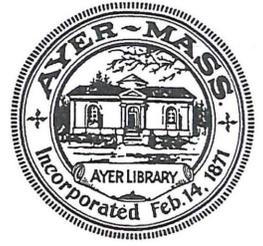


Town of Ayer

Department of Community & Economic Development

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



Minutes of January 22, 2021– Ayer Affordable Housing Committee

Location: Zoom Meeting, Ayer Town Hall

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

Also Present: Sara Withee, Town Resident

Janet Providakes, called the meeting to order at 11:02 AM

General Business

Approve the Agenda

Ken Diskin made a motion to approve the agenda, Karin Swanfeldt seconded. Unanimous vote to approve the agenda. (3-0-0)

Approve the Minutes for December 18, 2020

Karin Swanfeldt made a motion to approve the minutes of December 18, 2020, Ken Diskin seconded. Motion passed unanimously. (3-0-0)

Public Comment

There was no email received by Alicia Hersey or Janet Providakes, nor public comment at this time.

(Ron Morrison joined the meeting)

Housing Trust – Draft Bylaws

Janet Providakes asked the members if they had any input regarding the Draft Bylaws reviewed at last meeting. Prior questions about the agenda and minutes are covered in Section 11, where the Housing Trust is a public entity of the town and needs to abide by the Open Meeting Law. Robert Pontbriand will be sending information about executive session and when discussion about personal financial matters needs to be confidential. The annual audit can be included with the auditor hired by the town; it will be part of the independent audit.

The Committee was supportive of moving the Draft Bylaws onto the Select Board for the next steps, Karin Swanfeldt made a motion to move the Draft Bylaws to the next step, Ron Morrison seconded. Motion passed unanimously (4-0-0)



Interested Parties for the Board of Trustees

The Committee reviewed the list of possible interested parties. These individuals will be approached if they want to be involved in the development of affordable housing within the town.

A single sheet outlining the Affordable Housing Trust / Board of Trustees tasks will be created. An application will be developed to ask what qualifications they will be bringing to the table as well as if they currently own or rent in the town. A letter of interest/commitment will be requested along with the application.

Rental Assistance Program

Ms. Hersey was not present to give the Committee an update on the requests received by the Ayer Office of Community and Economic Development

Housing Production Plan Update

Ms. Hersey had updated Janet Providakes, who updated the Committee the Draft Housing Production Plan was being updated by the MRPC and the Ayer Office of Community and Economic Development with the newly released American Survey 2019 data. The updated draft will be ready by Feb 5th and will be reviewed at the Affordable Housing Committee February 12th meeting to be and presented to the Select Board on February 16th.

Discussion

- Old Business

An evening public information session is in order. The Committee agreed to hold a meeting on Wednesday, February 24th at 7pm. This session will discuss the current status of the Affordable Housing Committee as well as the Affordable Housing Trust. We will present the Draft Bylaws, and current projects underway.

Janet Providakes suggested a handout from the MHP and CHAPA regarding Affordable Housing, 40B and the difference between “affordable and Affordable” might be good to have for those who are uncertain about affordable housing. Ron Morrison stated many in the community do not realize they would qualify for affordable housing with their income levels.

Sara Withee requested the Town Departments put together what would be considered the steps needed to get a 40B project built within the town. This might be a good handout to have available as a teaching tool.

Ken Diskin and Karin Swanfeldt were able to participate, along with Alicia Hersey, in CHAPA’s Virtual Chapter 40B Conference. Topics included: Tools for Increasing Affordable Housing in Your Community and Fostering Good Design. They have one additional session for Fair Housing in 2021 and Beyond, next week. Both commented the presenters brought a holistic passion for the creation of affordable housing within a community. The development process takes a long

time, as the partners need to become immersed in the community and look at the full picture community needs and how the development will fit into the environment and grow with the community. Karin Swanfeldt stated the town of Ayer should be proud on what we have been able to do, and Ken Diskin agreed we have a strong Zoning Bylaw and momentum in the town to accomplish truly integrated affordable housing.

The 40B option has been around for over 50 years, over 70,000 units have been created in Massachusetts and many of them are developed where 20% are affordable and the other 80% are market value. Ron Morrison stated one of the projects he worked on before (same % breakdown) the market value prices went up from \$170K to approximately \$500K, even with the 20% affordable units right next door.

Meeting adjourned

Karin Swanfeldt made the motion to adjourn the meeting. Unanimous vote to adjourn the meeting at 12:00 pm. (4-0-0)



4/23/21