

**Hamilton Affordable Housing Trust**

July 23, 2019

Memorial Room, Hamilton Town Hall

HAHT Members Present: Chair Russ Tanzer, David Smith, William Massos, and Town Manager Joe Domelowicz

HAHT Members Absent: Rosemary Kennedy

Town Staff Present: Dorr Fox, Hamilton Community Projects Coordinator

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Russ Tanzer opened the meeting of the Hamilton Affordable Housing Trust (HAHT) at 6:01 p.m. with a quorum present.

MINUTES—APRIL 25 AND JUNE 20

William Massos made a motion to approve the April 25 and June 20 minutes. David Smith seconded the motion. The HAHT voted (4-0) to approve the minutes.

DISCUSSION ON CPC GRANT REGARDING 434 AND 436 ASBURY STREET PROJECT

Mr. Tanzer said he attended the Community Preservation Committee (CPC) eligibility hearing, and the CPC had approved the project's eligibility. The next CPC meeting is the funding hearing. The HAHT is asking for a \$200K grant to help with the development of seven affordable housing units. Mr. Massos asked about total cost; Mr. Tanzer said it was \$650. Dorr Fox gave stats on HAHT finances. Town Manager Joe Domelowicz noted the first Canter Brook payment will be coming in December. He said the HAHT could approve the Asbury Street project contingent on a Purchase and Sale (P&S) agreement. Mr. Massos clarified there's currently no P&S so a curveball could happen.

Mr. Fox asked if there were anything the HAHT wanted changed on its funding application. There wasn't anything. Mr. Fox clarified that while the project is being developed by Habitat for Humanity, the application to the CPC is on the HAHT's behalf.

HOUSING PRODUCTION PLAN

Mr. Tanzer said he read the plan and the 40B requirement of 14 units per year is based on a formula they can't stray from. He noted that some years the Town doesn't even have 14 new building permits so the goal of 14 units per year of affordable is pretty unattainable. Mr. Massos said he guessed they might ask the State for some relief from this requirement and ask that it be defined as some percentage of new construction in the Town. Mr. Fox said the housing plan consultants will be coming to the next HAHT meeting and they could

ask them about it. Also they could find out more about how they arrived at the 14 units per year figure. Currently the Town is behind in its affordable count by about 200 units, and when Ricker Circle comes off the books it will be behind even more.

The HAHT brainstormed if there might be a way to keep some of the Ricker Circle units as affordable units, perhaps by negotiating with the residents to see if there were some way to extend the deed restriction if the residents wanted to remain living in the homes rather than selling them at market rate. The HAHT discussed that when the Ricker Circle homes come off the deed restriction, they would then be taxed based on their full market value (instead of the affordable value). Avoiding this tax jump might be an incentive for a homeowner to want to continue with the deed restriction.

New Director of Assessors John Speidel, who was working in the building at the time, was invited into the meeting to join the discussion. He confirmed that the deed restrictions were not in perpetuity and as soon as the Ricker Circle properties roll off the deed restriction, they will be taxed at full rate. Massos asked whether a home was still counted as an affordable unit up until the point that it was sold at market rate. Mr. Tanzer said the Town is tracking them as coming off the count, and he was fairly sure that was how the State tracks them. Mr. Massos commented that while the Trust was struggling to develop seven to eight more affordable units, it may lose 15.

Mr. Fox said he would ask his contact Laura Shufelt at the Massachusetts Housing Partnership the questions: How is the 14 units figure determined and can it be altered? and Can the deed restrictions at Ricker Circle be extended?

Mr. Tanzer said he hoped consultants on the housing production plan would visit the Trust at its next meeting. Mr. Fox asked for suggested dates. They included Sept. 3, 10, 11 and 17. He will find out what works for the consultants and check meeting room schedules.

#### OTHER BUSINESS

Changes to the composition of the Trust that were approved at Town Meeting have now been approved by the State Attorney General's office. Mr. Domelowicz is no longer a voting member, and the HAHT will be in need of adding a fifth voting member. They will put a message on the Town website, and Mr. Domelowicz will announce it at the next Board of Selection meeting. The Trust members will reach out to a few people they know who may be interested. Mr. Tanzer will attend the CPC funding hearing on Aug. 8 and report back about what happens with the grant request for 434 and 436 Asbury Street.

#### ADJOURNMENT

Mr. Massos made a motion to adjourn the meeting at 6:31 p.m. Mr. Smith seconded the motion. The HAHT voted (3-0) to adjourn the meeting. \*Mr. Domelowicz did not vote as he is no longer a voting member.

Prepared by:

Mary Alice Cookson  
Mary Alice Cookson

Dore Fox  
Attest

9-10-19  
Date