



Town of Ashland

M A S S A C H U S E T T S

Affordable Housing Trust Fund
101 Main Street
Ashland, MA 01721

MINUTES

March 17, 2022

Trustees in attendance: Steve Greenberg, David Rosenblum, Joe Magnani, Barbra Sekesogundu

Guests

Trustees absent: Alan Galiwango, Bernadette Lunkuse

Zoom Meeting called to order at 5:11 pm by Steve.

Motion to approve minutes of 2/10/22 meeting as written made by Joe seconded by David. Passed 3-0.

Steve and David updated us on the Inclusionary Zoning Steering committee work. Developers spoke at the last meeting. Many thought that off-site units or cash options were good for small developments of 6-8 houses.

Steve updated us on the 12 Pond Street project. The project is near completion. The developer can get agreed upon funding from the AHT when occupancy permits are issued for the affordable units. Affordable rental rates will need to be set. The developer has hired MCO housing to administer lottery for the affordable units.

Jack Lewis is not available to attend our meeting. He let Steve know that he supports the Affordable Transfer fee, but there is opposition to the bill from realtors groups which will make it hard to pass the bill.

Jen Wuelfing let Steve know that our COVID rental assistance program has distributed \$78,625 out of the \$250,000 allocated, leaving \$171,375.

Steve told us that a law firm had send the town paperwork for foreclosure of 2 Ghilani Circle. There was a refinance that violated deed restrictions. Joe said we ought to buy it and fix it up. Steve thought it was a teardown and he thought that a foreclosure is the best route to a clear title. David said that having a new or rehabbed affordable unit on the site is very important.

Our next AHT meeting will be on April 21.

Motion to adjourn made by Joe, seconded by Steve, passed 3-0. Meeting adjourned at 5:35 pm.

Documents discussed: