

## Affordable Housing Trust

**Members Present:** Jerry Klima, George Burtch, Dianne Masiello, Ronalee Ray-Parrott, Deborah Rider, Rebecca Taylor

**Guests:** Lisa Pearson - Town of Salisbury Planning Director, Steve Paquette - Developer Meadowview Condominiums, Eric Botterman - Millennium Engineering, Melissa Robbins - Attorney Meadowview Condominiums Project, Abutters to Meadowview Condominiums Project

**Called to Order:** Jerry Klima called the meeting of the trustees to order at 5:07 p.m.

- I. George Burtch was welcomed as a new trustee member of the Affordable Housing Trust.
- II. **Discuss Meadowview Condominiums Comprehensive Permit Application with the Developer, Steve Paquette:** Mr. Paquette and Mr. Botterman provided a review of the project with emphasis on the affordable housing details. Each building will house 2 one-floor units, one down and one up, of approximately 1700 square feet. Current plans include 16 affordable 2-bedroom units at a price of \$186,200 and 3 affordable 3-bedroom units at a price of \$217,400. Mr. Paquette indicated that the units are priced at affordability for a family at 70% of the Boston-area median income and that a qualifying family cannot earn more than 80% of the Boston-area median income (\$96,000). Mr. Klima stated that it doesn't seem that this pricing will serve typical people in Salisbury because Salisbury median income, as of the last calculation, is \$81,000. Ms. Ray-Parrot expressed that 60% of median income is preferable even though at 80%, the units would still fall within the town's affordable housing inventory. Ms. Robbins indicated that a family at 60% median income would find it difficult to qualify for a mortgage. Mr. Paquette agreed to review the plans for the affordable units and potentially have different units at different affordability and consider having some units at 60% median income affordability. There was additional discussion about the density of the project and relationship to current zoning limits. Stephen P., representing neighbors to the project expressed their appreciation that the Affordable Housing Trust was concerned about the density and he said that it is "too dense for our liking" and that the volume is not consistent with the neighborhood. The members agreed to have a subsequent meeting soon to finalize the Affordable Housing Trust recommendations to the Zoning Board.
- III. **Review Minutes of Previous Meetings:** The minutes of the January 4, 2021 meeting were reviewed and unanimously approved.
- IV. **Old Business:** None
- V. **New Business:** None
- VI. **Next Meeting:** February 1, 2021 at 5:00 p.m.
- VII. **Adjournment:** Members unanimously voted to adjourn at 5:57 p.m.

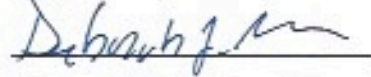
**Attachments:** None

**Note\*:** This meeting was held as a virtual meeting via ZOOM. A ZOOM link to the meeting was included in the notice of the meeting. Several members of the public linked to the meeting on ZOOM,


Monday January 25, 2021

but did not participate in the meeting. All votes at the meeting were adopted through a roll call vote of the trustees.

Respectfully Submitted

A handwritten signature in blue ink, appearing to read "Deborah J. Rider", written over a horizontal line.

Deborah Rider, Secretary

A handwritten date "2/3/2021" in blue ink, written over a horizontal line.

Date