

**TOWN OF WINCHESTER  
AFFORDABLE HOUSING TRUST  
Tuesday, May 9, 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, , Robin Swan, Michael Queenan, and Kris Galletta. Stacey Irizarry and Mike Bettencourt (Select Board) were absent. Matt Zahler (MPZ Development), Shelly Goehring, and Sustainability Director Ken Pruitt were also in attendance.

**BUSINESS**

**1. Financing Affordable Housing with Matt Zahler, MPZ Development**

- a. Matt Zahler from MPZ Development met with the group to provide a primer on affordable housing financing. He reviewed a project that he worked on in Bridgewater, which included a Town contribution from CPA funds and tax credits from the state.

**2. Updates on Housing Development Projects**

- a. Waterfield Lot development still in due diligence phase.
- b. 87 – 89 Cross Street 40B – Next ZBA hearing scheduled for May 18<sup>th</sup>

**3. Meeting Schedule**

- a. The next meeting is scheduled for Tuesday, June 6<sup>th</sup> at 5pm via remote participation.

**Meeting adjourned at 6:06pm.**