

Leverett Affordable Housing Trust
June 29, 2015 - Meeting Minutes

Members Present: Barbara Carulli (Chair), Ken Kahn, Julie Shively, Chuck Dauchy, Elizabeth Ahearn, Judy Weinthaler. Others Present: Terri Allen representing the Council on Aging, and Thom Masterson, a volunteer for Franklin County Home Care.

Meeting convened at 5:30 PM.

1. The minutes of the 6/1/15 meeting were approved as amended.
2. Shively said that Legal notice for meetings can be done by Margie as well as Lisa if Lisa not available.
3. Buy-Down Program:
Noted report of status from HRA. Atty. D. Singer will handle the covenant in coordination with the HRA. Question from Kahn regarding verification of appraisal to assure compliance with AHT limits. Consensus was that if HRA has reviewed, then we are satisfied. Kahn said that he had suggested a minor change in the covenant to Singer. Singer will consider and discuss with funding banks if needed.
4. Senior Housing Discussion:
Weinthaler reported that she had been reviewing info from the Treasurer and on programs for tax relief for seniors. For the town program, there are typically 12-15 applicants, with grants ranging from \$100 to \$900. There does not appear to be a way to use CPA funds to supplement those programs. She also noted that many suggestions in the town's housing plan can relate to low income residents other than seniors.
There was discussion of the CPA funding requirement for deed restriction, but a question as to whether or not recent legislation provides more flexibility.
Masterson noted that many programs, such as loans, do not require deed restrictions.
Ahearn suggested development of a handout or brochure regarding the various programs available for assistance to seniors.
Allen says that Jennifer Glover has been hired by the Council On Aging and can do outreach.
Weinthaler suggested that there may already be information published for distribution.
Carulli suggested that we should consolidate the available information. She also said we should determine if and how CPA funds can be used without a deed restriction.
Shively wondered if a homeowner could grant a restriction in return for a grant for rehabilitation or tax relief.
Weinthaler noted that there must be other small towns in the area that have similar questions.
Stuart Saginor of the Community Preservation Coalition was suggested as a possible resource for information and possibly a joint meeting with other towns.
5. Other discussion:
Weinthaler suggested an update of data in the town housing plan to reflect the 2010 census.

Kahn reported that the Planning Board is considering Zoning Bylaw changes to provide some more flexibility for accessory apartments. Brief supportive discussion.

Shively says that a lottery and the fair housing process may not be needed for some programs.

Regarding transportation, Shively reported that Rep. Kulig has filed legislation that would permit the town to use the Transportation Authorities from both counties, at least for transport to medical appointments.

Kahn suggested that 0% loans for home rehabilitation with CPA funds could be a possibility.

Weinthalder suggested a survey regarding needs, which could be anonymous. Shively said it could go in the September newsletter. Masterson will ask Franklin County Home Care if any survey information is already available. Weinthalder asked him to also find out if there is other information on programs available for distribution.

Discussion regarding possible small congregate housing project for the elderly – noted that it would require a location with favorable site conditions and soils, and a “friendly” 40B Comprehensive Permit to override town zoning restrictions.

Issue of use of CPA funds for consultants. Shively said it is OK as long as it is in support of the affordable housing program.

6. Next meeting scheduled for 7/27/15, 5:30 PM. Carulli will invite Jennifer Glover from the COA and will look into restrictions on CPA funding and a possible expert from the CPC for a multi-town meeting.

Meeting adjourned, 7:00 PM.

Respectfully Submitted, Charles H. Dauchy

Approved: 8/3/15