



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

July 8, 2020

Zoom Virtual Meeting called to order at 3:07 pm by Steve.

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

Trustees absent: none

Guests: Emma Snellings

Motion to approve revised minutes of 4/29/20 with David authorized to make other changes if required by legal counsel for OML complaint, made by Steve, seconded by Joe, passed 5-0.

Motion to approve minutes of 6/11/20 made by Debra, seconded by David, passed 5-0.

Emma updated us about the Rental Assistance Program. Town attorneys reviewed the program. This resulted in a 1 week implementation delay. Program is currently using CARES act funding. Emma is working with town counsel on a participation agreement for CPA funding which requires landlords to charge affordable rent. Steve questioned this.

The program flyer has been created. Program has been publicized in town newsletter, Local Town Pages in August and press release to Metrowest Daily News.

The program has been asked about and 1 application submitted so far. The application has no demographic questions. A question was added asking if the mortgage was in forbearance. If applicant has inconsistent over time, they are asked for 3 months of pay stubs. Joe asked if applicants were asked whether overtime was voluntary. Emma said that applicants are not asked that. Joe

confirmed that question about other assistance was asked in application. Debra pointed out that applicants might need assistance from more than one source, but that we are not provided for that. Emma said that documents were being updated to account for changing funding from CARES to CPA. Debra brought up rule concerning getting RAFT assistance before April 1, 2020 v. currently receiving RAFT. Emma said that documents would be edited for this.

Emma reported on Housing Production Plan and inclusionary zoning bylaw. The town got scope of work from MAPC. Emma will check to see that they have previous HPP dated May 11, 2016 referenced by Joe.

Steve reported on 264 America Blvd sale. The couple owning the unit have a house in Shrewsbury under contract. 264 America Blvd unit needs some paint and cleaning and stretching carpet. A motion to have the Ashland Affordable Housing Trust purchase 264 America Blvd, work with current owner on repairs, spend up to \$10,000 to retrofit the unit and hire MCO housing to market the property made by Steve, seconded by Joe, passed 5-0.

Steve reported that sale of 367 America Blvd has been delayed due to issues with home that the current owner is buying.

Steve reported that he has had discussions with the current owner of 40 Raymond Marchetti. Steve said the house looks great and has solar panels installed. The current owner is getting ready to buy another house.

Joe talked about the Sibson property on Olive Street. In May of 2016 an RFP was drafted for workforce housing on the property for community housing and open space. There was an open space buffer on Woodland Road side of the property. It was flagged for wetlands and is 33+ acres. Joe reported that RFP was not sent out or, if sent out, there were no responses to the RFP.

Zoom meeting was interrupted and could not be restarted. Meeting ended at 4:19pm.

Documents discussed:

Housing Production Plan document dated May 11, 2016