



Town of Ashland

M A S S A C H U S E T T S

Affordable Housing Trust Fund
101 Main Street
Ashland, MA 01721

DRAFT MINUTES

February 18, 2021

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

Trustees absent: Joe Magnani

Guests: Emma Snellings (Assistant Town Planner)

Zoom Meeting called to order at 3:22pm by Steve.

Motion to approve minutes of meeting of January 21, 2021 as amended made by Debra, seconded by Alan, passed 4-0.

Motion to approve revised minutes of 4/29/20 made by Steve, seconded by Debra. Revisions were the result of Open Meeting Law complaint ruling. Minutes were revised to add detail to a discussion. Motion passed 3-0-1.

Emma updated us on the Rental assistance program. We are still just shy of \$150,000 committed to the program. The program is transitioning to AHT funds. The program is being publicized in social media and other outlets. The availability of assistance for a 4th month has shown interest. The process for providing the 4th month is doing well. CARES money is being used only for 4th month of mortgage recipients. Emma will provide further updates on CARES money at our next meeting. The program has received 3 new applications in 2021. With \$13,000 committed. Steve asked if there was any feedback from landlords. Emma said they are happy with the program. Emma's opinion is that the applications are leveling off now in 2021. Steve thought that a program transitioning residents out of homes and into affordable rentals would be good. Emma thought that Ashland Human Resources could look into that.

Steve updated us on recent sales. All the units have been sold and are occupied. Steve asked Carol (in accounting) to give us numbers by the next meeting. Steve

mentioned that a resident on Raymond Marchetti had asked about selling their home. Attorneys handling the sales were putting together a closing package to send to the town. Lynn Sweet sent a letter listing the sales and mentioned that a lottery had occurred for one unit. Debra expressed interest in surveying the lottery participants about their experience in the lottery. Steve suggested we ask Lynn to give us some feedback first. Debra said, anything that helps us do things better in the future would be a start.

We discussed who would handle sales in the future. Discussed using Lynn Sweet services or possibly Steve handling the sale at no cost to the town. Steve did help out quite a bit with the recent sales by doing walkthroughs, evaluating potential smoke damage, window seals, etc. Debra, David, and Alan agreed that Steve could take care of the sales if he is willing and able.

David made a motion to have the Affordable Housing Trust join CHAPA for 1 year, seconded by Steve. Cost of this is \$750. Steve thought that we should try it for a year and see if it is worthwhile. David thought that CHAPA is worthy of our financial support. Steve mentioned that CHAPA does monitoring of affordable units. Motion passed 4-0. (CHAPA is Citizens' Housing and Planning Association, CHAPA.ORG)

Scope of work for Monitor was discussed. Jenn Ball sent an email about this to Steve. Steve to look into this more. We wondered if monitoring services from CHAPA would be discounted when the Trust is a member of CHAPA. Steve will find out.

Motion to adjourn made by Debra, seconded by David, passed 4-0. Meeting adjourned at 4:50 pm.

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

Documents discussed:

Letter from Lynn Sweet

Email from Jenn Ball

OML complaint letter from the state