

Hamilton Affordable Housing Trust

Minutes

June 12, 2014

Welcome – The Trust held a meeting with some members present. A quorum was not met for the meeting in its entirety. However members Matthew Tobyne, Marc Johnson, Michael Lombardo, Mary Beth Lawton, Council on Aging, and Peter Britton did participate in the discussions.

General Discussion

Membership – Matthew Tobyne introduced himself. He works in housing development and management. The company has experience working throughout the state and has worked with affordable housing.

Home Rehab – The Trust discussed the progress on the Home Rehabilitation Grants program. There was some agreement that the Town Counsel should confirm that the funds could be spent on such a program. K. Cheetham noted that the HOME funds are used this way by several communities. When the parameters of the program are finalized, she will have town counsel review them. The Trust wanted to ensure that the “public benefit” was identified for the project. The benefits of public safety, accessibility and keeping seniors in their homes longer were identified as key benefits. K. Cheetham will continue to revise the grant program and application sheets prior to the next meeting.

Housing Opportunities – The Trust discussed the best way to get the community involved in affordable housing. To date, the Firehouse Place and Carriage House Junction are the only experiences. K. Cheetham mentioned that the inventory of town owned properties revealed several small lots that may/may not have opportunity for an infill type project. This is a small home built on a lot that does not meet zoning requirements for acreage.

M. Tobyne suggested that the small projects may appear to be the best way to start, however he would add that there is a lot of effort and energy involved for little result. The financing that is available for large projects is likely to yield greater results and is worth researching.

Outreach & Communication – M. Johnson would like to know more about similar communities with a CPA and Trust. The inertia to advance housing is difficult.

