

MINUTES  
Hamilton Affordable Housing Trust  
January 20, 2016

Members present: David Carey, Marc Johnson, Fred Mills, and Peter Britton.

Other people present: 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.

MINUTES

David Carey made a motion to approve the minutes of the December 7, 2015 meeting. Fred Mills seconded the motion and it was unanimously approved.

270 ASBURY STREET

Fred Mills explained that the Affordable Housing Trust had approved funding the Habitat for Humanity project at 270 Asbury Street with the understanding that it would consist of two single family homes with three bedrooms each. Due to regulations of the Board of Health, the project can only be built as two single family homes with two bedrooms each.

Marc Johnson questioned whether the project still meets the needs of the community and whether there are any detriments to the project change. Mr. Mills stated that the project still meets the needs of the community. Don Preston stated that while the three bedroom units are the Habitat for Humanity model, two bedroom units will also be acceptable. He noted that in order to build three bedroom units, they would need to install a denitrifying system or purchase land within the Zone II for the public supply well. Peter Britton inquired whether the number of bedrooms can be expanded at a later date. Mr. Preston stated that they might be able to obtain one additional bedroom with a denitrifying system, however, it would be difficult to maintain and would be an additional expense.

Mr. Preston gave the Trust an update on the project. He explained that there would be two homes with two bedrooms each. They would be Energy Star homes. There would be two septic systems with one shared leaching field. While the homes would be separate structures, they would be sited on one lot. There would be two driveways.

Mr. Preston stated that they have an architect working on the project. They have a land survey. They are applying for HOME funds. They are applying to the Massachusetts Historical Commission for approval. They plan to apply to the Town as a friendly 40B project. The Town is granting Habitat for Humanity \$250,000 for the purchase of the property. They intend to sell the units between \$130,000 and \$135,000.

Mr. Carey noted that the \$250,000 land cost for this project uses the majority of the Trust' existing funds. While he still supports the project, he believes that this is not a cost-effective approach to creating affordable housing in the future. Mr. Johnson noted that this project was a good opportunity to take since the timing was good and there was a good partner for the project. Mr. Mills noted that the Trust should take every opportunity that gets the Town closer to the goal of having the ten percent affordable units. The members of the Trust noted that while this project is a good project, there will be limited funds in the future to fund this type of project. Mr. Britton stated that the Trust should apply to the Community Preservation Committee for funding for future projects.

Mr. Carey made a motion to approve funding for the project noting that it consists of two homes, each with two bedrooms and a bathroom and a half. Mr. Mills seconded the motion and it was unanimously approved.

Mr. Johnson requested that Mike Lombardo ask Town legal counsel to create the best form for handing over the funds to Habitat for Humanity.

#### MILES RIVER VILLAGE

Mr. Carey explained that the Miles River Village project is going forward. They need a financial commitment for their project from the Town. Mr. Britton noted that the extended portion of the project may not go forward. Mr. Johnson noted that it might not be best to introduce the Miles River project through the Community Preservation Committee.

The Trust members discussed requesting funds from the Community Preservation Committee. It was determined that the Trust would meet at 6 pm on Tuesday, February 2<sup>nd</sup> to discuss this application. Mr. Mills made a motion to have Dorr Fox and Mr. Carey put together an application to the Community Preservation Committee to request additional funds. Mr. Johnson seconded the motion and it was unanimously approved.

Mr. Carey made a motion to adjourn the meeting at 6:45 p.m. Mr. Johnson seconded the motion and it was unanimously approved.