



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

August 11, 2020

Joint meeting with Ashland Community Preservation Committee.

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

Trustees absent: Dan Shea

Guests: Emma Snellings

Zoom Virtual Meeting called to order at 7:35 pm by Steve.

Motion to approve minutes of 7/8/20 and 7/15/20 made by Joe seconded by Steve, passed 3-0. (Note that Debra joined the meeting after these minutes were approved.)

Steve shared a PowerPoint presentation about the AHT to the CPC. The presentation included these key points.

The AHT was formed in 2007 with \$500,000 in initial funding from the CPC. In February 2020 the AHT voted to fund a new Ashland Housing Production Plan and inclusionary zoning bylaw—to do done by MAPC. In April 2020 the AHT committed \$200,000 (total) to make 4 units in new building at 12 Pond Street affordable units. Recently the AHT voted to fund a new Ashland Emergency Rental and Mortgage Assistance plan with up to \$250,000. The plan is being administered by Emma Snellings of the Planning Dept. Currently \$200,000 of federal CARES act money is being used to fund the program. Emma reported that here are now 5 applications for this submitted and \$18,000 is committed for this assistance. The CARES act money expires in December 2021. After CARES act money is used up, AHT money will be used. Joe said that the Ashland Emergency Fund is another source that Ashland residents have for assistance.

The AHT is working on a number of purchase and resales of deed restricted affordable units in Ashland. Two are condos on America Blvd and one is a single

family house on Raymond Marchetti.

The AHT has a current balance of \$622,147.14. Steve said that the Trust may need funds from the CPC in the future. Steve said that the AHT has received other money from the CPC over the years. He said that the AHT has been looking at what to do with the property at the corner of Cherry and Main St. And that the Robert Hill Way project is now under construction.

In response to Aaron Ladd asking about future plans of the AHT, Joe mentioned that we were looking into property off of Olive St that was put out for bid for affordable housing years ago, but no bidders were found. The Housing Production Plan was mentioned as way to plan for future affordable housing. Joe said that a goal we have is to get to 10% affordable housing in Ashland. We now have close to 7% affordable housing. Devin Cashman asked about Arbella development. Joe said that the Select Board was working on a development agreement with them that would include 62+ affordable units. Aaron Ladd said that the CPC has a September deadline for funding requests for town meeting that is currently scheduled for Dec. 8 (with town election on Dec 3).

Motion to adjourn by Steve, seconded by David, passed 4-0.

Meeting adjourned at 8:40pm.

Documents discussed:

AHT Powerpoint presentation to CPC