

Stoneham Municipal Affordable Housing Trust (SMAHT)

Meeting Minutes

11/28/23 6:30 PM

Present: Elizabeth Cleveland, Mary Shannon Thomas, Raymie Parker, Paulette Gerry, Meghan Mahoney, 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 Gerry. Roll call was Unanimous.**
- 3. Approval of minutes of 09/26/23. Gerry made a motion to approve the minutes. Seconded by Cleveland. Roll call vote, Unanimous.**
- 4. Next meeting dates: Parker made a suggestion for skipping the December Meeting. 1/30/24 is next meeting date. 2/27/24 is scheduled as well. Reminder that agenda needs to be posted the Thursday before the meeting.**
- 5. Discussion on Planning Board meeting. Parker and Gerry attended the Planning Board 11/8/23 meeting and introduced the SMAHT group. They explained the composition of the group as well as the charge of SMAHT. They know that we are in existence, and are encouraged by the group. We should consider attending a Zoning Board of Appeals meeting as well. SMAHT should seek information on the difference between Inclusionary Zoning, and Affordable housing. Cleveland suggests tuning into to some of their meetings if something looks interesting for SMAHT.**
- 6. Recruitment for the trust. Parker recommends a paragraph about the trust to go into the Independent and on the website. Parker did reach out to Stoneham Housing Tenant board, but we need a document. Thomas, and Cleveland to work on a document for publication and outreach. Will have ready for January.**
- 7. Technical Assistance grant from Mass Housing Partnership (MHP): SMAHT was awarded the grant. This is not a monetary grant, but rather an assistance grant for education for the trust. Wortman will write up a blurb about the grant, and Gerry will combine with the seeking of new members. January time frame. Wortman explained that we were 1 of 4 to receive the grant.**
- 8. Other non-deliberative: Parker states that Sen. Lewis had a community conversation and sent an email with a document with definitions related to housing. Thomas explained that the DHCD is now the Executive Office of Housing and Livable communities (HLC). It has been rebranded by Gov. Healy. Mass Housing did give a letter of approval for the old hospital site at Woodland road. If these affordable units come online, we will meet our Safe Harbor/10% threshold. Parker explained the Local preference that Stoneham has with regard to the lottery system that will be in place when affordable units come online. Mahoney asked about**

the 40A 3A MBTA overlay. Parker stated that Stoneham is in compliance with the state. Wortman talked a little bit about the difference between affordable housing, and Inclusionary zoning. Parker asked about the “Fee in Lieu” of and how they dollar amount is determined. There are multiple factors to this. One is determined by State law, and the local bylaws and assessor would come up with a price based on recent property sales in Stoneham that compare to the project/home. These items should go on a future agenda for a broader conversation. Thomas, suggested a read of The Boston Foundation’s housing report. Lots a regional data. She will send the link. Cleveland told us about a link Jon Lane sent to her. It has to do with residents being able to search for affordable properties by zip code. Parker suggested adding it to an upcoming agenda.

- 9. Adjournment: Parker moved to adjourn. Seconded by Thomas: roll call unanimous.**

Respectfully submitted,

Raymie Parker

Clerk, Stoneham Municipal Affordable Housing Trust