



Affordable Housing Trust
550 Hanover Street, Hanover, MA 02339
Meeting Minutes
Wednesday, June 1, 2022 – 5:00 pm

Committee Attendees

Thomas Burke, Chairman
Stephen Carroll
Steven Louko
Susan Setterland

Kevin Dyer
Vanessa O'Connor
Ginny Gilmartin

Other Attendees

Chelsea Stevens, Finance Director/Town Accountant

Opening

Chair Thomas Burke opened the meeting at 5:00 pm and made note the meeting was being recorded.

Review of Meeting Minutes

The Trust voted to accept the May 4, 2022 meeting minutes as written.

Legion Housing Affordably Restriction Update

The Chair stated the Legion Housing Board has accepted the MOU. The Trust will sign the MOU.

Housing Production Plan

The Chair stated the Planning Board was presented with an amended version of the Housing Production Plan with the VPUD Bylaw portion removed as the bylaw has been rescinded at Town Meeting. The Planning Board voted to endorse the plan at their May 23, 2022 meeting. The Planning Board made the following motion - *"The Planning Board supports the creation of affordable housing in the Town of Hanover and the critically important work of the Affordable Housing Trust. We would like the Trust and the Select Board to recognize there is a mismatch between the Planning Board staffing resources available and what is required in the draft Housing Production Plan. However, in response to Section 5.2 - Zoning Strategy of the draft plan, we as a Board agree our priority should be the creations of a new bylaw that recognizing affordability for all ages groups. As such, the Board endorses the Housing Production Plan as submitted by the Affordable Housing Trust"*. The Trust will contact the Select Board's office to get on their agenda for further review of the plan prior to submittal to DHCD.

Program Proposals

Trustee Steven Louko stated Trust members attended a Hanover Board of Health meeting on May 17, 2022 to discuss the Trust's proposed septic repair program that would supplement the Board of Health's program. The Trust suggested a program where the applicant must apply to the Trust and applications be vetted through the Finance Department or other staffing available. The Board of Health were appreciative of the Trust's offer to supplement their program but would prefer to administer the additional funds with their own review process. The Trust discussed creating a separate program under their control and noted staffing needs that would be required. The Trust discussed whether to offer a betterment loan with fixed interest (as the Board of Health does) or offer a grant for septic repairs.

The Trust discussed offering a small repair grant program and revisiting their previous fiscal years pledge of funds that reduced the income requirements for tax relief through the Board of Assessors. Mitigation funds expected to be received from PREP could be used for this purpose.

The Trust discussed various strategies to develop additional affordable housing including buying market rate properties for conversion, creating an in-fill housing bylaw and/or inclusionary bylaw and amending the accessory dwelling unit

bylaw. The Trust discussed the new MBTA Community Guidelines and noted how close access to public transportation can make rental costs more manageable since the need for private transportation and its associated cost becomes unnecessary.

Other Business

The Trust discussed the draft job descriptions for an Affordable Housing Coordinator and/or Housing Specialist and what funding sources can be used. Trustee Steve Louko said using CPC funds is questionable and suggested the Trust consult with Town Counsel.

The Trust reviewed an invoice from Hill Law for \$330 associated with the status of the affordability restriction for Legion Housing. The Trust voted to approve the payment of the invoice.

Next Meetings

Wednesday, July 6, 2022

Adjournment

The meeting ended and adjourned at 6:23 pm.