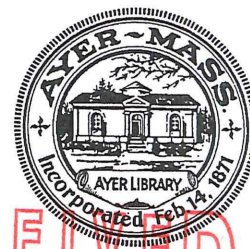


Town of Ayer

Department of Community & Economic Development

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TOWN OF AYER
TOWN CLERK

Minutes of March 19, 2021– Ayer Affordable Housing Committee (AAHC)

Location: Zoom Meeting, Ayer Town Hall

Members Present: Janet Providakes, Ken Diskin & Ron Morrison

Also, Present: Alicia Hersey, AAHC Administrator, Community Development Program Manager, Alan S. Manolian, Community & Economic Development Director

Janet Providakes, called the meeting to order at 10:00 AM: Ms. Providakes read the Covid open meeting zoom requirements and requested the board to introduce themselves.

Agenda: No changes

Minutes February 12, 2021: Ken Diskin and Janet Providakes voted to approve the minutes of February 12, 2021; Ron Morrison abstained. (2-0-1).

Minutes February 19, 2021: Ron Morrison moved to approve the minutes of February 19, 2021; Ken Diskin seconded. Unanimous vote to approve the minutes (3-0-0).

Review of the Housing Production Plan (HPP)

Alicia Hersey thanked the Board members for being present at the joint meeting of the Planning Board and the Select Board, for the review and approval of the Ayer Housing Production Plan. Ms. Hersey reported that there were a few more formatting issues to be dealt with, after which the Housing Production Plan would be sent to the state with a cover letter from the Town Manager for state approval. Ken Diskin asked if the Housing Production Plan needed to be sent to Town Counsel prior to being sent to the state for approval. Ms. Hersey said no that her understanding was that it did not need to go to Town Counsel, but she would confirm that understanding.

Environmental Justice Designation – Alan Manolian

Alan Manolian gave an explanation and of what Environmental Justice (EJ) means and why Ayer is designated as a EJ community. Alan Manolian shared the EJ map of Ayer, (please see attached Ayer EJ map). Alan pointed out that through history poor and immigrant families have been housed in the less desirable areas within communities, for example near the railroad tracks, or town dump/transfer station. He explained that Environmental Justice is based on either a majority of low-income levels in an area; specifically incomes being lower than 65% of the States annual median income, and/or a concentration of 25% of the families living in an area that are racially other than white, (minority families). The minority designation can also be from a language barrier of greater than 25%. The Town of Ayer has two designating areas, the green designated

area is by income and the yellow designated area is by minority concentration. The attached map is based on the 2010 Census. Ken Diskin requested a clarification asking Alan to confirm that the designation starts with an environmental issue, noting that much of the towns yellow designation falls in the Devens part of Town. Alan confirmed this noting that this area includes the super fund site of the Shepley Land fill and the Devens airfield. Alicia pointed out that even though the Town has a number of environmental sites the EJ designation is triggered by the low income or minority concentration of people around these sites.

Housing Trust Public Information Session – March 24, 2021

Janet Providakes reminded everyone that the second public information session was to be held on March the 24th, at 7 pm. Janet reported that she and Alicia Hersey had met with the Town Manager, Robert Pontbriand and they received feedback regarding some of the question that had been brought forward at the first public information session on the Housing Trust Bylaw. One question raised at the first public information session was regarding the autonomy of the Affordable Housing Trust. The Town Manager felt that the committee should leave the bylaw as it currently is stated, giving the Trust a great deal of autonomy, and leaving the more detail structure of the Trust to be developed through policy and procedures. Another question was regarding whether the Trust would hold a yearly individual audit or would they be part of the town audit. Town Counsel recommended that the first couple of years the Trust do they own audit and once it becomes more routine it can be rolled into the Town's Audit. The Town Manager said that the Declaration of Trust could continue to be included in the Bylaw for recording purposes. Once the Bylaw is approved, we will rename the bylaw as a Declaration of Trust and go ahead and record it with the Registry of Deeds. Janet concluded that she would distribute Town Counsels final draft of the Bylaw to the Board for their review.

Janet reported that she was going to use the same power point for the March 24 public input session.

Affordable Housing Trust Board Member Application

The Board reviewed the applications received to date for the Housing Trust board positions. It was agreed that each board, Planning, Select, CPC and Affordable Housing would select their own representative to sit on the Housing Trust Board. It was agreed that interviews would happen around the April 16 meeting time.

Old/New Business

Alicia Hersey thanked everyone for attending the 40B Comprehensive Permit Presentation.

Meeting adjourned

Ron Morrison made the motion to adjourn the meeting seconded by Janet Providakes.



4/23/21

Ayer Environmental Justice Map

