

Leverett Affordable Housing Trust  
April 11, 2016 - Meeting Minutes

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

1. The minutes of the 1/18/16 meeting were unanimously approved, as amended.
2. The minutes of the 2/23/16 meeting, as printed in an email from Carulli, were approved 4 yea, 2 abstentions.
3. Buy-down program: Carulli reported on the lottery drawing, that it was well organized and went smoothly, and that 2 applicants were present. Kahn noted that there were few qualifying properties advertised for sale. Shively initiated discussion of raising the limit on purchase price for the future, due to the increase in AMI (Area Medium Income) since the program was initiated. The consensus was that an increase should be considered after the current round. There was also discussion of extending the 6 mos. closing period, due to the market, but that a lottery assisted buyer would still need to show significant progress toward closing to maintain their award.
4. There was brief discussion of the scope of the charge of the Trust. Is it narrowly defined as working only on programs where CPA funds are used, or more broadly to address other ways to support affordable housing?
5. Elderly housing issues: Weinthaler reported that she plans to attend a workshop in Shutesbury on 4/22/16 regarding aging in place, and will report to the Trust.  
Shively reported on potential transportation options. MAX has requested suggestions from the Selectboard for routes for a bus funded by a DOT grant. There is also the potential for volunteers to be reimbursed at \$0.55/mi for driving seniors to appointments, etc. A sponsoring group, such as MAX would be needed for insurance and organization.  
Weinthaler reported on a conversation with the Treasurer regarding the Tax Relief Fund. He has little information at this point.
6. Other programs in Town's Strategic Housing Plan:  
Rehabilitation Loan Program was discussed as a way for seniors to make homes accessible for aging in place. No grant funds are currently available, but Shively will check to see if CPA funds can be used.  
Down Payment and Closing Cost Assistance discussed. The Trust will ask Pam P from HRA how much flexibility there is in use of CPA funds for this purpose.  
The concept of using CPA funds for creating accessory apartments, with restrictions and income qualification was briefly discussed.

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.

7. Next meeting: Monday, 5/9/16, 5:30 PM

Tentative agenda items: Buy-down program status; Flexibility of use of CPA funds; Zoning and work with Planning Board;

Meeting adjourned, 6:55 PM.

Respectfully Submitted, Charles H. Dauchy

Minutes unanimously approved 5/9/16.