

Date: May 19, 2021
Time: 4:30 PM
Location: Virtual Meeting through Zoom as posted
Present: John Feuerbach, Nancy Hammond, Sarah Mellish, Chris Olney, Joan McDonald, Peggy Hegarty-Steck Technical Support Staff: Sue Brown
Absent: Muffin Driscoll

I. Call to Order

John called the MAHT Meeting to order at 4:34

II. Administrative

- a. **Approval of Minutes (April 21, 2021)** - Minutes were approved as presented.
- b. **Technical Assistance Hours and Tasks** – Sue reported that hours averaged just over 3 hours a week, primarily for meetings and coordination and communication regarding Powder Lane and Housing Report
- c. **Treasurers Report** – Joan reported a balance of \$601,796.

Joan also noted that \$414,535 had been collected from Citizens and then wired to Attorney on Friday May 14th for closing on Powder Lane project. She also noted that there were addition deposits of \$775 that would be transferred to NSCDC. Joan coordinated closely with Town accountant to assure the process was proper
- d. **Update on Emergency Rental and Mortgage Assistance Program** - Peggy provided a monthly report. 29 households helped with an average assistance of \$5,552 and a range from between \$314 to the full \$10,000. \$94,386 has been committed to date. The program is scheduled to end on Sept 1. Peggy will check on the potential for extended assistance.

III. Update on Powder House Lane Project

NSCD closed on Powder House Lane on May 18th. 105 donors contributed through the MAHT. MAHT and NSCDC signed MOU Friday. It was noted that while the MOU states the Affordability Restriction will be for households at or below 80% AMI, NSCDC expect to refinance with tax credit financing and lower the affordability limit to 60% AMI.

MAHT will send thank you letters and tax documents to donors. Trustees voted to allow Joan to expend amount needed for stationery and postage. Sue will send letterhead & logo.

Trustees discussed using donor list for outreach efforts in the future.

IV. Update and discussion of MHA/MAHT Study Outreach and Next Steps

The final draft of the report is expected soon. The ten-page summary has been shared with boards and committees and is on the web page. Chris and John also created a short document that outlines the various challenges the project faces and next steps that need to be taken. This will also be posted.

Nancy, Chris, Gretchen and John met with about 15 MHA residents to discuss and answer questions about the proposed redevelopment. The residents indicated general support and offered:

- ADA access is important
- 3-4 stories with elevators would be ok
- Parking is needed for visitors and health aids
- Laundry that is convenient and accessible is important
- Design should consider the needs of elders

Trustees noted that they would continue to work with MHA residents, and would broaden outreach to neighborhoods and the general population. Would like to plan a June workshop to present and discuss “proof of concept” (Study Plan). Will need a powerpoint presentation, outreach via article, emails, social media. Explore June 29 as an option. Sue to check on availability of school and Bev.

Trustees discussed the need for in person and virtual meetings to encourage greater participation. Sue will check to see if there is any technical assistance help via MAPC or others.

John reported that the discussion with the BOS on May 17 went well. The discussion revolved around the need to move the compost facilities from the proposed DPW site on School Street to allow the DPW to move and thus free up the Pleasant Street site.

Constraints on land title for MHA parcels should also be figured out. A next step is to get an estimate from KP Law on how much that would cost.

MAHT will present to FinCom and Planning Board next. A Powerpoint presentation would be helpful.

V. Discussion of Planning Efforts as may be relevant

SLV Affordable Housing Project - MAHT efforts to create affordable housing should be included in letter to MHFA. John will draft a letter and circulate through Sue for comments.

LCD Overlay Zoning District Study - Sue noted that the 40R study was changing course in light of potential for a large amount of housing in the LCD. The study will focus on presenting and evaluating three development options for area that includes both sides of School Street.

VI. Other matters, as may not have been reasonably anticipated by the Chair (Discussion only)

None

VII. Next Meeting Date

Thursday, June 24th, 2021 at 6:00 PM – in Person anticipated

Meeting notes recorded and submitted by Sue Brown
Meeting notes approved at MAHT meeting on June 24, 2021