

Stoneham Municipal Affordable Housing Trust (SMAHT)

Meeting Minutes

09/26/23 6:30 PM

Present: Mary-Shannon Thomas, Elizabeth Cleveland, Raymie Parker, Paulette Gerry, Erin Wortman (non-voting)

Next meeting:

1. Agenda was made public via Town of Stoneham website
2. Roll call to open: R. Parker made the motion to open the meeting. Seconded by MS. Thomas . Roll call was Unanimous.
3. Approval of minutes of 8/9/23. Motion by E. Cleveland. Seconded by P. Gerry Roll call vote, U
4. Motion by R. Parker to move item number 8 up. Seconded by MS. Thomas. Roll call vote: unanimous. Local Preference update from Erin Wortman. E. Wortman was asked to update Mass Housing and SEB housing "LAP" (local area preference) letters for Weiss Farm, and 95 Maple St. They wanted some clarifying information. To include, not only employees, workers of Stoneham, but also any families who have a child in the SPS system. Could be due to special circumstances (I.E.: Special needs/loss of housing). This is not a substantial change. The Letter of support was submitted to the Select Board with regard to 5 woodland road: Spot Pond residences. This was voted on at the previous meeting to have the letter of support got in the packet from the Select board to Mass housing. SMAHT also now has letterhead thanks to E. Wortman.

E. Wortman talked about a grant opportunity for SMAHT through the Mass Housing Partnership. It is an Intensive Technical Assistance grant for communities starting an Affordable Housing Trust, or for those who have one, and would like help getting off the ground. D. Sheehan was supportive of us to submit an application. E. Wortman asked the SMAHT members, if we should move forward with this. Application due October 2, 2023. This grant is a 10 month program that would be helpful to SMAHT. Question from M. Wengen: Does the town have any charge for this? E. Wortman: No. It's a worthy endeavor should we get the grant. R. Parker asked what is the involvement and commitment by the trust. We would determine that with whoever becomes our liaison. R. Parker made a motion to support the grant application. Seconded by MS. Thomas. Roll call: unanimous.

R. Parker made a motion to go back to item #3. Seconded by P. Gerry. Roll call: unanimous.

5. Next meeting dates is 10/24/23, 11/28/23 at 6:30PM.

6. Discussion to meet with Planning Board. The group is in agreement to meet with them to let them know we are here and that we exist. R. Parker says it would be good for them to know we are here, and that they may want to consider us when they are seeing projects coming to Stoneham with respect to affordability. M. Wengen (on the call and member of the PB) suggest that an intro would be good, and to let them know that we are here for consideration when projects are in front of them. MS. Thomas suggest an intro and let the PB know that we are here to take funds that are diverted due to applicants using a "buy out" of affordable units. We can use the flyers we created and present a short conversation about what SMAHT needs. P. Gerry said they meet the second Wednesday of the month 11/8/23. We will also get information to the ZBA and possibility of going to one of their meetings. MS. Thomas said we should get clarification on the Inclusionary By-Law. M. Wengen said that E. Wortman may have a calculation of how the funds are supposed to be applied.

7. Document for October Town Meeting. E. Cleveland says our 1 pager is ready to go, and we can use it for Town meeting. We submit to Town Moderator, Town Clerk, and D. Kilbride for approval. 100 copies will be needed. E. Cleveland asked if we should include the reading list. MS. Thomas, suggest just the one pager, as there are multiple links. Just direct people to the website.

8. Open Seats on the trust. Two open seats. MS. Thomas will reach out to A. Doughman to make sure he still wants to be involved on the Trust. R. Parker suggest that we still have a quorum with A. Doughman involved. R. Parker will also get it on a Select Board Agenda for recruitment. R. Parker will forward past resumes for submission. R. Parker states the only people who cannot be on the trust are Finance Advisory Board, and School Committee. Members are welcome to recruit new members. R. Parker suggest a blurb for other news sources to disseminate (Schools/Newspaper).

9. 12 Month strategic plan: We will wait to see if we get the grant from MHP to plan out a chart for the next year

10. Non-deliberative: R. Parker told members of the Select Boards decision to not support the 5 Woodland road (Spot Pond residences). MS. Thomas brought up the deteriorating hospital building. R. Parker states that it is on the building owners to move the any kind of project.

11. Motion to adjourn by MS. Thomas. Seconded by R. Parker. Roll call vote: Unanimous.

Respectfully submitted,

Raymie Parker

Clerk, Stoneham Municipal Affordable Housing Trust

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