



Town of Ashland

MASSACHUSETTS

Affordable Housing Trust Fund
101 Main Street
Ashland, MA 01721

MINUTES

May 19, 2022

Trustees in attendance: Steve Greenberg, David Rosenblum, Joe Magnani, Alan Galiwango, Bernadette Lunkuse, Barbra Sekesogundu

Guests

Trustees absent:

Zoom Meeting called to order at 5:03 pm by Steve.

Motion to approve minutes of 4/28/22 meeting as written made by Joe seconded by Alan. Passed 5-0.

We discussed the Olive Street property. Joe said we should work up a plan for this property. We want long term affordability and can spend money now to achieve this. Steve suggested that we look to state and federal money and contact Jack Lewis and Karen Spilka about this. We thought that now is not a good time to build, but that it will take at least two years to plan this and conditions could be better then. We thought that engineering, including wetlands mapping and options for building, was needed. Joe said that current projects are taking up the Select Board's bandwidth and he brought up previous plans for the Olive St property.

Joe noted that there is property on Robert Hill Way that can be developed into affordable housing. Steve told us that the Robert Hill Way developer walked away from the second half of the project. Steve thought the Olive St property had more bang for the buck than Robert Hill Way.

Steve said the AHT could pay for outside engineering for the Olive St. property. Joe said we should talk to Habitat for Humanity about this. The Olive St. property was bought with CPC money from affordable housing funds and open space funds.

Steve suggested that we send a letter to the Select board about the Olive St. property and our desire to fund consultants to study the wetlands and what could be done with the land. A motion to authorize the AHT chair to draft a letter to the Select Board about this made by Joe, seconded by Alan. Passed 5-0.

Steve told us about the Carl Ghilani/Raymond Marchetti foreclosure. We had a signed offer from the owner to allow us to purchase the property subject to an appraisal. Unfortunately, town counsel acted too late on this and the property was sold at the foreclosure for \$285,000 and will lose the affordable deed restriction because this property pre dated the new deed riders that keep a deed restriction through foreclosure.

Motion to adjourn made by Joe, seconded by David, passed 5-0. Meeting adjourned at 6:19 pm.

Documents discussed: