

# Hamilton Affordable Housing Trust

Minutes

June 17, 2015

At 7:00 PM, Dave Carey, Marc Johnson and Joe Hughes were present.

The Trust requires four members for a quorum; so rather than hold the meeting, Don Preston, the director of the board of Habitat for Humanity North Shore (HFHNS), presented the work of his organization. HFHNS has collaborated with several municipalities on the North Shore to build homes for low-income homeowners. Oftentimes, the process is initiated by the town, which selects a town-owned property and then creates a Request For Proposals for developers that specifies what they want built on the site. In some cases, the properties already have a building on them that requires demolition or rehabilitation; in others, they're empty and available for new construction. Habitat creates original designs for each project that are well-suited to the site. The project, from design, through legal considerations, and labor is carried out mainly by volunteers. This creates community building opportunities. It also allows Habitat to build a home at a much lower cost than a typical developer. A typical Habitat home is 1,200 square feet with 3 bedrooms and 1.5 bathrooms; and the total cost is approximately \$100,000. The household income of the homeowners must be between 40% and 60% of the Area Median Income. HFHNS holds the mortgage and can sell the home with a deed restriction, which could make it eligible for the town to include it on its Subsidized Housing Inventory, if the town files Local Initiative Program paperwork with the Department of Housing and Community Development.

Warren, or Bob, Gray, the chair of the Hamilton Housing Authority's board, also attended the meeting. Joe Hughes, as a staff person at MassHousing, spoke briefly about collaborations between housing authorities and private nonprofit developers of affordable housing to rehabilitate housing authority properties with tax credits. Bob Gray expressed interest in the possibility.