

## **Norfolk Municipal Affordable Housing Trust**

### **Meeting Minutes**

**April 13, 2020**

Present: Tom Cleverdon, Shana Kennedy, Mark Henney, Bob Shannon, Shana Kennedy, Blythe Robinson and Susan Jacobson.

This meeting was held through Zoom..

The meeting was opened at 12:03PM by Tom Cleverdon

#### **Main Street Re-finance:**

Susan has been contacted by the owner of an affordable property and inquired if the Trust had received documents regarding his refinancing of the property. Susan reached out to DHCD to see if they had received anything regarding this refinance. They provided the information necessary to allow this to move forward. The Trust along with DHCD has to agree to the refinancing. A sample letter was received by DHCD to be signed by the Town Administrator and the Chair of the Trust. A second document supplied the details on the refinance. The group agreed that as long as DHCD agreed with the refinancing of the property they did not have a problem with it. The property is being re-financed in the amount of \$184,633 the amount allowed is determined by DHCD.

A motion was made by Mark Henney to approve the Main Street property to refinance the home and secure a mortgage in the amount of \$184,633. It was seconded by Sandy Smith and so voted. All were in favor.

#### **Rental Assistance COVID 29 Pandemic:**

Susan informed the Trust that she has been working with Cyndi Andrade to bring an Article forward at Town Meeting for rental assistance. Susan provided some information and told the group that she and Tom Cleverdon would be attending the CPC meeting on April 15, 2020. The Trust will meet on April 17<sup>th</sup> at 11AM and report the findings from the CPC meeting. Susan is working on how the process would work and what the guidelines would be. She will be reaching out to peers throughout the State to gather information on this program.

#### **Enclave:**

Susan informed the group that the Enclave has received its final approval and will be closing next week. She explained the difficulties with the 55+ language and that it delayed this project because Mass Housing fell in line with the HUD guidelines, which does not allow language that prevents children from living in 55+ communities. This change was made in September of 2018 and The Enclave was approved after many different changes were requested from the Zoning Board of Appeals.

Mr. DiPlacido, his Attorney and Attorney Dan Hill exchanged correspondence with the Department of Housing Community and Development which resulted in an exception being made and allowing Mr. DiPlacido to keep the original language (that was approved by DHCD and Mass Housing in the summer of 2018).

**Norway Farms PILO:**

Susan reported that Rob Cain's Attorney Elizabeth McCormick sent in two checks in the amount of \$25,000 each for payment towards the PILO for the Norway Farms Development. This leaves a balance of \$260,000.

Rich McCarthy brought the Trust up to date on the three 40B projects currently before the Zoning Board of Appeals.

**40B Projects before the Zoning Board of Appeals:**

134 Main Street was originally going to be apartments but will be moving forward with 36 for sale Townhomes.

Abbyville this number has been a moving target but it appears that it will have 64 units which will consist of single family homes and some Townhouse style all for purchase.

144 Seekonk Street is moving forward with 44 units which will consist of single family units and duplexes. This project originally presented as 104 units with both rentals and home purchases.

Blythe Robinson made a motion to adjourn at 12:50PM. It was seconded by Mark Henney and so voted. All were in favor.

Meeting Adjourned at 12:50PM.

Respectfully submitted,

Susan Jacobson  
Affordable Housing Director

Sandy Smith  
Clerk

**\*\* Meeting Minutes approved at 7/15/2020 Zoom Meeting\*\***