



# TOWN OF SWAMPSCOTT

## AFFORDABLE HOUSING TRUST

ELIHU THOMSON ADMINISTRATION BUILDING  
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

### MEMBERS

KIMBERLY MARTIN-EPSTEIN, CHAIR  
MARIANNE MCDERMOTT, VICE CHAIR  
ILENE VOGEL, SECRETARY  
DON HAUSE  
JOAN HONIG

### ALTERNATES

KRISTIN SACCOCCIO

# MAY 17, 2018 MEETING MINUTES

**Time:** 7:05pm– 8:21 pm  
**Location:** Swampscott Town Hall, First Floor Conference Room, 22 Monument Avenue  
**Members Present:** K. Martin-Epstein, M. McDermott; I. Vogel; K. Saccoccio  
**Members Absent:** D. Hause; J. Honig  
**Others Present:** Don Preston, Habitat for Humanity; Suzanne Wright, Community member  
**Others Absent:** Pete Kane (Director of Community Development),

Meeting opened at 7:05p by Chair Martin-Epstein.

## REVIEW AND APPROVAL OF APRIL 19, 2018 MEETING MINUTES

Motion by M. McDermott to approve the minutes from the March 22 meeting, seconded by I. Vogel.

## DISCUSSION

### Habitat for Humanity

- D. Preston presented the history of the local Habitat for Humanity program, which is in 19 towns and has built over 40 units on the North Shore. Preston explained how Habitat obtains the land and funds and the population it targets. Habitat for Humanity works on both new construction and renovates existing structures and gets its funds through several different pathways, including donations and local funding.
- Habitat sells the properties at approximately \$140,000, with 0% interest. The families themselves must put in 400 hours as their sweat equity down payment. Resales are restricted through a deed rider from DHCD.
- Mortgages reflect the appraisal price.
- S. Wright asked if Swampscott has properties that might be good candidates for Habitat for Humanity. K. Martin-Epstein will be discussing the AHT at the upcoming Town Meeting and the board discussed possibly have a town-Follow-up Discussion

Swampscott Housing Authority

- Vogel discussed her visit to a regular meeting of the Swampscott Housing Authority (SHA) and stated that the SHA is interested in working with the Affordable Housing Trust in the future.
- Board mentioned inviting the SHA to an upcoming meeting to brainstorm. I Vogel will follow up.

## NEW BUSINESS

K. Saccoccio discussed the sliding scale used by Ipswich to charge developers in lieu of including affordable housing units in their projects. Provincetown also uses a sliding scale. However, the Swampscott AHT bylaws don't currently allow this. Discussion was held over proposing a revision to the bylaws at Fall Town Meeting. M. McDermott will look into the warrant deadline for the Fall Town Meeting.

Board also decided to request that Pete Kane put in a request from the town to Massachusetts Housing Partnership to help us with a bylaw revision.

## NEXT MEETING

To be held on June 25, 2018

Meeting was adjourned at 8:20.

Ilene Podgur Vogel  
Secretary, Swampscott Affordable Housing Trust