

**Jan. 26, 2010  
AHC Meeting**

**Present:** Mike Colaneri, Glenn Hearn, Jim Powell, Jonathan Revere, Joanne Scott and Vickie Thurber

**Also Present:** Rhonda Conley, Jim Feiner and Nikki Patton

Joanne made a motion, seconded by Glenn, to accept the minutes of 1/12/10 as written.  
VOTE 7 YES 0 NO

Committee members signed sympathy card for Catherine DeVito's family.

**Announcements**

Warrant articles are due by Feb. 2, 2010. The committee does not have any.

Annual Board Reports are due.

An Affordable Housing Trust Fund Meeting has been requested to increase monies for Cote Foreclosure matter. It will be Feb. 3, 2010.

**Invoices**

Rhonda presented several invoices from town counsel totaling \$2089.75 (\$1545.25 for Bailey Park Rd. Project and \$544.50 for Greene refinancing and new covenant).

**Old Business**

**Bailey Park Rd. Project:** Mike stated that Att. Wansiewicz has not finished her review of RFP papers. There was a discussion of the high cost of attorney fees.

**250 State Rd. (Eliakims Way):** Mike stated that he went to the Homebuyers Training Program and gave a short talk to the participants. There were approx. 25-30 families present.

**Annual Report:** Joanne made a motion, seconded by Vickie, to accept the report as written (see attached). **VOTE 6 YES 1 ABSTAIN**

**New Business**

**Cynthia Aguilar Property:** Mike presented an affordable housing covenant that Cynthia Aguilar put together on her own property. She did not consult the AHC about doing this. There was a discussion on how to address the issue of property owner's putting an affordable housing covenant on his or her own land. Everyone believed the AHC should be involved in any affordable housing covenants that are placed on property. The committee will look into creating a policy to deal with this. Questions brought up were

1. Should this reduce the property taxes on the covenanted property?
2. How will the resale price be determined?
3. What criteria does the homeowner need to follow?
4. Is there some type of clause as there is with a 61A?

Rhonda will do some research on the various issues and report to the committee on her results.

**Dr. Fisher Rd.:** Jim Feiner and Nikki Patton came before the committee to present there proposal for developing a 3 acre parcel on Dr. Fisher Rd. Feiner stated they have a Planning Board permit to build three homes on the property. Two homes will be affordable at the 140% median income level and one will be at market rate. Patton stated they are leaning toward kit homes of 1300-1400 square feet with three bedrooms. Feiner said that 66% of the land would be preserved. The median income presently at 140% is \$103,000.00 for 3-person family. This would lead to a maximum resale price of \$350,000.00 interjected Patton. The homes would be deed restricted to affordability. The committee informed them that AHC must certify the applicants and that the applicants did not have to make 140% of median income but are allowed to make up to that amount. There must also be some type of condo or co-op agreement. There was some discussion about lower income levels and subsidizing. Ernie told Feiner and Patton that CPC funds were only available for projects at or below 100% of median income. Private sponsorships were also discussed. Feiner asked whether one of the affordable units could be rented if a recipient was not forthcoming. The committee did not foresee a problem with this as long as the home was rented affordably and followed the affordability guidelines in the zoning bylaw.

Adjourned at 8:15 p.m.

There is an Affordable Housing Trust Fund Meeting Feb. 3, 2010 at 5:45 P.M. in Town Hall 2<sup>nd</sup> Floor.

**The next meeting will be Feb. 9, 2010 at 7:00 P.M. in Town Hall 2<sup>nd</sup> Floor.**

Respectfully submitted by Rhonda Conley