



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 19, 2021

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

Trustees absent: Joe Magnani, Barbra Sekesogundu Simon

Guests: Jenn Ball, Julie Connors

Zoom Meeting called to order at 5:04pm by Steve.

Jenn updated us on our Rental Assistance program. Emma is on leave from her job at the planning department. Her duties are being transferred to Jennifer Wuelfing in the town human services department. Emma has been working with Jennifer all along. There has been a steady stream of applications with no initial rush when the assistance plan was started. Jenn said that the assistance plan was a great program for town residents. The town is working on 2 old cases and 1 new case since our last update. Emma is working with Jennifer on these.

Steve brought up the Suffolk University diversity survey and interviews which is open until the end of August. Steve told Suffolk representative that he feels that Inclusionary Zoning is the most important change to help with diversity.

Motion to approve minutes of meeting of June 17, 2021 as written made by Debra, seconded by Alan, passed 3-0.

We discussed sale of 300 America Blvd. Current owner, Julie Connors, was at our meeting. She is moving to Pepperell on September 30th, closing on Ashland home by October 31, 2021. Steve made a motion to approve the sale of 300 America Blvd and, if necessary, to have the Ashland Affordable Housing Trust purchase the home at the DHCD price. Seconded by David. Passed 4-0.

We talked about Monitoring Services. Elizabeth Rust's firm has signed a contract agreeing to provide monitoring services at \$75 per unit per year. So our 40 units would be monitored for \$3000 per year. David made a motion to approve the contract. Seconded by David. Passed 4-0.

281 America Blvd resident is heading to Arizona. Her house is pretty well cleaned out. Steve hired 2 people he has hired before to complete the cleanout.

289 America Blvd. The owner has an expensive home in Framingham. Steve is working on getting the home back to sell to a worthy owner. Steve said that the Select Board handles legal issues like this and also that Steve has asked the state to help. The trust supports Steve's effort.

We agreed to discuss the letter from Julie Nardone at a future meeting.

We discussed creating affordable housing. Steve said that he told Suffolk University diversity interviewer that Inclusionary Zoning bylaw will be the most important way to provide affordable housing in Ashland.

We noted that Debra's term ends today and all thanked Debra for serving on the AHT. The Select Board is expected to appoint Bernadette as a voting member of the AHT at the next Select Board meeting.

Debra reported on action items:

1. Deed restrictions on 3 town properties
2. Rental assistance program publicity
3. "How learned about program" question to be added to application and survey

Motion to adjourn made by David, seconded by Debra, passed 4-0. Meeting adjourned at 5:54 pm.

Documents discussed:

None