

MINUTES  
Hamilton Affordable Housing Trust  
December 7, 2015

Members present: Marc Johnson, Michael Lombardo, Fred Mills, and Peter Britton.

Other people present: Patrick Reffett, Director of Planning and Inspections, Don Preston, President, North Shore Habitat For Humanity, and Dorr Fox, Community Projects Coordinator.

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The meeting was opened at 6:00 pm.

270 ASBURY STREET AND 89 ASBURY STREET

Mike Lombardo explained that he had discussed the project with Donna Brewer, the Town's legal counsel. In order to release funds held by the Affordable Housing Trust, the Trust must make a recommendation to the Board of Selectmen to release the funds for a project. Only the Board of Selectmen has the authority to release the funds.

He also noted that the Town had received a check today from the Patton Ridge project for \$156,000. This money was a requirement of the project's Planning Board permit, which had a condition that this amount of money would be set aside for affordable housing in the Town. He noted that there was already \$90,000 in the Trust's funds. He explained that the Trust has enough money to purchase one of the properties that have been under discussion.

Marc Johnson stated that it would be preferable to get a unanimous recommendation from all the members of the Trust. Mr. Lombardo stated that since two members were not at the meeting, they could have a unanimous recommendation of the members who were present.

Fred Mills inquired about the cost of 270 Asbury Street. Don Preston noted that at the current price, the Town had the ability to purchase the property. Patrick Reffett stated that he had looked into the HOME Program, and there is an upcoming funding round.

Peter Britton inquired whether the release of funds could be placed on the agenda of the Board of Selectmen for their meeting that evening. When other members stated that it could not, he suggested that it could be placed on their agenda for the following meeting.

Mr. Preston noted that there would need to be variances to build two dwellings at 270 Asbury Street. Mr. Lombardo stated that it would be best if the project obtained a permit through the Chapter 40B process. Mr. Mills inquired whether Habitat for Humanity had ever gone through the Chapter 40B process. Mr. Preston stated that they had not. Mr. Lombardo noted that he would only support the purchase of the site if two units were constructed on it.

Mr. Mills stated that he prefers the purchase of 270 Asbury Street over 89 Asbury Street. He stated that he thought there was a greater risk that 270 Asbury Street would be sold to another party, if they did not purchase it soon. He thought that it was more likely that 89 Asbury Street would still be on the market in the spring. He stated that Habitat for Humanity should acquire the property and be the applicant for the permit through the Chapter 40B process.

Mr. Johnson inquired which Town entity determined that the project would be a friendly 40B. Mr. Reffett stated that the Zoning Board of Appeals made the determination. Mr. Johnson stated that the Affordable Housing Trust, the Planning Board and the Board of Selectmen could recommend that the project could be considered a friendly 40B project.

Mr. Johnson stated that the project has several positive aspects. It would provide two affordable units, there would be a partnership with Habitat for Humanity, there would be a deed restriction and it would be a friendly 40B. He also wondered whether the Trust would need the funds for the Longmeadow project. He questioned whether any approval for the use of the funds should be contingent on there being enough funds for the Longmeadow project. Other members stated that they should not.

Mr. Johnson inquired whether they should purchase the site for \$250,000 if they are only going to obtain two affordable units. He wondered whether the deal is a good one. Mr. Mills stated that he thought that it was a good deal. He also thought that the project would be good for the neighborhood. Mr. Britton noted that members of the Trust have been dreaming of a project such as this for many years. Mr. Johnson stated that he wanted to be able to tell the members of the Board of Selectmen that this was a good use of funds. Mr. Preston stated that Habitat for Humanity would use some of their funds if they needed to meet the purchase price. They would also hope that the seller might note that since a non-profit was purchasing the property, they would not try to raise the price.

Mr. Johnson moved that the Hamilton Affordable Housing Trust would invest up to \$250,000 or the purchase price for the acquisition of 270 Asbury Street. Habitat for Humanity North Shore would partner with the Town to complete the project. Habitat for Humanity North Shore would steward the project through the 40B process. The purchase of the property would be conditional upon building two affordable units on the site, with three bedrooms each. The Town would obtain an affordable housing deed restriction for the two units. The Hamilton Affordable Housing Trust recommends and requests that the Hamilton Board of Selectmen approve the use of funds with appropriate agreements between Habitat for Humanity North Shore and the Town and be supportive of the 40B process. Mr. Britton seconded the motion and it was unanimously approved. It was noted that the project would go before the Board of Selectmen on December 21<sup>st</sup>.

There was a discussion on HOME funds. Mr. Reffett will look further into this program.

Mr. Mills made a motion to approve the minutes of the December 2, 2015 meeting. Mr. Britton seconded the motion and it was unanimously approved. Mr. Mills made a motion to adjourn the meeting at 6:50 p.m. Mr. Lombardo seconded the motion and it was unanimously approved.