

Town of Ayer

Department of Community & Economic Development

Town Hall ♦ One Main Street ♦ Ayer, MA 01432 ♦ 978-772-8221 ♦ 978-772-3017 (fax)



Minutes of December 18, 2020– Ayer Affordable Housing Committee

Location: Zoom Meeting, Ayer Town Hall

Members Present: Janet Providakes, Karin Swanfeldt, Ken Diskin & Ron Morrison

Also Present: Alicia Hersey, Committee Administrator & Community Development
Alan S. Manoian, Community & Economic Development Director

Janet Providakes, called the meeting to order at 10:00AM

General Business

Approve the Agenda

Karin Swanfeldt made a motion to approve the agenda, Ron Morrison seconded.
Unanimous vote to approve the agenda. (4-0-0)

Approve the Minutes for November 20, 2020

Ken Diskin made a motion to approve the minutes of November 20, 2020, Karin Swanfeldt seconded. Motion passed unanimously. (4-0-0)

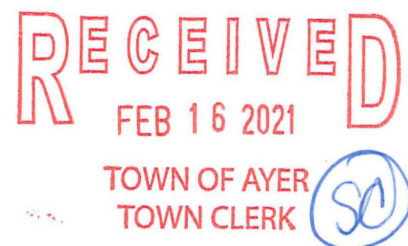
Public Comment

No Public Comment.

Housing Trust – Bylaws

Janet Providakes led the committee in the review of the draft Housing Trust Bylaws section by section. Town Counsel has reviewed an older draft of the Bylaws and made edits. Ms. Providakes had combined the edits with the new draft. Town Counsel aligned the Bylaw with Mass General Law. The board had questions on Local Preference restrictions. Alicia offered to write up an outline on the Local Preference State law. Discussion on the role of the Affordable Housing Committee and the role of the Board of the Affordable Housing Trust. Ms. Providakes explained that she has currently waiting for feed back from the Town Manager on the Declaration of Trust, so at this moment we are just working on the Trust Bylaws. Ms. Hersey agreed to check in with the Town's Accounting Department to confirm that the Trust would not be required to do an independent audit from the Town Audit.

The Committee questioned whether the Trust needed to post agendas and minutes? Ms. Providakes said she would check in to what is required.



The Board agreed to approve the final draft of the Ayer Affordable Housing Trust Bylaw at the January meeting.

Interested Parties for the Board of Trustees

It was decided the Committee members would reach out to community members that they think might have an interest in serving on the Trust.

Housing Production Plan Update

Ms. Hersey reported that the final draft of the Housing Production Plan would be brought to the Affordable Housing Committee January meeting.

Housing Development Updates

Ms. Hersey reported that the Flagg Property is under contract with the nonprofit Massachusetts developer NOAH (Neighborhood of Affordable Housing Inc.).

Discussion

- Old Business

The OCED is still waiting to hear on the CDBG application for the rehabilitation of the historic fire station.

- New Business

Ms. Hersey reported that Groton and Needham have started a rental assistance program. Ms. Providakes reported that Groton is using the Metro West Collaborative Development to administer their rental assistance program.

Ron Morrison reported that there is a glut of rentals currently in Ayer. Sighting the high price of rentals and that they are no longer affordable as the reason for this. Ken Diskin pointed out that the increase of rental inventory will help control the price of rent.

Meeting adjourned

Karin Swanfeldt made the motion to adjourn the meeting. Unanimous vote to adjourn the meeting at 11:28am. (4-0-0)

A handwritten signature in cursive script, reading "Janet Providakes". The signature is written in black ink and is positioned at the bottom of the page.