

Affordable Housing Trust Trustees Meeting

March 18, 2021

Meeting held via Zoom videoconference

Roll Call

Present were:

Victoria Petracca, Chair
Frank Streeter, Secretary
Jay Moody
Carolyn Read
Debra Williams

Chair Victoria Petracca called the meeting to order over Zoom at 7:02 PM.

Approval of Meeting Minutes

None.

Public Comment

There were no public comments.

Scheduled Appearance(s)

Chair Petracca introduced Jennifer Van Campen, the Executive Director of MetroWest Collaborative Development, (MWCD) and Stephanie Peterson, who is MWCD's liaison to the Assabet Regional Housing Consortium (ARHC).

Jennifer discussed how Lancaster's membership in the ARHC works and AHRC's history. AHRC is presently updating its affordable housing inventory for the region. AHRC offers consulting services, advice on zoning specific projects, trainings, and other housing-related services. Lancaster got 72 hours of consulting services for the year ending June 30, 2021, most of which is still available. ARHC will release Lancaster's annual Affordable Housing Report by the end of April.

The Board discussed the values of deed-restricted units and how they change over time. Values of deed-restricted units are linked to income levels, so as those income limits increase so does the value of those units. Those income limits change slowly, so the increase in the value of deed-restricted units is unlikely to change significantly from year to year. As that change in value is considered linked to inflation, any such increase in value during an owner's tenancy accrues to that owner when their unit is sold.

Jennifer then presented an overview of the Boston Home Loan Bank's sponsored design competition, which has graduate students from Harvard, MIT, and other institutions work with MWCD on the proposed design and financing for an affordable housing project. She pitched this competition at one of AHRC's regular stakeholder meetings and Lancaster Town Administrator Orlando Pacheco spoke up and asked for the team's services.

The design team will address the redevelopment of the former Kennedy School property on Old Common Road in Lancaster, which is owned by the Commonwealth through

DCAM and subject to a 99-year lease over much of the site held by the Perkins School of Lancaster. This design team only has six weeks to complete the project, so it's a fast moving process. Jennifer and Orlando are organizing a site visit and members of the Board expressed an interest in going.

Trustee Williams spoke about neighborhood concerns about the site as she lives across Old Common Road from the site. Historic Commission Chair Heather Lennon answered some questions about the history of the site, including a poorly documented cemetery. She believes the site is in a Town historic district, but she was unaware of any other preservation restrictions on the property. The Board discussed options for the site and the various stakeholders.

Monitoring of Lancaster's Existing Affordable Housing Inventory

The Habitat for Humanity project on Carter St. is not on the State's inventory of affordable housing even though it is deed restricted and occupied by a family making under the 60% limit. Trustee Read will follow up with the State to get it on the list.

New Affordable Housing Production

None.

New Business

None.

Communications

None.

Next Meeting

The next meeting of the Affordable Housing Trust will be held Thursday, April 1, 2021 at 7:00 PM via Zoom.

Adjournment

There being no further business for the Board to consider,

Trustee Read moved to adjourn; Trustee Williams seconded the motion, and the motion passed on a 5-0 vote.

The Board adjourned and the Zoom meeting ended at 8:57 PM.

Respectfully Submitted,

Frank S. Streeter, Secretary

List of Documents:

Agenda