

Municipal Affordable Housing Trust Fund (MAHTF)
Meeting Minutes – January 16, 2024

Attendance: Mary Antes, Jacqueline Espiritusanto-Vega, Laura Kaplan, Michael Staiti, and Susan Weinstein

Absent: Anne Brensley

Open Meeting: At 7:00pm Mike Staiti called the meeting of the Municipal Affordable Housing Trust (Trust) to order on Zoom and identified the members in attendance.

Public Comment: None

Materials Discussed/Distributed: Agenda for the meeting; minutes of October 23, 2023 and November 28, 2023

Notes:

1. Minutes

S. Weinstein moved, seconded by J. Espiritusanto-Vega, to approve the minutes of October 23, 2023 as amended. The motion was approved by roll call vote with one abstention. (Antes, Espiritusanto-Vega, Staiti, Weinstein) 4 Yeas; (Kaplan) 1 abstention. S. Weinstein moved, seconded by J. Espiritusanto-Vega, to approve the minutes of November 28, 2023 as amended. The motion was approved by roll call vote with one abstention. (Antes, Espiritusanto-Vega, Staiti, Weinstein) 4 Yeas; (Kaplan) 1 abstention.

2. Treasurer's Report

M. Staiti reported on an email from Brian O'Herlihy, former treasurer of the Trust, who noted that the certificates of deposit (CDs) had not been rolled over since he left the board. M. Staiti said that we have a good idea of what our financial needs are for the remainder of the year (\$400,000 for the second unit at Hammond Road and half of the \$250,000 committed to the St. Ann's Senior Housing Project). He recommended putting half of the remaining Trust funds into CDs and half into a money market account. S. Weinstein said the Community Preservation Committee will transfer \$130,000 to the Trust at Annual Town Meeting (ATM), which will more than cover the payment to the St. Ann's project. She inquired about funds for the Home Repair Program (HRP). M. Staiti said the money market funds are available if HRP funds are needed.

S. Weinstein moved, seconded by M. Antes, to authorize M. Staiti to interact with the appropriate town officials and Village Bank to open CD and money market accounts and put half of the Trust's remaining funds into CDs and half into money market accounts,

(less the \$400,000 set aside for 12 Hammond Road). The motion was unanimously approved by roll call vote. (Antes, Espiritusanto-Vega, Kaplan, Staiti, Weinstein) 5 Yeas.

3. Updates

M. Staiti the RFP for **12 Hammond Road** was released a couple weeks ago and we have received one bid so far. There will be a call with Habitat for Humanity tomorrow to answer any questions they may have. M. Staiti has authorized the engineers to draw the condo plan. In April the Trust should be able to sell condominium B to the winning bidder for \$1 with the condo plan and condo documents in place.

Good Shepard had said they would provide regular updates but none have been received. M. Antes will follow up. The Conservation Commission reported that both **Mahoney's/ Cascade** and **School Street Proposals** are out for peer reviews. S. Weinstein reported that the Planning Board has dropped its case against **Launcher Way**. The item will be removed from future agendas.

M. Antes attended a meeting of the committee working on a **shared living** project. The Select Board did not submit an article for ATM to transfer the 212 Cochituate Road property to the Trust for a shared living facility. The committee decided to submit a petitioner's article transferring the land and authorizing the Trust to dispose of the land. (The article did not specify how the land would be disposed of to allow flexibility but the intent is to divide the property and sell one parcel at market rate and to construct a shared living facility on the other.)

M. Staiti will have engineering done on the parcel; it is expected to cost \$30,000 for a full set of plans and \$10,000 for conceptual drawings. Tom Fay met with the abutter who would like to divide his property but does not have enough frontage. He will support the project if he can acquire enough land for a paper street.

4. Community Preservation Committee Funds

S. Weinstein said the Community Preservation Committee was reluctant to fund from uncommitted funds the Town Planner's request for \$28,000 for a housing consultant for two years. However, she was able to convince the members that the appropriate funding source was uncommitted rather than reducing the full 10 percent amount transferred annually to the Trust.

5. Topics Not Anticipated

M. Antes was told about a house in Wayland that has been **vacant** since 2013 and learned that there are a number of such **houses**. She will ask if the Trust could have the list of

such properties to see if there might be any that could be purchased for affordable housing.

6. Next Meeting

The next meeting will be Tuesday, February 20th, 2024 at 7pm on Zoom. S. Weinstein moved, seconded by J. Espiritusanto-Vega, to adjourn the meeting at 7:28. The motion was approved unanimously by roll call vote. (Antes, Espiritusanto-Vega, Kaplan, Staiti, Weinstein) 5 Yeas

Send final copy of these minutes to treasurer.