

# Stoneham Municipal Affordable Housing Trust (SMAHT)

## Meeting Minutes

11/29/2022 6:00pm

Present: Greta Garniss, Ayman Doughman, Raymie Parker, Paulette Gerry, Jonathan Lane, Mary-Shannon Thomas, Elizabeth Cleveland, Erin Wortman (non-voting)

Next meeting: 01/17/2023 or 01/24/2023, 6:30pm, Remote Meeting Via GoTo meeting platform

### **1. Agenda was made public via Town of Stoneham website**

Chair Greta Garniss called the meeting to order at 6:02 pm. Chair Garniss called the roll. The following members responded present: Ayman Doughman, Raymie Parker, Paulette Gerry, Jonathan Lane, Elizabeth Cleveland, and Greta Garniss.

### **2. Pledge of Allegiance**

Due to remote, pledge was not said.

### **3. Approval of minutes**

Mr. Jonathan Lane made a motion to approve the minutes, and it was seconded by Ms. Elizabeth Cleveland.

Ms. Mary Shannon Thomas arrived at 6:05 pm.

IT WAS VOTED: To approve the minutes of October 25, 2022

The following members responded aye: Ayman Doughman, Raymie Parker, Paulette Gerry, Jonathan Lane, Elizabeth Cleveland, and Greta Garniss.

Nay: None

Abstain: None

Motion passed unanimously.

### **4. MHP training**

The members discussed dates for Mass Housing Partnership (MHP) online training. Chair Greta Garniss will secure a date of 1/17/23 or 1/24/23 @ 6:30 pm for a one hour remote training for SMAHT members to attend. She will share the date with members once confirmed.

### **5. Short, Medium, and Long Term Goals (0-12 months):**

Chair Greta Garniss facilitated the discussion about what members see as top priorities for SMAHT. Suggestions include:

Short term (0-3 months): Press release, flyers, and social media, letting the town and other boards know that the group has been established. Talked about having an online presence on the Town of Stoneham's website where content and documents can be uploaded. Education for the community about who we are, and what the trust will be responsible for. Discussion on wording to help the public understand the difference between affordable housing, State funded housing, work force housing, and senior housing. Ms. Mary Shannon Thomas stated the need to be ahead of the curve when it comes to educating the community. Mr. Jonathan Lane stated the need for this group to be the foundational set up for the future of the trust and its members.

Medium term (3-6 months): Education for the group. Attend other MHP trainings, and other municipal, and regional housing trust meetings. Seek seed money, and funding for the trust. ARPA funding, work with banks. Mr. Ayman Doughman questioned what is the goal of the trust with relation to the percentages of AMI? Ms. Erin Wortman explained that the focus should be achieving and maintaining the 10% threshold of the 80% AMI. We have to meet this goal, before we start changing the percentages. We should also seek proper process as it relates to inclusionary zoning as the bylaw states SMAHT would conduct the lottery for these units and these will be listed on Stoneham's housing inventory (SHI). Also discussed the differences between friendly 40B and a 40B. Ms. Elizabeth Cleveland suggested sub committees for different aspects. Also discussed retaining expiring units into perpetuity.

Long Term (6-12 months): Understanding the Housing Production Plan (HPP) and what role SMAHT would play with those recommendations. Ms. Raymie Parker mentioned the fact that the Select Board instituted a new committee to look at our Zoning code, for possible recodification, and the importance of meeting other boards to work together. Chair Greta Garniss talked about small jobs before we go big. Renovations for seniors, ramps to help, etc. Mr. Ayman Doughman suggests focus on a couple of aspects. Ms. Elizabeth Cleveland suggest a roadmap to plan our time constructively. First thing: Mission Statement. Ms. Mary Shannon Thomas suggest narrowing the scope of what SMAHT should do over the next 18 months.

The Trustees agreed to continue this conversation at the next regularly scheduled meeting.

## **6. Action items for the group:**

The Trustees agreed to the following action items:

- Submit five draft goals to Ms. Raymie Parker to compile for the next group discussion
- Ms. Raymie Parker will send out a doodle poll for next meeting date
- Chair Greta Garniss to confirm training date and time with MHP

- Ms. Raymie Parker will follow-up with the Town Clerk how the Open Meeting Law impacts working independently via a google doc

## **7. Adjournment**

Ms. Mary Shannon Thomas motioned to adjourn the meeting and seconded by Ms. Paulette Gerry.

IT WAS VOTED: To adjourn the meeting.

The following members responded aye: Ayman Doughman, Raymie Parker, Paulette Gerry, Jonathan Lane, Elizabeth Cleveland, and Greta Garniss.

Nay: None

Abstain: None

Motion passed unanimously.

Respectfully submitted,

Raymie Parker

Clerk, Stoneham Municipal Affordable Housing Trust

