

**Hamilton Affordable Housing Trust**  
Teleconference

February 10, 2021

HAHT Members Present: Chair Marnie Crouch, David Smith, Jamie Knudsen, and Hunter Carroll

HAHT Members Absent: William Massos

HAHT Coordinator: Pat Shannon

*\*This meeting was teleconferenced via Zoom with all of the above participants remaining at home.*

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**ROLL CALL**

Affordable Housing Trust (AHT) Interim Chair Marnie Crouch took roll call and called the AHT meeting to order at 6:01 p.m. with a quorum present. Four AHT members were present; William Massos was absent. Former AHT Chair Russ Tanzer was present.

**CONSIDER HABITAT FOR HUMANITY FUNDING REQUEST FOR 434 ASBURY ST.**

Executive Director Meegan O'Neil and Don Preston of Essex County Habitat for Humanity were present online to give an update. Ms. O'Neil said Habitat is working on the site plan and had received a funding commitment from the North Shore HOME Consortium. Ms. Crouch noted Habitat requested \$150K and was granted \$80K. It was explained Habitat does not have the capacity to complete all 10 homes at once and is doing the project in three phases, confident it will receive the funding needed to develop all 10 units. Ms. Crouch noted the extension granted will expire in April 2021 and the project won't close until June or July. Mr. Preston said they are talking to the lawyer representing the Marcorelle family (seller) about further extension.

Mr. Preston answered a question from Ms. Crouch about configuration for the 10 units (such as 3-bedroom unit paired with a 1-bedroom) by saying Habitat is thinking through the site plan for the five buildings. Three phases are intended—two buildings, two buildings, and one building.

Ms. Crouch asked for update on funding sources and development costs. Mr. Preston said they are the same as previously discussed, but may change after engineering plans are set and details, such as cost of the road and whether there are two septic systems or three, are firmed up. Ms. Crouch noted from the document in the packet that North Shore Bank thinks the project is in Wenham and that needs to be corrected.

home base. Ms. Crouch (who is also on the Hamilton Planning Board) said she thought the PB would look favorably on the project.

APPROVE THE MINUTES OF THE 12/16/2020 MEETING

Mr. Smith made a motion to approve the Dec. 16 meeting minutes. Mr. Knudsen seconded the motion. A roll-call vote was taken with "ayes" from Mr. Smith, Mr. Carroll, Mr. Knudsen, and Ms. Crouch, (4-0) unanimous among those present.

NEW BUSINESS:

It was announced that AHT members need to sign documents on Open Meeting Law and conflicts of interest and return to the Town Clerk.

The Housing Choice Law by Governor Charlie Baker was passed. Information was included in the packet. The law permits multi-unit housing as of right within a half mile of the MBTA station

SCHEDULE NEXT MEETING

To be announced. Ms. Crouch will advise the AHT when it's necessary to schedule.

ADJOURN

Mr. Knudsen made a motion to adjourn the meeting at 6:48 p.m. Mr. Carroll seconded the motion. A roll-call vote was taken with "ayes" from Mr. Smith, Mr. Carroll, Mr. Knudsen, and Ms. Crouch, (4-0) unanimous among those present.

Prepared by:

Mary Alice Cookson

Mary Alice Cookson  
Minutes Secretary

3-11-2021

Date

Attest:

Patrick Shannon

Patrick Shannon  
AHT Coordinator

3/19/21

Date

Documents discussed at meeting:

- Habitat for Humanity Funding Request for 434 Asbury St.

- North Shore HOME Consortium letter regarding funding
- Letter of Intent from the Institution for Savings, loan of \$300K
- Letter on approval of \$200K grant from the Community Preservation Committee Chair Jay Butler
- CPC Funding Grant Agreement
- Munis Report of AHT Finances
- Minutes of the 12/16/2020 Meeting by Minutes Secretary Mary Alice Cookson
- KP Law eUpdate on Housing Choice Act of 2020 Update, Feb. 1, 2021