

Leverett Affordable Housing Trust
November 16, 2015 - Meeting Minutes

Members Present: Barbara Carulli (Chair), Julie Shively, Chuck Dauchy, Elizabeth Ahearn. Absent: Judy Weinthal, Ken Kahn Others present: Jennifer Thornton
Meeting convened at 5:30 PM.

1. Discussion with Jennifer Thornton, first "Buy-down Program" buyer:
The Trust has invited Jennifer to meet and provide feedback as to the purchase process.
 - She suggested that we needed a point-person to communicate with the Bank's attorneys. She understood that it took time to get answers because the program was new to all involved.
 - HRA seemed to need to get answers from someone else before getting back to her.
 - Having David Singer involved earlier would have helped.
 - Some delay was due to not being able to get a ONE mortgage and confusion at the bank.
 - She had been looking for a home in Leverett for 6 months and there were none in suitable condition that she could afford without the program's subsidy.
 - The process was complicated in that the Seller's attorney was in Pittsfield and not very effective.
 - Having her lending agent take a 2 week vacation at a critical time in the process also led to more complications, beyond control of buyer or AHT.
 - She heard about the program second hand via personal contacts and not directly from any outreach publicity.
 - The application information was not easy to find on the town's web site.
2. Minutes of 10/19/15 were unanimously approved.
3. CPA application: Carulli noted that the CPA application for more funding for the Buy-down program is due 12/1/15. She will use last year's application but request the amount of \$60,000, to allow for the potential of 4 homes, plus administrative expenses. Carulli was asked to contact Danielle Barshak, chair of CPC, to give her a heads-up to expect our proposal.
4. Senior Survey:
Discussion of results of survey based on Weinthal's previously distributed compilation, summary, and comments:
 - Taxes are clearly a problem for some senior residents, but Shively noted that there is nothing the Trust can do to directly assist with tax payments.
 - Regarding information for seniors on assistance programs available, it was noted that such information should be better available on the town web site, and that much of that was more the role for the Council on Aging.
 - The survey showed interest in some form of senior housing. Dauchy will contact HAP regarding their experience with small scale rural projects and friendly comprehensive permits.
 - Carulli will contact the COA regarding possible joint meeting or some form of coordination.
5. Buy-Down Program: The Trust noted that outreach and publicity should be beginning now. Carulli will contact HRA regarding the status of their work.
6. Next meeting: 12/14/15, 5:30 PM. Tentative agenda items:
Senior housing and assistance; Buy-down program publicity and information sessions.

Meeting adjourned, 6:35 PM.

Respectfully Submitted, Charles H. Dauchy
Approved: 12/21/15