



NATICK AFFORDABLE HOUSING TRUST FUND
Meeting Minutes

Date & Time **Tuesday April 11, 2023, 7:00pm**

Meeting Format Virtual / Zoom Meeting

Present	NAHTF	Vote 1 RHSO Monitoring	Vote 2 Bacon St Payment of Bill (\$950.00)	Vote 3 Bacon St Meeting w/ Family Promise	Vote 4 Approval of March 14 Minutes	Vote 5 Adjourn Meeting
X	Randy Johnson	Y	Y	Y	Y	Y
X	Ganesh Ramachandran, Chair	Y	Y	Y	Y	Y
X	Glenn Kramer – Vice Chair	Y	Y	Y	Y	Y
X	Greg Bazaz	Y	Y	Y	Y	Y
X	Jay Ball Joined at 7:30pm		Y	Y	Y	Y
Absent	Kathryn Coughlin					
X	Chris Therrien	Abstain	Y	Y	Y	Y
X	Gonzalo Puigbo	Y	Y	Y	Y	Y
X	David Fishman	N	Y	Y	Y	Y
X	Mary McGuire	Y	Y	Y	Y	Y

Also attending: Brodie Thomas

Kriti Bhushan

Amanda Loomis

OPEN SESSION

1) Call to Order

Meeting called to order by Chair- G. Ramachandran at 7:02 PM.

2) Public Speak

- The first attendee spoke in favor of NAHT's proposal of 5 Auburn St and would like the Planning Board to revisit options for more Affordable Housing.
- The second attendee addressed Agenda item #3. e.
 - A pilot program for Veteran Housing was proposed to Planning Board but expressed difficulties in progressing the proposal. The Planning Board is requesting additional details for this proposal.
 - Complexities with the pilot include lack of jurisdiction in Affordable housing for veterans and lack of State Funding
 - Ask of the NAHT is to support this proposal.
 - Chair asked the attendee to reach back to the Trust when a specific proposal and asks are drafted.

3) Main Discussion Topics:

a) Potential disposition of Bacon St. property

Discussion by Trust members to sell the property to Family Promise. Next Steps is to discuss this option and whether using consortium funds for sale of the property is a viable option.

b) Affordable housing exemption from prevailing wages

- J. Ball updated the Trust that the affordable housing situation in expensive cities is counter intuitive due to prevailing wages issue.
- G. Puigbo offered to write a letter to affect state legislation but cautioned that it will be challenge to pass if there is not enough support/muscle.
- J. Ball offered to spearhead the effort of drafting the legislation with G. Puigbo.
- Trust members agreed to continue the discussion at the next meeting.

c) Subcommittee Updates

- Strategic Planning
Chair asked for volunteers to assist with the drafting of the strategic planning documents.
- 5 Auburn St
No updates this week.
- Bacon Street
 - Bacon St sub-committee to meet with Family Promise and discuss the following:
 - (a) Step to avoid non- payment / issues with Tenant bills
 - (b) Disparity between MOU & Lease Agreement
 - Motion by R. Johnson to pay o/s water bill of \$950.00 for Bacon Street, Second D. Fishman **V#2 9-0-0.**
 - Motion by J.Ball to authorize the Bacon St sub -committee to meet with Family Promise and discuss and resolve the disparities between MOU and Lease agreement. **V#3 9-0-0.**

d) Gonzalo Puigbo to provide feedback on CHAPA's Federal Forum

G. Puigbo updated Trust on the CHAPA forum.

e) Discussion on 26-32-24 Union St regarding inclusion of units for veterans housing.

See Public Speak above for meeting minutes.

f) Affordable Housing Monitoring with RHSO

Motion by M. McGuire to approve up to \$15,000.00 for housing monitoring services by RHSO subject to town administration approval, that FY 24 expenses can be approved in FY 23. Second G. Bazaz. **Vote#1** 7-1-1

- g) 246 North Main
 - G. Ramachandra to follow up with Jamie on RFP process.
 - h) Clarks Block
 - D. Fishman and M. McGuire to reach out to the owner or friends of Clarks Block and connect on the parking issue.
 - i) Meeting start time
 - Trust members agreed to change the meeting start time from 7:00pm to 7:30pm.
 - j) Outreach Events
 - First Annual NAHT Speaker Series - Amy Dain
 - Housing Justice initiative with Greater Boston Interfaith Organization and Temple Israel
 - Student Essay/Painting Contest
 - G. Ramachandran to organize a doodle poll to obtain feedback on dates for the events. Initial proposal to move Speaker Series in Fall.
 - k) “In Lieu Payment” Discussion
 - D. Fishman to share draft with Trust members.
- 2) Standing Items
- a) Budget Update – Brodie Thomas
 - Brodie provided an update on the budget
- 3) Brief Updates
- a) CPA Update
 - No updates
 - b) New Member
 - Sue Crossly from Family Promise nomination was discussed as potential member for the Trust.
- 4) Other Items
- a) Upcoming Meeting Dates in 2023:
 - May 9, Jun 13, July 11, Aug 8, Sept 12, Oct 10, Nov 14, Dec 12
 - b) Review and approval of minutes from:
 - March 14, 2023 NAHT Meeting Minutes
 - K. Bhushan to update the last name – Dain, in the minutes
 - Motion to approve minutes by G. Bazaz, Second M. McGuire **V#4 9-0-0**
 - c) Trust member reimbursements
 - NA
 - d) Future agenda items
 - Future Policy Initiatives

EXECUTIVE SESSION

Vote to enter Executive Session, adjourn open meeting portion and end the meeting.

Motion by M. McGuire, Second G. Bazaz, V# 5 9-0-0

End of Open Session Minutes