



HAMILTON AFFORDABLE HOUSING TRUST

MINUTES

OCTOBER 11, 2012

Welcome: Brian Stein, Peter Britton, Michael Lombardo, Dave Carey, Marc Johnson. Planning Coordinator, Kristine Cheetham was also present.

Housing Production Plan Update: MAPC has begun their research and data collection according to the scope of work. Jenny Raitt will be drafting a survey for the Forum. Kristine will distribute the draft survey to the Trust for feedback. M. Johnson was concerned about the nature of the questions. In particular, he noted that each question should ultimately provide an answer(s) that will assist policy decisions. He also wondered if the survey was meant to be educational or policy driven.

Report on MHP Workshop: On October 10, 2012, Kristine attended a workshop put on by the Massachusetts Housing Partnership for “managing trusts”. It was well attended with representatives from around the Commonwealth. There were many communities with direct similarities to Hamilton: rural, higher than average income, lack of public sewer, CPA approved, and communities with Trusts at various stages of operations. The workshop provided useful information about the following:

- Programs that work well for communities (friendly 40 Bs, buy downs, town owned land for single home projects, repair programs, etc.),
- Overall budgeting and funding sources for Trusts,
- Politics of membership, control of finances and properties, communication, and
- Difficulty of state/public procurement (policy dilemma at higher level).

The information and contacts will be useful for future projects in Hamilton.

The members of the HAHT realized the importance of planning to fully assess the goals for the community. The members also noted that if the Trust and the Housing Production Planning process provide answers about one or two reasonable strategies to implement, then the Trust would need to determine what level of funds they are willing to contribute towards affordable

housing. Some funds, if used in a loan program, may be returned to the Trust. Establishing the financial parameters is an important component of the current planning process for the Trust.

Kristine noted that the upcoming Community Forum and Housing Production Plan will assist the Trust in developing these goals and securing community support. The next 6 months or so will be dedicated for planning and establishing the financial paperwork/procedures to implement plans prior to engaging in action.

Budget Briefing: Kristine informed the group that they were officially in receipt of funds \$23,000 for a community housing coordinator. In 2007, the CPC set aside funds for staff to support the goals of affordable housing in Hamilton. The funds have not been used. The Trust requested that they be transferred from CPC to Trust. This has been done. Some of Kristine's time as planning and staff support to the Trust will be billed to these funds. In the future, if housing programs get up and running for the Trust, the funds may support a part-time housing coordinator.

Kristine also noted that in the next month or so, the Trust will have to discuss and agree upon a basic budget for the Trust as part of the Town Meeting budgeting process.

New/Old Business: The members of the Trust remain concerned about the progress and completion of the development at the Carriage House Junction. They would like to sit down with the owner(s) to discuss options for the site.

Next Meeting: The Trust agreed to meet again prior to the Housing Forum. The next meeting of the Trust will be Thursday, Nov. 1, 2012 at 8:30 AM.