

*agpd
is amended*

Affordable Housing Task Force
Meeting 010704

Time in 0700p
Time Out 0845p

Present
Kathy Sachs
Elizabeth Lowell
Barbara Hart
Chris Messman

Approve minutes from 120303

Update on Condo sale Central Street

Unanimous approval to use the DHCD income guidelines for all lottery s of affordable housing units.

Update on Lottery Consultants

Bill Ordway Roughly 5000.00 per project no matter the size and paid directly by the developer.

Chris to follow up with Community action. Rich Lynch 978 373 1971.

Liz to follow up with Matha Solish 978 465 4382.

CPC funds (Community preservation funds)

Rebuilding together requesting new funds given money (10000.00) last year.
What was done with it?

Next meeting 012804
021104

Unanimous approval to end meeting 0845p.

Affordable Housing Task Force January 28, 2004

*Accepted as amended
2-11-04*

Time In 0705p
Time Out 0910p

Present;
Kathy Sachs
Barbara Hart
Elizabeth Lowell

- 1) Unanimous approval Minutes 010704 as amended.
- 2) Task Force voted to have an attorney to approve the final documents provided by John Kiely.
- 3) Proposed that we request to the BOS to have Town Counsel to review the documents provided by John Kiely and Hawthorne Development Partners. Approved.
- 4) John Kiely
 - a. Conservation Commission update hopes to be approved by 020504 to move forward with their project.
 - b. No update available on the over 55 letter.
 - c. Adjustment of the AH units in the project so not to have and clustering issues.
 - d. Discussed the purchase price of the units expect the final price will fall between \$190,000.00 to \$198,000.00.
 - e. Deed Rider discussion Discount rate- why not based on income guidelines. Discussion to omit "Discount Rate" and base the sale price of the units solely on income guidelines.
 - f. Jon Kiely will
 - email a redraft of the deed rider
 - email a new site plan
 - set the final number for the affordable units
5. Rebuilding together requesting more CPA funds. AHTF never notified of the use of last years money. Would like the money set aside for community housing to be used for community housing. Suggestions? *Voted to combine warrant articles into 1 article for \$45,000.*
6. Update on the sale of Central Street unit. Kathy to research documents.

Next Meeting dates 021104 022504