

Stoneham Municipal Affordable Housing Trust (SMAHT)

Meeting Minutes

08/07/23 6:45 PM

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

Next meeting:

- 1. Agenda was made public via Town of Stoneham website**
- 2. Roll call to open: Parker made the motion to open the meeting. Seconded by Thomas. Roll call was Unanimous.**
- 3. Conversation about Jon Lane staying on this committee. He is now a member of the Finance Advisory Board. This is a conflict with the Town Administrator Act. Parker reached out to town Counsel for clarification. "The Trust does not authorize any other person on the SC or FAB to be a member so anyone from there is out. If we want to make that clearer or change it, we can amend the bylaw or the provisions of the STA Act, at a Town Meeting. It is up to the trust to decide how we should proceed.**
- 4. Approval of minutes of 5/19/23 & 6/13/23. Thomas made a motion to approve the minutes. Seconded by Cleveland. Roll call vote, Unanimous.**
- 5. Couple of clarifying questions from Counsel: Yes, we can create a logo, as long as it is not the Town Seal. As far as an outside website, he suggested waiting on that until we really have some substantial information, and the group is known, and has financial ability to maintain. The town's website will do for a few years. The question: Can this group fundraise? The answer is No. We can accept gifts. For example: The CDC wants to do a fundraiser, and would like to "gift" the proceeds to the trust, we can do that, but we cannot solicit funds, or do fundraisers.**
- 6. Reorganization of the SMAHT board. Parker suggested Thomas, and Cleveland co-chair the board, Doughman to stay vice. Because we have 2 openings on the trust, The SB will announce at the next SB meeting our open slots. We are seeking people with experience in this field, however a renter may be a voice to look for. Parker to ask D Kilbride for past resume submissions, and see if anyone is still interested in joining. Parker made the motion for Shannon, and Cleveland to be co-chairs. It was seconded by Gerry. Roll call vote: Unanimous.**
- 7. One page document: Cleveland has been working on concepts for the group. Two submissions were discussed. 1) A one pager describing the Trust for ease. 2) A little more in depth for**

talking points, and in person discussion. Parker commented on the one pager, and asked for wording change when it comes to financials. She thinks, people might interpret that the Trust will financially support individuals. Shannon suggested alternative wording: "provides financial support for future housing creation". The group workshopped a bit on the documents. We need to plug in updated information with numbers, which may have changed. Ex: "1 in 3 residents are cost burden by their current housing". E. Wortman will help get the stats needed. P. Gerry suggested a photo change to document. Change to a set of keys. M. Shannon made a motion to approve the one pager, seconded by P. Gerry. Roll call: unanimous. M. Shannon suggest a resource list to get posted on our page. It has a bunch of links, and books for residents to explore. E. Cleveland, made a motion to approve the list, seconded by P. Gerry. Roll call: unanimous.

8. R. Parker talked about the Spot Pond residences at 3-5 Woodland Road. Comments are due to the Select Board by 8/10/23. It was suggested that we take a vote to send a letter from the trust. The letter should just say that we are supportive of affordable housing creation in Stoneham, and look forward to the comprehensive permit. Motion was made by R. Parker to have M.S. Thomas and E. Cleveland send a letter to the Select Board to be included in comments for the project. Seconded by M.S. Thomas. Roll Call: Unanimous. E. Wortman to help with letterhead for submission.
9. E. Wortman updated us on the process of Local Preference. SEB will be the lottery agent for Weiss farm project, and the Trust would help facilitate, promote, and be engaged for Stoneham eligible residents/workers. We are waiting for approval from the state. SEB will have a marketing plan that we can share with Stoneham people. We should be cognizant if we share, with dates, and timelines.
10. Adjournment: M.S. Thomas suggested we have our next meeting at 9/26/23 due to SB schedules. Last Tuesday of the month. Motion made by R. Parker to adjourn, seconded by M.S. Thomas. Roll Call: Unanimous.

Respectfully submitted,

Raymie Parker

Clerk, Stoneham Municipal Affordable Housing Trust

