



Town of Ashland

MASSACHUSETTS

Affordable Housing Trust Fund
101 Main Street
Ashland, MA 01721

MINUTES

June 30, 2022

Trustees in attendance: Steve Greenberg, David Rosenblum, Joe Magnani, Alan Galiwango,

Guests: Elizabeth Rust

Trustees absent: Bernadette Lunkuse, Barbra Sekesogundu

Zoom Meeting called to order at 3:02 pm by Steve.

Elizabeth Rust talked to us about rental assistance programs. She previously sent us a letter about this. She has worked on and knows about programs providing rental assistance to cost burdened eligible tenants. Eligibility typically is 80% of AMI. Amounts vary. There are programs that supplement rents to get renters share below 30% of income. Other programs provide a dollar amount per bedroom per month. Deciding on how long the program provides assistance to a renter is very important. Liz has seen programs providing rental assistance for up to 6 months and even a year. Programs need a flyer, application, assistance agreement and administration. All pay assistance directly to the landlords.

Steve wants us to be ready with a program so it could be quickly implemented when needed. Perhaps in 2023 or 2024. Joe is concerned about renters getting duplicate assistance from multiple sources. Liz said that good questions on the rental application and follow up can help with this.

We talked about our COVID rental assistance program with monthly assistance between \$1200 and \$2000 depending on size of apartment. David is concerned with establishing criteria for the assistance.

Liz thought we could modify the flyer, application and assistance agreement from our COVID assistance program for a new program and get the program up quickly.

Liz said that she is familiar with programs in Sudbury, Maynard and Carlisle. She said that Sudbury provided assistance for up to 6 months.

Joe asked how Ashland COVID program compared to the other towns. Liz said that our program was very generous. ARPA funding was discussed. Joe said he would follow up with the town manager about this. Joe thought renters in designated affordable units should get priority over other residents.

Steve updated us on the Olive Street property. Jenn Ball is working with the Con Com to write an RFP for wetlands survey on the property. Joe said that he sent to Brandi Kinsman, Select Board chair, images of plans proposed about 10 years ago for the property. David asked about restrictions on the property based on CPC funding for affordable housing and open space. We agreed that this needs to be looked into.

Motion to approve minutes of 4/24/22 meeting as written made by Joe seconded by Alan. Passed 4-0.

Motion to approve minutes of 5/19/22 meeting as written made by David seconded by Steve. Passed 4-0.

Motion to adjourn made by Joe, seconded by David, passed 4-0. Meeting adjourned at 4:11 pm.

Documents discussed:

AHT rental assistance description