

Ayer Affordable Housing Trust Open Session Meeting Minutes: February 9, 2022

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, MGL Chapter 30A, Section 18 and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Ayer Affordable Housing Trust is being conducted by remote participation. Every effort has been made to ensure that the public can adequately access the proceedings as provided in the Order. Broadcast and recorded by APAC.

Jake Driscoll, Chair, presiding. Meeting called to order at 6:05pm

Trustees present: Shaun Copeland, Jake Driscoll (Chair), Colleen Krieser (6:10pm), Cyndi Lavin (Clerk), James Stephen (Vice-Chair), Geof Tillotson

Trustees absent: Patricia Bagni-Latimer

Also present: Alicia Hersey, AAHC + AAHT Administrator (6:15pm), Cindy Knox – IT Director for Ayer

Agenda Items: General Business

Review and approval of agenda: no changes made

Motion: A motion was made by Shaun Copeland and seconded by Jake Driscoll to approve the meeting agenda as posted. **Motion passed by roll call vote 5-0-0**

Colleen Krieser arrived (6:10pm)

Review and approval of minutes: no changes made

Motion: A motion was made by James Stephen and seconded by Shaun Copeland to approve the minutes from January 12, 2022. **Motion passed by roll call vote 6-0-0**

Agenda Item: Public Comment + Questions

None

Agenda Item: CPC application for \$60k

Jake Driscoll, Colleen Krieser, and Alicia Hersey worked on the application. It will be presented to the CPC at their March 2, 2022 meeting. Geof Tillotson suggested a few changes to make the wording clearer.

Alicia Hersey arrived at 6:15pm

Alicia suggested the addition of "In-Kind Administrative" to account for time spent by Town employees. Jake reported that some numbers will be added as the presentation date gets closer.

Motion: A motion was made by Geof Tillotson and seconded by James Stephen to accept and present the application to the CPC. **Motion passed by roll call vote 6-0-0**

Agenda Item: Rental Assistance Program update

Alicia would like to see about 20 applications come in. So far 7 have been requested and 3 have been submitted. She and Jake have done a video that's been posted online, and there are flyers and postcards that will be distributed. Cyndi Lavin will do a mailing to Stone Soup Kitchen's list and to the churches, and will post it in online community groups. Shaun asked if the process has been any problem for any



of the applicants. Alicia said no, and that she is available to work through the application with people. Most have come in to do that. She raised the concern that people who are unbanked may feel they can't apply. The AAHT may want to look into clarifying language to make that more clear in the next iteration of the forms.

Agenda Item: Ayer Commons update

The appraisal on the property has not come out as needed for NOAH to purchase it with public funds. The amount they are asking from the Town (from CPC funds) keeps going up. There was a discussion on whether NOAH should go to the CPC to make the request, or whether they should come to the AAHT and the Trust goes to the CPC. Colleen Krieser will ask the CPC what would be best. She feels that while we might want NOAH to go directly to the CPC, we will need to go to Town Meeting, and must be seen to be supporting the project in whatever way needed. There will also need to be educational sessions to help overcome some objections to Section 8 and other Affordable housing.

Jake and Alicia will invite NOAH to come and present to the Trust. Geof informed the Trust that the ZBA, not the Planning Board, is the granting authority for any 40B projects. In general, 40B projects are almost always approved, but it is still important to work with abutters.

Agenda Item: Old Business

Tax Title Properties: no updates

Devenscrest: Alicia looked into whether DC could qualify for the inclusionary zoning bylaw once renovations began. Since each unit is individually deeded, the answer is no.

Agenda Item: New Business

Alicia asked the Trust to think about money or land that could be set aside to send out RFPs to Affordable housing developers.

Jake wants everyone to think about what goals the Trust envisions for the future: expanding ARAP or other ventures.

Alicia suggested talking with the Ayer Housing Authority about a piece of the proposed NOAH land abutting Isaac's Lane that NOAH would not be building on. Could it be purchased back and used to add more units to Isaac's Lane?

Geof brought up the new MBTA regulations for multi-unit buildings in the transportation zone of towns like Ayer.

Next meeting: March 9, 2022, at 6:00pm

Adjournment:

Motion: A motion was made by Geof Tillotson and seconded by Colleen Krieser to adjourn at 7:38pm.
Motion passed by roll call vote 6-0-0

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