out and inspected our unit and the common area, it was determined unit 4 was not responsible for the damage. A resolution was discussed at our last meeting in Aug/Sept of 2023 with Bill and Diane, that the contractor hired to replace the porch in the fall of 2023 would also repair the ceiling damage. The cost would then be split by the unit owners. Dianna is unclear why this did not take place and was under the impression this repair was resolved. Fast forward roughly a year; the unit owner next to ours were told he/she were responsible for the damage to the ceiling in the common area. That unit owner then hired another plumber, who then determined it was our unit. This was then brought back to the AHT. Dianna added this to the agenda for this evening. After a discussion, the AHT feels that we have taken all the necessary steps to help determine the cause of the problem last year after a very long heavy rain season. These steps included several meetings with 2 different experienced, licensed plumbers, meetings with condo association members, inspections of our units' pipes, and inspecting the common area with no evidence supporting the damage came from unit 4.

14 Larch Road – Dianna has submitted the LAU and LIP application on Wednesday, November 15, 2023 to the

Executive Office of Housing and Livable Communities (EOHLC, formally DHCD). The approval process is estimated to take up to two months. Dianna reached to EOHLC for an update prior to our meeting tonight, and was told that the property was in the final stages under legal review. Affordable sale price adjustment was made in the amount of \$223,900. Also at 14 Larch, the final completion would require Chairman, C. David Surface, to sign the Alternative Sewage Disposal System as required by M.G.L c. 21A, 13 AND 310 CMR 15.0287(10). Dianna will deliver this to be recorded at the Essex Southern District Registry of Deeds.

201 Central Street Unit 12 – Dianna has submitted the LAU and LIP application on Wednesday, November 15, 2023 to the Executive Office of Housing and Livable Communities (EOHLC, formally DHCD). This process is estimated to take up to two months for approval. Dianna reached to EOHLC for an update prior to our meeting, and was told that the property was in the final stages under legal review. Affordable sale price adjustment was made in the amount of \$175,200

Parker River Landing – 4 Pimpernel Circle – Closing to take place February 29, 2024. KP Law will provide the Deed Rider prior to closing.

3 Larch Road – Dianna has not heard back from the owner. His intention to sell this home to the AHT may have changed. Dianna will remove this from any future agenda unless she hears from him.

New Business:

Parker River Landing: A family has reached out to Dianna regarding the sale of an affordable unit. This will be on the agenda for March.

RIPA: Retire in Place Assistance program. Dianna will research this further. This will be on the March agenda.

ADJOURNMENT:

Affordable Housing Trust motion to adjourn at 7:35 PM.

Affordable Housing Task Force motion to adjourn at 7:00 PM.

NEXT MEETING: Thursday, March 7, 2024 @6PM