



Affordable Housing Committee Meeting Minutes

Date: May 11, 2021

Time: 7:00 pm

Location: Remote

Attendees: Chairperson, Brian Keating; Members: Ken Hartlage, John Ladik, Renee D'Argento

Guests: Margaret Scarsdale, Selectboard; Mark Matthews, Selectboard; Deb Fountain, Master Plan Implementation Committee

1. Call to Order

7:04pm by Chair, Brian Keating

2. Acceptance of Minutes of any previous meetings

Renee D'Argento makes motion to accept the meeting minutes of 4/13/21; Ken Hartlage seconded. Vote was 4-0; Motion passed.

3. Civic Engagement Night AHT Presentation – Renee

- a. Renee shared edits/feedback she received on the presentation material:
 - i. The presentation will now start with a definition of Affordable Housing Trust (AHT) followed by what an AHT does and then by the benefits of diverse affordable housing. The presentation continues with two slides on what housing diversity is, followed by a slide on what housing diversity looks like, which emphasized how contemporary affordable housing blends into the neighborhood. The presentation continues with “who qualifies” for affordable housing slides, with examples, and then concludes with a slide focused on why Pepperell needs an AHT.
 - ii. The “tools of affordable housing” slide was removed but Renee will speak to it.
 - iii. The presentation is now at ten minutes, which is the allotted run-time for Civic Engagement Night presentations
 - iv. The presentation will be delivered at the June 3rd Civic Engagement Night

4. Town Meeting/Warrant Article – Brian

- a. Brian met with Andrew MacLean regarding the draft warrant article asking that the town accept the AHT designation.
- b. If accepted, the Selectboard will work out the details of how the trust will be formed in terms of composition and powers.

- c. Andrew MacLean indicated that during discussion at Town Meeting, someone may request that the AHT formation be incorporated into a bylaw.
- d. John Ladik indicated the statute permits the formation of an AHT, thus removing the need for a bylaw.
- e. Renee D'Argento suggested we have an argument ready stating why we do not need a bylaw.
- f. Brian Keating stated he would follow-up with Shelly Goehring of Mass Housing Partnership for her perspective.
- g. Renee D'Argento stated that we would have the opportunity to make a short presentation at Town Meeting. She will work with Margaret Scarsdale on slides.
- h. Referring back to the AHT warrant article, John Ladik indicated that Pepperell has a history of accepting Mass General Laws "as written."
- i. Brian Keating indicated he would look into the "bylaw" issue further so that we are prepared to address it.

5. Pepperell Media Presentation - Brian

- a. Brian Keating stated that new version of the video is available for review and will share the link. He is also working on two other videos concerning housing diversity and the history of affordable housing.

6. Other business

- a. Community Preservation Act (CPA)
 - i. Deb Fountain provided an update on CPA status. She stated the Master Plan Implementation Team would approach the Selectboard after the spring town meeting to create a committee that would be charged with having the CPA presented at the fall town meeting.
- b. Sample RFP
 - i. Brian Keating distributed a sample RFP used for affordable housing development for review by the committee.
 - ii. Renee D'Argento asked if RFPs can include criteria for net-zero emission design. Brian Keating responded that it can be included as part of the scoring mechanism, which would award points for complying with such design.
- c. AHT draft language
 - i. John Ladik distributed a revised version of the AHT article language, which included reference to CPA funding. The committee discussed where it best fit in the article. The committee agreed it was most appropriate in article 5, but because CPA had not yet been adopted by the town, the language would not be included in the article.

7. Next meeting - Scheduled for June 8 at 7:00pm

8. Adjournment

Motion to adjourn made by Ken Hartlage; Seconded by John Ladik.

Voted 4-0; Motion passes unanimously. Meeting adjourned at 8:00pm.