



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

MINUTES

June 11, 2020

Zoom Virtual Meeting called to order at 3:03 pm by Steve.

Trustees in attendance: Steve Greenberg, Debra Griffin, David Rosenblum, Dan Shea, Joe Magnani

Trustees absent: none

Guests: Jenn Ball, Emma Snellings

Motion to approve minutes of 5/28/20 made by David, seconded by Debra, passed 5-0.

Emma led us in a discussion of the Rental Assistance Program. Emma explained that the document would be broken apart for assistance application, etc. Town letterhead to be added as needed. Joe asked if utility payments would be part of the program. It was noted that CPA funding rules prohibit that and AEF does provide utility assistance. The advertising section of the document would include additional publications such as Metrowest Daily News. Emma will coordinate with Ashland Human Services to get referrals for the program. Check in with the AHT will occur 2 weeks before each quarter of funding ends. Jen said that federal CARES funding of \$200,000 is available. It was noted that mortgages using AHT funds are limited to affordable units. Jenn thought that we should use up CARES money first, then augment with AHT funds. Joe agreed with using CARES money first. Jenn noted that CARES money needed to be used by 2022, but rules needed to be confirmed and that CARES money had broad use. Debra wanted to plan with the total funds available from CARES plus the AHT, but was fine with using the CARES money first. Check in was discussed. Jenn noted that at each check in, the town could change the assistance limits and/or extend the timeframe.

It was noted that the assistance program could be used for past due rent. We

reviewed amounts for each housing unit size. Debra questioned about the scale we had planned to use that jumped up for 3+ bedrooms. Steve explained the reasoning for that. We discussed eligibility which excludes assistance for homes with RAFT assistance since April 1, 2020 not a whole year back and excluding units with landlord government funded rental assistance. We decided to take out reporting questions about race, veteran status and age and to ask town counsel about this. We thought that asking later after application was accepted would be better. Dan said that we should consider rejections carefully.

Steve brought up question of who signs contracts for assistance. Jenn will check to see if Michael Herbert can sign. Emma will check with town counsel and then the program will be ready to start.

Next meeting set for July 2, 2020 at 3:00 pm. Olive St discussion deferred to next meeting.

Motion to adjourn at 5:40 pm by Steve, seconded by Dan, passed 5-0.

Documents discussed:

Ashland COVID-19 Rental Assistance Program document