



Town of Ashland

MASSACHUSETTS

Affordable Housing Trust Fund
101 Main Street
Ashland, MA 01721

MINUTES

January 21, 2021

Trustees in attendance: Steve Greenberg, Debra Griffin, David Rosenblum, Joe Magnani, Alan Galiwango, Bernadette Lunkuse, Barbra Sekesogundu Simon

Trustees absent: none

Guests: Emma Snellings (Assistant Town Planner)

Zoom Meeting called to order at 5:13pm by Steve.

We checked in on how we are. Debra and Alan were “Zoomed out” (been on too many Zoom meetings so far that day). David and others were happy about the November election.

We all congratulated and welcomed Alan, Barbra and Bernadette to the Affordable Housing Trust, having been appointed at the last Select Board meeting.

Motion to approve minutes of meeting of December 17, 2020 as amended made by Joe, seconded by Debra, passed 5-0.

Emma updated us on the Rental assistance program. Federal CARES act funding was extended into 2021 allowing some market rate mortgage assistance. Some AHT funds are being used now. Emma is working with town counsel on new forms for next week. Process to extend assistance to 4 months is under town review. Emma will reach out to 3 month recipients. Joe asked if checks were going directly to landlords. Emma said that they were. Debra asked about CARES extension into 2021. Emma said that the town was looking into how this money can be used. Emma said that so far there are 34 eligible assistance recipients. Less than \$150,000 is committed.

Steve updated us on sales of Ashland deed restricted homes. 4 out of the 5 on the market have been sold. The 5th one is under agreement with financing applied for. If

financing is okay, then closing will be in February. Joe asked about cost of sales. Steve said this was in \$10,000 to \$15,000 range with sales fees going to consultant handling the sales. The Trust gets no income from the sales.

We discussed writing of scope of work for monitoring deed restricted owned homes. The subcommittee has not met. Steve offered to make a draft proposal for scope of work. Steve will discuss this with Jenn Ball after Town Meeting. Steve said that if any other Trustee wants to review the documents sent to us in the last month, we can send Steve questions or suggestions.

Joe asked about money from sales of town owned units. Steve said the checks go to the Town Accountant's office and they put the funds in the Trust's own separate account.

We discussed the CHAPA conference (Citizens' Housing & Planning Association, CHAPA.org). We all thought the conference was worthwhile. Steve brought up DHCD (Department of Housing and Community Development) rules for resales. Ashland has been left with homes that were a mess with DHCD appraisers saying that home's fine. Joe thought it would be good to have a deposit or escrow account for damage. David said that homes do have a lot of normal wear and tear, which would be okay in a resale, but the Trust wants to keep the houses up. David asked about local preference which was talked about at the CHAPA conference. Steve said that Robert Hill Way development had local preference.

Action items were discussed. Debra brought up Steve distributing monitor scope of work document. Steve said he was getting recap of sales and settlement statements from attorney and sales consultant Lynn Sweet.

Debra explained that checking out was an opportunity to share appreciations/positives and suggestions for changes. Debra brought up telling the Trust in advance if members had commitments to leave the meetings early. Joe appreciated all our efforts. Barbra liked the group and the CHAPA conference. Especially the CHAPA discussion of 40B projects in other towns. Bernadette like the detailed agenda and said she is learning a lot.

Motion to adjourn made by Alan, seconded by Debra, passed 5-0. Meeting adjourned at 5:55 pm since three Trustees had other commitments to attend at that time.

Next meeting will be February 18, 2021 3-5pm.

Documents discussed: none