

Affordable Housing Task Force 08 04 04  
Time In 7:04p Time Out 9:50p  
Members present

*accepted as  
amended  
8-18-04*

Kathy Sachs  
Lou Mammoulette  
Elizabeth Lowell  
Barbara Hart

1. Review minutes of 07 07 04. Amended and unanimously approved.
2. Town of Georgetown did not get the joint grant with Newburyport. Georgetown to reapply next year, possibly with more towns in addition to Newburyport.
3. Money from Rehab loan found and now available. Let's do something with it.
4. Lou- CPC general concerns of lack of projects before the committee. Need projects- not to let the money go to waste.
5. Kim Nunan- 4 Malloy road. Purchased Nov.13, 1998. Price \$95,000.00. AH unit. In March of 2001 added \$50k of renovations. Full Basement, new windows, doors, insulation and new siding. (Top floor ends not renovated.) ½ of the basement finished, new plumbing, new electrical, central AC. Contractors Mansfield plumbing, and Mark Unger electrical. 4 Bedrooms, 1 full bathroom. .29 acres. Mortgage is about \$163K. Owner would like to move as quickly as possible on this sale.  
Work to be completed: Siding on the back of the house. Kitchen Window and door need to be replaced. ("ugly old drafty doors") Stairs from the basement to living room are plywood. ½ of the basement ceiling is not completed. Ceiling inside the front door needs repair. Not structural. Molding in the kitchen need attention.  
Members of the task force to schedule walkthrough of the house.  
Need to determine the purchase price, subject to the provision in the deed rider. AHTF would like to use money from "Little's hill" for the title 5 test, all inspections and lottery consultant. Would like Building Inspector to inspect this house before offered as an affordable unit for the town.
6. John Longo- Beverly Drive. Presented to the Task Force an incomplete Home Inspection. We would prefer a complete copy. J. Logo to forward a complete copy. AHTF would like a lead test and a wood boring inspection. *Insect*  
If the house becomes an affordable unit, we can disclose that a radon test was not completed. All concerns identified on page 11 will be addressed. Particular concern and attention to item D and item P. John to have electrician evaluate and fix house for house to be considered for AH unit. Page 15 Comment #3 settlement of the ceiling needs clarification. John agrees to close up the wall on the second bedroom and add a door. Page 17 John to fix kitchen drawer, loose receptacle in the kitchen to be fixed. Bathroom floor to be fixed and guarantee that the subfloor is not rotting out. Page 19 Rotten floor joist will be addressed. Page 21 Pipe size needs to be addressed. Page 23 Roof going to be replaced by owner and properly

Affordable Housing Task Force 08 18 04

hold  
Accepted as  
amended  
9-22-04

Present

Kathy Sachs

Time in 0704p time out 0915p

Barbara Hart

Elizabeth Lowell

1. Eileen Scanlon Pulte Company. Now the developers for the Parker River landing development. Purchased the development from Hawthorne development partners.
  - a.) the designs of the development will remain the same. As will the deed rises and the affordable housing covenant. Regular prices will be high \$400K to mid \$500K. All of the eight units and their floor plans will remain the same. An explanation of the lottery and fees, explained to Eileen Scanlon. Second quarter of 2005 ready to move in, approximately 2 houses per month completed. Start the lottery process in the First Quarter of 2005.
  - b.) the building phases of the development have been changed to First Pimpernel, Larkspur and then Horsemint. The TF is comfortable with the change in the phases of the building of the development.
  - c.) 6 of the 8 units go to people with Georgetown preference.
  - d.) Eileen to contact Kathy with a timeline.
  - e.) Eileen to give Kathy contact information for people interested in the affordable units.
  - f.) Task Force to contact J. Onderdonk and forward information to Eileen.
2. 4 Malloy Road. The male owner of the home is still listed on the mortgage and does not wish to sell his home. According to Dana Nunan the current male owner.
3. 08 04 04 Minutes approves as amended.
4. Next meeting date 090104.
5. Meeting unanimously adjourned.

rides