

**TOWN OF WINCHESTER
AFFORDABLE HOUSING TRUST
Tuesday, May 24, 2022
Meeting Minutes**

OPENING

Chair Marty Jones called the meeting to order at 5:00pm via zoom remote participation due to the COVID-19 State of Emergency.

The following Affordable Housing Trust (AHT) members were present: Acting Town Manager Beth Rudolph, Carey Sue Barney (Vice Chair), Mike Bettencourt (Select Board), Stacey Irizarry, Kris Galletta, Robin Swan, and Michael Queenan.

BUSINESS

1. Meeting Minutes:

- a. Minutes from the April 26, 2022 meeting were reviewed and no changes were recommended.

Motion Approve the meeting minutes as presented.

Roll Call In favor: Barney, Irizarry, Galletta, Swan, Rudolph, Jones, &
Queenan VOTED
Galletta – Irizarry

2. Observations/Comments on the 4/26 Presentations from Town Housing Organizations

- a. Ms. Rudolph noted the lack of rental units for Section 8 vouchers that was raised by Sue Cashell from the Winchester Housing Authority (WHA).
- b. Ms. Jones noted how important it was to have the WHA integrated into the discussion.

3. Next steps on defining the Trust's mission and strategy

- a. Ms. Jones stated that the AHT needed to draft and mission statement and identify priorities.
 - i. A working group consisting of Kris Galletta, Mike Bettencourt, and Stacey Irizarry was created. Group will reference the Housing Production Plan.
- b. The group also identified the need to improve the information available on the AHT website.
 - i. A working group consisting of Robin Swan and Mike Queenan was created. Existing information available on the Housing Partnership Board's website will be reviewed as well.

4. Winchester Housing Corporation (WHC) Homeownership Units

- a. Ms. Jones stated that the WHC owns four properties in Winchester, and reached out to see if the AHT was interested in stepping into their shoes to control the properties. There are currently active ground leases on the properties. The goal would be to streamline the resale process.
- b. The four units are at 100% AMI, so are not counted on the Subsidized Housing Inventory (SHI).
- c. Gouldston & Storrs provides WHC with pro bono legal counsel.
- d. Marty Jones, Kris Galletta, and Robin Swan will follow up with WHC.

5. Waterfield/Civico Update

- Special Town Meeting is scheduled for Monday, June 6th to vote on the proposed Land Development Agreement (LDA) and ground lease.

6. Meeting Schedule: The next meeting is scheduled for Tuesday, June 28th at 4pm.

Meeting adjourned at 5:41pm.