

Affordable Housing Trust Minutes (CAHT)

February 18, 2021

7:30 p.m. Zoom Meeting

Approved March 16, 2021

Members Attending: Kate Reid Chair, Barbara (Barney) Arnold Co-Chair, David Model, Beverly Shorey and Maureen Cosgrove-Deery.

Members Absent: Luke Ascolillo, Gina Fox.

Guests Attending: Tom Goddard (Town Administrator), Tom Harrington (Town Counsel), Ethan Dively (Town Counsel), Kim Trainer (Habitat for Humanity Lowell Area 68 Tadmuck Rd, Westford, MA 01886), Kevin Fusco (Habitat for Humanity).

Call to order: The meeting was called to order at 7:30 pm by Kate Reid (Zoom Meeting).

Community Input: No input

Town Counsel Discussion:

Tom and Ethan are working on a new warrant article to take to Town Meeting in order to fix the fact that the 2006 Town Meeting neglected to vote to create the Carlisle Affordable Housing Trust (CAHT). The State statute allows for Towns to allow different compositions of members. We are suggesting that seven (7) members with no fewer than 2 Select Board Members with staggered two (2) year terms be approved as well as including the ability of the trustees to amend provisions of the Declaration of Trust as necessary. In addition, the new article has a provision pertaining to the Trust's ability to disburse funds.

3.18 Allows the CAHT to amend.

3.17 Allows for the disbursement of CAHT funds.

Community Preservation Committee Applications:

Tom Harrington suggested that Neighborhood Organization of Affordable Housing (NOAH) be granted a \$125,000 promissory note for the repair/replacement of the Benfield Farm septic system to be reimbursed based on satisfaction with the project, maintenance and management of Benfield Farms housing.

Rocky Point:

Kate Reid spoke with Citizens' Housing and Planning Association (CHAPA). The CAHT members agreed to wait on this issue because the Bank who holds the mortgage has not been willing to sell the property under the State Affordable Housing regulations. We will get approval from the Massachusetts Attorney General before moving forward. The Bank is currently paying taxes and fees on the property.

Housing Lots:

The CAHT is working with Kim Kane to find property in Carlisle to build Affordable Housing in the Town. Several lots may be available: two (2) may be taken by the Town due to nonpayment of taxes, another may be available already, which was given to the Town.

Habitat for Humanity Update:

Kevin and Kim feel that whatever type of housing we choose it should fit the land and the neighborhood like projects in Concord and Westford. Kate wants to get all the information on available lots in one place so that it is easier to find available land. Kim Trainer reminded the CAHT that Habitat Lowell has never had a default mortgage. They have extensive meetings and training with potential buyers to make sure they are ready to be responsible homeowners. People chosen are required to put in sweat equity and have the ability to be good neighbors.

CAHT Mission Statement Discussion:

Is it our goal to purchase or otherwise develop one affordable property per year or whatever the budget will allow to provide one family at a time the opportunity to live in Carlisle where they otherwise would be unable to afford it?

The above statement was not agreed on by all members. Some members believe the CAHT should follow the 40B laws others thought "Carlisle" affordable or housing for Town employees such as firefighters should be our mission. Beverly will bring some thoughts regarding the issue to our next meeting.

Moving Forward:

We will look at reorganizing once the by-law has gone through Town Meeting. Do we want to add Secretary and Treasure to the officers of the Trust?

Minutes:

Motion to accept minutes of January 19, 2021 by Arnold and seconded by Model and unanimously approved by roll call vote: Arnold Aye, Cosgrove-Deery Aye, Model Aye, Reid Aye, Shorey Aye.

Next Meeting via Zoom Tuesday, March 16 at 7:30 p.m.

Adjourned: 9:10 p.m.

Respectfully Submitted: Maureen Cosgrove-Deery

Supporting Document:

Draft warrant article

ARTICLE __. To, in connection with the Carlisle Affordable Housing Trust Fund established pursuant to Article 25 of the 2006 Annual Town Meeting, see if the Town will vote to amend the General Bylaws by adopting a new Section __. Carlisle Affordable Housing Trust, to read as follows:

__.1 Board Established.

There shall be a Board of Trustees of the Carlisle Affordable Housing Trust Fund, consisting of seven Trustees, who shall be appointed by the Select Board and who shall include the Select Board as required by G.L. Chapter 44, Section 55C. Only persons who are residents of the Town of Carlisle shall be eligible to hold the office of Trustee. Trustees shall serve for a term of one year and may be re-appointed at the discretion of the Select Board. Any Trustee who ceases to be a resident of the Town of Carlisle shall cease to be a Trustee and shall promptly provide a written notification of the change in residence to the Board of Trustees and the Town Clerk. Any Trustee may resign by written instrument signed and acknowledged by such Trustee and duly filed with the Town Clerk. If a Trustee shall die, resign, or for any other reason cease to be a Trustee before their term of office expires, a successor shall be appointed by the Select Board to fill such vacancy provided that in each case the said appointment and acceptance in writing by the Trustee so appointed is filed with the Town Clerk. No such appointment shall be required so long as there are five Trustees in office.

Any member of the Board of Trustees may be removed by the Board of Selectmen for cause after the opportunity of a hearing.

__.2 Authorization.

The Trustees are hereby authorized to execute a Declaration of Trust and Certificate of Trust for the Carlisle Affordable Housing Trust Fund, to be recorded with the Middlesex Registry of Deeds and filed with the Middlesex Registry District of the Land Court.

__.3 Powers.

The powers of the Board of Trustees, all of which shall be carried on in furtherance of the purposes set forth in G.L. c. 44, § 55C, shall include the following:

- __.3.1 To accept and receive real property, personal property or money, by gift, grant, contribution, devise or transfer from any person, firm, corporation or other public or private entity, including but not limited to money, grants of funds or other property tendered to the Trust in connection with any ordinance or by-law or any general or special law or any other source, including money from G.L. c. 44B;
- __.3.2 To purchase and retain real or personal property, including without restriction investments that yield a high rate of income or no income;