



Affordable Housing Committee Meeting Minutes

Date: February 9, 2021

Time: 6:00 pm

Location: Remote

Attendees: Chairperson, Brian Keating; Clerk, Lora Woodward; Members: Ken Hartlage, Renee D'Argento, Sean McCaffery

Guests: Shelly Goehring, Massachusetts Housing Partnership (MHP), Margaret Scarsdale, Select Board; Deb Fountain and Mark Mathews with Master Plan Implementation Team (MPIT); M. Quinton Cutler, FinCom

1. Call to Order

6:07pm by Chair, Brian Keating

2. Presentation by Shelly Goehring from MHP

- a. Brian works with Shelly in his day job as Senior Planner in Methuen; Shelly does these kinds of housing trust 101 presentations across the state; MHP is a quasi-state agency – with a mission to increase affordable housing across the commonwealth; See presentation, “Pepperell AHC meeting 020921”
- b. Discussion afterward: How to fund it? Fee in lieu of units might be a good for seeding the Affordable Housing Trust (AHT); other sources include tax title properties and municipal properties.
- c. What is the role of the Affordable Housing Committee (AHC) and the AHT? How is the trust going to be funded? Shelly laid out the options for different mechanisms of funding in her presentation; developers aren't coming because the funding isn't in place; like Field of Dreams. Renee says that we need to let developers know that we are open to their projects. A discussion ensued regarding whether funding of the trust is required for the formation of the trust. Selectboard member Margaret Scarsdale clarified that funding is not needed to form an AHT and read the step-by-step process of developing an AHT from the updated Housing Trust Guidebook

3. Committee Updates

- a. Civic Engagement Presentation – Renee D'Argento
 - i. Renee will send her first pass at editing the presentation to the group within the next two weeks; the event is April 8th; Renee created language to accompany slides;

- ii. The AHC will discuss the presentation at their next meeting March 2nd
 - iii. Margaret to help AHC prepare for the presentation and reminded Renee that the Civic Engagement Night format is just the highlights; 10 minutes; Q&A
- b. AHT
 - i. Need to review it again
 - ii. March 19th due to TA; then Town Council reviews it
 - iii. Ken asked that Brian share the timeline from TA with the AHC
- c. Video Project
 - i. First episode is about history
 - ii. Need to plow through or move up a session on the AHT
 - iii. Brian says he needs to “change gears a bit”
 - iv. Not an expert on PowerPoint; recording some of the text; voice over on some of the images and charts; Friday afternoons; meeting at Town Hall; Lora offered to help with the project; Brian to communicate with Ed Carron of Pepperell Community Media; Brian wants to get the session all about the AHT “in the can”

4. Acceptance of Minutes of any previous meetings

Ken Hartlage makes motion to accept the meeting minutes of 1/26/21; Brian Keating seconded. Vote was 4-0-1 abstention Sean McCaffery. Motion passed.

5. Next Meeting

Set for Tuesday, March 2, at 7:00 p.m.

6. Adjournment

Motion to adjourn made by Brian Keating; Seconded by Renee D’Argento. Voted 5-0; Motion passes unanimously. Meeting adjourned at 7:50 pm.