

Town of Wenham Affordable Housing Trust
Minutes of Scheduled Public Meeting
March 1, 2010

Attendees: Molly Martins, Jared Ward, David Mehlin, Harriet Davis, Ken Whittaker

Meeting opened at 7:15 P.M.

Lucy Frederickson was invited to the meeting in response to her expression of interest in writing an article on WAHT for the Hamilton-Wenham Chronicle. She interviewed various members of the Trust at the meeting who freely answered the inquiries. Lucy will schedule a "photo shoot" at the 105 Pleasant Street property in association with the article which may appear next week. All members of the Trust were invited to attend.

Attorney Glenn Wood, Architect David O'Sullivan and Randy Burley from Mill River Consulting came before the Trust to update their presentation on planned development with possible affordable housing units for the Old Rubbly Road Project. A letter was presented (see Attachments) which discussed the development concept and indicated that the developers would need a contribution of approximately \$200,000 per affordable unit, hopefully from the Trust to make the project economically viable. One unit would have separate septic system; the others would be piped to a combined septic system. It appears that each unit will need its own well. The affordable unit(s) are anticipated to have a floor area in the range of 1800 square feet. Members of the Trust indicated that this unit cost was too high for consideration but invited the developers to investigate the possibility of building a duplex unit which would look similar to the planned market units and possibly increase the overall economic viability of the project while decreasing the cost for the affordable unit(s). The developers indicated that they might reconsider their plans and present "new numbers" for such development. The presenters indicated that preliminary indications from the Town Planning office were that such units would not need to be age restricted. The current plan will be further discussed in front of the Planning Board on March 11th. The developers also indicated that a 40B development at the site might still be considered given its capacity to site thirty bedrooms.

The members of the trust subsequently engaged in discussions with regard to the possible tax status of a 401(c)(3) entity owning and renting property in the Town. This status was uncertain (there is no tax expert on the Trust) and the situation is not relevant at this time as no such program/arrangement is currently contemplated.

The meeting was temporarily suspended at 8:40 for purposes of entering into Executive Session to discuss matters related to real estate acquisition. Open session was reconvened at

9:20 by unanimous roll call vote at which time there was a brief discussion regarding efforts that will be taken by Ms. Martins to contact Kevin Hurley of the North Shore Housing Coalition concerning possible applications for grant funding for new acquisitions. After scheduling the next meeting for 7 P.M. on March 15, the meeting was adjourned at 9:35.