

Leverett Affordable Housing Trust
May 9, 2016 - Meeting Minutes

Members Present: Barbara Carulli (Chair), Julie Shively, Chuck Dauchy, Judy Weinthal, Elizabeth Ahearn
Absent: Ken Kahn
Others present: none
Meeting convened at 5:35 PM.

1. The Trust expressed sympathy for member Ken Kahn for the loss of his wife, Laurel.
2. The minutes of the 4/11/16 meeting were approved as submitted.
3. Senior Tax Relief: The Trust noted that the Trust had led the fundraising effort at Town Meeting Lunch that resulted in approximately \$435 in donations. Weinthal reported that the current Tax Relief Committee membership is not in accordance with the Town ByLaw. Shively said that the Committee is being reconstituted by the Selectboard.
4. Buy Down Program: Carulli reported that a closing is scheduled for one home.
She also reported that a Leverett property owner is interested in making his property available as affordable under the program. Carulli put the owner in touch with the FHA who contacted the lottery winners.
5. Next CPA funding cycle: The Trust discussed the next potential funding cycle for CPA funds. It was agreed that the Trust intends to apply for more funding for the Buy-down program for the next funding cycle.
6. Potential use of CPA funds:
Carulli reported briefly on comments from Rita Farrell that CPA legislation include the more general term of "support" for affordable housing. State statute authorizing Affordable Housing Trusts is more narrow, but efforts are underway to clarify/expand Trusts' authority. The Trust may request that the Town, via the Selectboard encourage the Legislature to include the more general term of "support" in State legislation. Noted that the town bylaw required selectboard approval for purchases. There was discussion of the possibility of purchase of a covenant for rehab for elderly rehab or for accessory apartments.
7. Zoning: The possibility of zoning changes to facilitate more affordable units, including rentals, was briefly discussed. Dauchy noted several possible changes related to accessory apartments, two-family homes, and frontage and area requirements. The Board will discuss further and consider a meeting with the Planning Board. Dauchy noted that in order to effectively discuss changes, it would be useful to understand the rationale for current regulations.
8. Carulli will follow up with Rita Farrell particularly regarding rehab with CPA funds of units not owned by the town or Trust. Can it be done, and with what restrictions?
9. Next meeting: Carulli will survey Trust members regarding the next feasible meeting date.
Tentative agenda items remain: Buy-down program status; Flexibility of use of CPA funds; Zoning and work with Planning Board;

Meeting adjourned, 7:00 PM.

Respectfully Submitted, Charles H. Dauchy

Minutes approved, 6/27/16