

Ayer Affordable Housing Trust Open Session Meeting Minutes: October 12, 2022

Geof Tillotson, presiding. Meeting called to order at 6:00pm

AAHT Trustees present: Patricia Bagni-Latimer, Colleen Krieser, Cyndi Lavin (Clerk), Geof Tillotson, Shaun Copeland

AAHT Members absent: Jake Driscoll, James Stephen (Vice-Chair)

Also present: Alicia Hersey – AAHC + AAHT Administrator; Janet Providakes and Ken Diskin – AAHC

Agenda Item: General Business

Review and approval of agenda: no changes made

Motion: A motion was made by Cyndi Lavin and seconded by Colleen Krieser to approve the meeting agenda as posted. **Motion passed by voice vote**

Agenda Item: Presentation by Janet Providakes

Janet Providakes, Chair of the Ayer Affordable Housing Committee, gave the Board the presentation that was given to the Zoning Board of Appeals about Ayer Commons. She will be giving this presentation at Fall Town Meeting, October 24. She shared a list of concerns she has heard from people who have heard the presentation: “anti-40B” sentiment, water usage, traffic patterns, and cost to the Town. With the help of various department heads and research, Janet has prepared answers to the most common questions.

Agenda Item: Update on Ayer Commons

NOAH, the 40B applicant had a site walk with Green International, the engineering firm tasked with doing the peer review, joined also by Town Manager Robert Pontbriand and DPW director Dan Van Schalkwyk, representing the Town.

Agenda Item: Ayer Rental Assistance Program (ARAP)

Alicia Hersey reported that the sub-committee, consisting of Pat Bagni-Latimer, Shaun Copeland, Colleen Krieser, and herself went through the current ARAP guidelines and came up with recommendations for changes in the program in the future. Not all recommendations would be instituted immediately, but most would be rolled out over the next few years if the Board agrees. The committee discussion centered around these issues:

1. Leave the level for qualification at 60% AMI or move it to 50%?
2. Start each new application year on January 1, and leave it open for 45 days. Have a rolling application after that time period. The money would go out in April.
3. Delete #3. If the rent was over 50% of the applicant's income, it disqualified them.
4. Applicants would need a referral from, and at least one contact with, the Town Social Worker.
5. People in the program who still qualify would take precedence over new applicants for up to 3 years.
6. A requirement for landlords not to raise the rent more than a given dollar or percent amount needs to be added. Perhaps start a new lease? Keep the agreement as is, but help the applicant look for a new place?
7. Applicants have 45 days to get their paperwork in. Landlords will get 15 days.
8. Working in Ayer should add points for the applicants.
9. The definition of “elderly” should change from 60 to 62.

10. Changes need to be made to the wait list policy.

Agenda Item: Public Comment + Questions

None

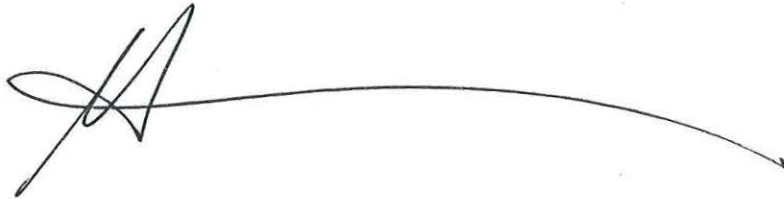
Agenda Item: New Business

Geof Tillotson briefly told the Board about some regional discussions about tiny houses, and their place in working towards more Affordable housing.

Next meeting: Nov 16 at 6:00 pm, schedule permitting

Adjournment:

Motion: A motion was made by Colleen Krieser and seconded by Shaun Copeland to adjourn at 7:20pm. **Motion passed by voice vote**

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