



Grafton Affordable Housing Trust

Grafton Memorial Municipal Center
30 Providence Road
Grafton, MA 01519

Annual Report

July 2009 – June 2010

The Affordable Housing Trust is comprised of six members. The current members are John Carlson, Chairman; Deborah Kochevar, Vice Chairman; Todd Brodeur, Clerk; and Members Peter Adams, and Charles Pratt. The Trust meets monthly. Work completed during the previous year included:

The Trust was saddened by the death of long time member, Lou Boersma, in March 2010. Lou was a dedicated advocate of affordable housing in Grafton for many years. He served on the Affordable Housing Committee for many years and was instrumental in the development of the Affordable Housing Plan and ultimately the establishment of the Affordable Housing Trust.

- **395 Providence Road, Unit #4:** In May 2009 Town Meeting voted to authorize the Selectmen to transfer this unit to the Trust for the purposes of developing and selling it as an affordable housing unit. During the past year the Trust worked with the Town on the sale of the property which include conducting a home inspection which led to a further mold testing. Based on the findings of the various inspections the Trust voted against purchasing the property.
- **Legal Memorandum and Legal Services:** Services required to assist the Trust in the implementation of the 2006 Affordable Housing Plan as well as the promotion and development of affordable housing in Grafton. The Trust hired Blatman Brobowski and Mead in 2008 to develop a series of legal memoranda. At the close of FY 2010, all work was completed including several meetings with Attorney Lisa Mead who provided guidance to the Trust. Work items included:
 - Administration of the Trust
 - Buying, Selling, Leasing and Holding Real Property
 - Buying and selling Personal Property
 - Managing Real Estate
 - Investment and Expenditure of Trust Funds, Financial Reporting
 - Compliance with the Open Meeting Law
 - Practical Strategies for the Creation of Affordable Housing Through the Initiative of an Affordable Housing Trust
- **Project Review and Management:** Several developers made presentations to the Trust for projects that will include affordable units. The Trust provided feed back and in some cases formal support in the form of endorsement. Projects included:
 - **123 Ferry Street – 40 B Project** – The Developer came back to the Trust with a revised project consisting of 16 duplex structures totaling 32 units and several site changes that reflected concerns from the first proposal submitted in 2008. After review and discussion the Trust voted to offer a letter of support.
 - **Village at Institute Road – Afonso** – The Trust monitored the ongoing change in plans for a project to be located on property located at Westboro Road and Institute Road. The developer originally met with the Trust to present a mixed use project which would include affordable

units, both single family homes and apartments. This proposal was withdrawn and the developer came forward with a traditional subdivision proposal. The Trust continues to monitor the advancement of a new subdivision plan at this location.

- **Peters Estates** – A lottery was conducted for the two affordable units in the Peter Estates subdivision as per the requirements of the LIP agreement between the Town, DHCD and the developer. The Trust provided staff support in promoting the lottery by coordinating with the lottery agent.
- **Fisherville Terrace, 40B project, Main Street** – The developer presented plans for a 72 lot, single family project of which 18 units would be designated as affordable. After review the Trust voted to forward a letter of support.
- **Nelson Place, 40B project** – The developer presented a plan for a 40B project off of Nelson Street which would include the construction of 8 duplex units and the renovation of existing house that consisted of 5 apartments. Upon review the Trust voted to write a letter of support. Later that year the developer changed plans to eliminate the new construction and to separate the existing house from the lot via an Approval Not Required Plan submitted to the Planning Board. The ANR plan was approved and the status of the remainder of the original 40B project is unknown at this time.
- **Annual Trust Workshop**: The Trust held its first goal setting workshop in January 2009. The purpose of reviewing available resources, identifying new resources and networking opportunities and to establish functional subcommittee work areas. As a result, the Trust created subcommittees and restructured its agenda into four functional work areas: Programs, Development, Outreach / Advocacy, and Administrative.
- **Town Owned Land** – The Trust continued to investigate potential town-owned land as possible sites for affordable housing development. This included the review of data made available through the Assessor's office and the Town's GIS system. As a result the Trust opted to focus on several potential properties on Hudson Avenue and Suzanne Terrace.
- **Habitat for Humanity (HFH)** – The Trust met with representatives from HFH to discussing potential partnering opportunities. HFH is interested in creating a project in Grafton and the Trust was supportive of their efforts to do so. The Trust continues to consider HFH as a future potential partner if either they or the Trust are able to identify the right parcel.
- **American Hellenic Educational Progressive Association (AHEPA) National Housing Program** – The Trust met with members of AHEPA's housing development program. AHEPA specializes in developing high density, government subsidized elderly housing. Presently AHEPA does not have a specific site in mind and no formal proposal was presented.
- **Brochure** – Work continued on the development of an informational brochure which is being developed for the distribution to the general public.