

Wenham Affordable Housing Trust
Minutes

16 December 2015

Present: Josh Anderson (Chairman), Jamie White, Michelle Bailey, Catherine Harrison
Absent: Marty Cook, Jennifer Forsey

The Meeting was called to order at 7:02 PM.

(1) Acceptance of Minutes

Chairman Anderson presented the minutes from the previous meeting held on 11 October, 2015 for review and acceptance. The motion to accept was approved 4-0.

OLD BUSINESS

(2) Trust Fund Balances

Chairman Anderson presented the financial balances of the Trust as of 12.16.15:

| | |
|--------------|---------------------|
| Trust | \$650,961.14 |
| Brady Fund | <u>\$221,861.26</u> |
| Total | \$872,822.40 |

(3) Review of Town Affordable Housing Inventory

Chairman Anderson reviewed the latest inventory list. The question arose as to when the proposed development on Maple Street may be included on the list for defending the town from unwanted 40B development. It was agreed that a letter from Town Council would be obtained to clarify. It was also questioned whether the state-owned, halfway house on Cherry Street, now closed, would remain in the list. Catherine Harrison to follow up.

(4) Friend Court

Chairman Anderson reviewed the finances of the Friend Court unit, and agreed to look into potential future capital costs.

(5) Maple Woods

No new news to report.

(6) Spring Hill

Chairman Anderson presented language that the Planning Board have proposed to use with regard to the inclusion of affordable units as part of their approval process for this development. There was a question as to what the Planning Board

interpreted with regard to the WAHT's role in "administering" these units. JA to clarify.

(7) Boulder Lane

No new news to report.

(8) New Trustee

Catherine Harrison reported that the Board of Selectmen continue to announce that the Town has been seeking candidates to serve on the Trust.

(9) Municipal Housing Trust Workshop

Catherine Harrison attended the workshop in Acton on 8 December, and reported on the wide-ranging discussions on how other communities approach achieving their affordable housing goals. Some are geared toward achieving the state 40B targets while others have set different, independent goals that have more specific objectives. This is something that the Town should, perhaps, debate in a wider format.

(10) Potential WAHT Programs

In line with the previous agenda item, a discussion ensued over different approaches the Trust might take to achieve our goals - ranging from using Trust funds to acquire and convert existing housing, to converting existing houses reclaimed by the Town for non-payment of taxes, to continuing working with friendly developers.

NEW BUSINESS

(11) CPA Funds

It was debated as to whether the Trust should apply for the 10% that the Community Preservation Fund is required to set aside annually for affordable housing. It was agreed that the Trust would not apply this year.

NEXT MEETING

It was agreed that the next WAHT meeting would be scheduled for 20 January, 2016.

Motion made, seconded and unanimously approved to adjourn at 9:30PM.

Respectfully submitted

Jamie White