

**TOWN OF WINCHESTER
AFFORDABLE HOUSING TRUST
Tuesday, March 28, 2023
Meeting Minutes**

OPENING

Chair Marty Jones called the meeting to order at 5pm via zoom remote participation.

The following Affordable Housing Trust (AHT) members were present: Marty Jones (Chair), Carey Sue Barney (Vice Chair), Town Manager Beth Rudolph, Mike Bettencourt (Select Board), Robin Swan, Stacey Irizarry, and Kris Galletta. Michael Queenan was absent. Shelly Goehring was also in attendance.

BUSINESS

1. Meeting Minutes:

- a. Minutes from February 28, 2023 meeting were reviewed.

Motion Approve the meeting minutes for February 28, 2023 as presented.

Roll Call In favor: Jones, Barney, Rudolph, Swan, Irizarry, and Galletta.
(Michale Bettencourt and Michael Queenan absent)

VOTED

Irizarry – Swan

2. Subcommittee Report and Discussion of AHT Strategies & Goals

- a. Kris Galletta reviewed the updates from last meeting, which were focused on formalizing and confirming affordability targets and development guidelines on where to focus the funds. Mr. Galletta noted that it is difficult to develop funding guidelines without dedicated funding sources.
 - i. Affordability Targets – Focused on income thresholds targeting 80% AMI and below. It was noted that the SHI needs to be updated based on the 2020 census.
 - ii. Funding Guidelines – Focused on deed restrictions and laid out reasonable limits on a per unit basis on potential financial contributions. Ms. Jones asked whether we would be focused on grants or loans. Ms. Goehring noted that it is typically structured as loans or mortgages for legal reasons, but it could be zero interest and could be forgiven. Ms. Jones noted that at the last Housing Partnership Board meeting it was noted that the Winchester Housing Authority may be interested in purchase a condo a Parkview, with some assistance from the AHT.
 - iii. Ms. Goehring suggested that we focus more on funding developments, including limits per unit, rather than discussion hypothetical projects.

With affordability thresholds, we may want to revise to match DHCD's requirements so the units can be counted on the SHI (30-year restriction for new construction, 15-year for rehab). Acquisition could require a restriction in perpetuity. Will provide copy of Somerville's document as an example.

- iv. Subcommittee will update funding guidelines section, and add evaluation criteria for review of proposals. Consider having a developer come into a future meeting to discuss how they put together financial pro formas for projects receiving tax credits.

3. Webpage Subcommittee

- a. Ms. Jones stated that Michael Queenan is currently working to review the AHT website content.
4. Information session for affordable housing scheduled for May 11th at the Jenks Center. Event cosponsored by the AHT, Housing Partnership Board, and Council on Aging.

5. Updates on Housing Development Projects

- a. Waterfield Lot development still in due diligence.
- b. 87 – 89 Cross Street 40B submitted to ZBA, first hearing scheduled for April 20th.

6. Meeting Schedule

- a. The next meeting is scheduled for Tuesday, May 9th at 5pm via remote participation.

Meeting adjourned at 6:01pm.