

Affordable Housing Trust

Members Present: Jerry Klima, Freeman Condon, Linda Dale Brown, Ronalee Ray-Parrott, Deborah Rider, Rebecca Taylor

Guests: Lisa Pearson, Meegan O'Neil and George Koehler - Merrimack Valley Habitat for Humanity, Kate McGuire, Salisbury Housing Authority

- I. **Meeting Called to Order:** Jerry Klima called the meeting of the trustees to order at 4:30 PM.
- II. **Review Minutes of previous meetings:** Minutes of December 9, 2019 and January 13, 2020 approved.
- III. **Update on Merrimack Valley Habitat for Humanity development on Old County Road:** Ms. O'Neil updated the Affordable Housing Trust members on the Salisbury Habitat build and the families chosen. They hope to have three units ready by June. Framing is done on the next duplex. They have had a steady stream of dedicated volunteers and a lot of one-time volunteers. Family selection for remaining units is underway with four families being interviewed and seven applications in the last month. This new pool includes two Salisbury residents. Once they vet initial criteria for qualification then they will hold a lottery. Merrimack Valley Habitat continues to be interested in the adjacent town-owned property. Mr. Klima reiterated our conditions for providing our financial promise; that the units fit qualifications for our affordable housing inventory and the funds would be provided at closing. An additional funds request from Merrimack Valley Habitat is expected for additional units.
- IV. **Meet with Kate McGuire, Executive Director of the Salisbury Housing Authority:** Mr. Klima previously met with Ms. McGuire and invited her to the meeting. Ms. McGuire is Executive Director of the Ipswich Housing Authority which also manages the Hamilton Housing Authority. The Ipswich Housing Authority took over management of the Salisbury Housing Authority at the request of the State Department of Housing and Community Development in 2018 and the management agreement was extended in the fall of 2019. Ms. McGuire described her responsibilities, staff, and how the oversight works with the board. They are working on improving units that are offline due to need for kitchens and baths to be upgraded. There was discussion on how the Affordable Housing Trust can work together with the Salisbury Housing Authority. Ms. McGuire indicated that we could be trusted partners for projects as well as give grants for small projects.
- V. **Discuss Housing Rehab Program:** Ms. Pearson indicated that the Planning Department is applying for a total of \$550,000 in CDBG funds. Most of the grant would be dedicated to local social service non-profits and to infrastructure improvements in the Meaders Lane neighborhood and the remaining would be used for administration and housing rehab. The hope is to do 8 CDBG rehab projects this year which would need a commitment of \$10,000 per unit (\$80,000) from the Affordable Housing Trust to be fulfilled. Ms. Pearson also indicated that a letter of support from the Affordable Housing Trust for the program would help the application. The members reviewed the current financial status of Affordable Housing Trust and voted to approve a commitment of an additional \$80,000 for the rehab program, subject to max \$10,000 per unit and to authorize the Chairman to submit a support letter.
- VI. The Chairman stated that the next agenda item is to discuss sites for future affordable housing developments and the terms of potential offers to purchase. He stated that having the discussion in open session would have a detrimental effect on the Housing Trust's negotiating position and

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suggested that the discussion be conducted in executive session. The Chairman stated that the Housing Trust would not reconvene in open session after the executive session.

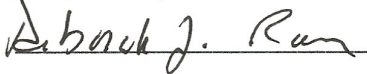
After motion duly made and seconded, the members unanimously voted by roll call vote to go into Executive Session.

VII. Attachments:

Affordable Housing Trust list of Housing Rehab projects

Salisbury Affordable Housing Trust Financial Summary February 6, 2020

Respectfully Submitted



Deborah Rider, Secretary



Date