



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Notes

February 11, 2015

Present was Chairman, Steve Deackoff, and members Melissa Maniscalco and Laura Caplan. Also in attendance was Melissa Johnson, Recording Secretary.

Greg Peters, Edward Starr, Ron Roy, Ray White, Steven Sadwick, Director of Community Development, Scott Wilson, Board of Selectmen Representative, and Nancy Reed, Planning Board Representative, were not in attendance.

The meeting was posted. There was no quorum and no motions or votes were taken.

Discussion took place on the following:

1) **Habitat for Humanity Update**

Present was Brenda Gould of Habitat for Humanity. Ms. Gould provided the members present with a copy of the Basic Sources and Uses of funding for the project and explained that “confirmed” is money they will be receiving, “committed” is money they are trying to raise but have not received, and “projected” is what will be done during the build. The land has been donated from the town. Discussion took place on the unexpected tax title issue that arose and has increased the cost of the project. The Board of Selectmen has voted to approve the use of up to \$50,000 to clear the tax liability.

Mr. Deackoff asked what will happen if the additional \$25,000 being requested is not approved and Ms. Gould explained that they would look for other funding sources which would likely delay the project. Ms. Gould noted that they had originally requested more funds, but this has been reduced as they have increased team building days and have received a Federal Home Loan Bank (FHLB) grant of \$28,000.

Ms. Gould explained that the property is located at 110 State Street and the proposal is for a 26x44 ranch style home with 3 bedrooms and 1.5 baths. The project will be going before the Zoning Board of Appeals on February 26, 2015 for a setback issue. Shawsheen Technical School students have expressed an interest in working on the home. As a result, they will not get the funding from other sources so the team build days will have to be limited. The Tewksbury Congregational Church UCC will get 10 team build days for their contributions to the project.

Mr. Deackoff asked if Habitat for Humanity ever does prefabricated homes and Ms. Gould explained that they have not as this does not bring the community together.

Ms. Gould noted that the selling price, which is set by the Department of Housing and Community Development (DHCD), is expected to be \$150,000. Ms. Maniscalco asked who handles re-sales and Ms. Gould explained that Habitat for Humanity has Right of First Refusal and noted that of the 33 homes they have done, none have ever been put up for sale. Ms. Gould discussed the Habitat families, the application process, and how the families qualify. Habitat for Humanity visits the families in their current living situations to ensure there is a need and the families have to have the ability to pay and put in sweat equity. The families are required to be first time home buyers. Of the 32 applications that were received for the Tewksbury location, only nine families qualified and a family has been chosen. Ms. Gould noted that there is no local preference as there is only one unit.

Discussion took place on a vote being required to allow for the use of additional funds from the Affordable Housing Trust Fund (AHTF). Mr. Deackoff noted that he will speak to Mr. Sadwick about this. A vote of the Board of Selectmen may be required for the funds due to the quorum issues with the LHP.