

# Town of Ayer

## Department of Community & Economic Development

Town Hall ♦ One Main Street ♦ Ayer, MA 01432 ♦ 978-772-8220 ♦ Ext.142



### Minutes of February 11, 2022, Ayer Affordable Housing Committee (AAHC) Open Session Meeting Minutes.

*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 Committee and 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.*

Janet Providakes, Chair AAHC. Meeting called to order at 10:00 am.

AAHC Members present: Janet Providakes (Chair), James Stephen, Ken Diskin

Also present: Alicia Hersey, AAHC Administrator, Cindy Knox – IT Director for Ayer, Alan Manoian, Director of Community & Economic Development

#### **Agenda Items: General Business**

**Review and approval of agenda:** no changes made

**Motion:** A motion was made by James Stephen and seconded by Ken Diskin to approve the meeting agenda as posted. **Motion passed by roll call vote 3-0-0**

#### **Review and approval of minutes of 1/12/2022:**

**Motion:** A motion was made by James Stephen and seconded by Ken Diskin.

**Motion passed by roll call vote 3-0-0**

#### **Agenda Item: Public Comment & Questions**

None

#### **Agenda Item: Tax Title Property**

Janet Providakes shared an edited Tax Title property list, she instructed the committee that the type of property the committee should be looking for would be something that can support the charter of the Committee, "the support and development of affordable housing". 42 Park Street was brought up as a property of interest. Alicia Hersey noted that the owner had inquired with the AOCED several years back, the owner was looking for Historic Renovation grant money to renovate the property. Alan Manoian mentioned that there was a possibility of 21E environmental issues. Ken Diskin said that he did not feel we should be spending time looking at properties with environmental issues. Ken Diskin recommended that we remove any property that is designated "Undevelopable Residential Land" from our list of interesting properties. Janet explained that she had left these properties on the list for CPC's use, noting that they may have interest in undevelopable property for pocket parks. The Committee reviewed a number of properties on the list.

Alicia mentioned that if the Committee were to identify a piece of land that could be developed, the Trust could acquire the property. After which they would then have the option of putting out an RFP requesting a nonprofit develop affordable housing for the Town.

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*Handwritten signature: Robert A. Hersey*

**Agenda Item: Housing Rehabilitation – LIP Units**

Alicia Hersey recommended that if the Committee was looking to recommend CPC support of a Housing Rehabilitation program that we would first need to develop guidelines for the program. Alicia said that she will contact DHCD regarding making housing rehab units into LAU units (Local Action Units) and what is required in the property deed rider to make the units qualify for the States SHI list.

Janet Providakes asked if there was any news on the Ayer Motor Inn. Alicia reported that to the best of her knowledge it was still under contract but that it had not closed.

**Discussion: Old Business:**

**Ayer Commons:** Alicia Hersey reported that DHCD had issued a PEL letter, (Project Eligibility Letter) but that one of the contingencies of the letter was that the appraisal is too high. This is a problem because you are not allowed to use state funds to overpay for a property. She reported that negotiations were happening to see how this might be handled.

**Training Sessions:** Janet Providakes reported that she had been speaking with Shelly Goehring of MHP about training sessions on a “Housing Trust 101” hopefully in April or May. James stated that he would find this very helpful. Ken mentioned that CHAPA was holding a Housing Trust 101 training session that was coming up. Alicia agreed to send out the link for this zoom session.

**New Business:** Alicia reported that the Ayer Affordable Housing Trust had met on February 9<sup>th</sup>. They had made some minor changes to their CPC application and then voted to move forward with the application.

Alicia reported on the launch of the Ayer Rental Assistance Program, explaining that to date they have received 3 applications. Alicia commented on the complexity of some of the applications. James Stephens said that complexity, such as illness and social issues is often found in the impoverished communities.

Janet Providakes asked about the possibility of the Town hiring a social worker and Alicia reported that a social worker position was on the draft Town budget, which would be going to Spring Town Meeting.

Janet announced that the CPC meeting to review the AAHT’s CPC application would be March 2<sup>nd</sup>. If the application moves forward from there, then the public hearing would be March 30<sup>th</sup>.

Ken Diskin reported that there are currently no “Inclusionary Housing” projects scheduled in Town. He mentioned also that no “Accessory Apartment” applications had been received since the Town passed the new bylaw.

**Next meeting: Joint meeting**  
**March 23<sup>rd</sup> 6:00 pm**

**Meeting Adjourned**

**AAHC Motion:** James Stephen motioned to adjourn the meeting; Ken Diskin seconded at 11:09 am. Motion passed 3-0-0

