

MEETING MINUTES
AFFORDABLE HOUSING TRUST (AHT) COMMITTEE
FULLER MEADOW SCHOOL, NATHAN MEDIA CENTER
143 SOUTH MAIN STREET, MIDDLETON, MA 01949
Wednesday April 2, 2025 at 6PM

This meeting was in person & recorded for playback.

The Trust reserves the right to consider items on the agenda out of order. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

Board/Committee Representatives appointed through 2026: Brian Cresta, Select Board; Maria Paikos-Hantzis, Housing Authority; Richard Gregorio, Finance Committee; Herman Learmond-Criqui, Community Preservation Committee; Jason Bernhard/Planning Board. At-Large members appointed through 2025: Beth Andres-Beck; *Open Seat*

With a quorum present the Vice-Chair called the meeting to order at 6:06 pm. AHT Members present: B. Cresta, Chair; M. Paikos-Hantzis, Vice Chair; R. Gregorio, Treasurer; H. Learmond-Criqui, Clerk; B. Andres-Beck. Not present: J. Bernhard. Also present: Anna Bury Carmen, Planning Director; others as noted.

Review & Approval of Minutes: *The Trust voted unanimously to approve the minutes of February 2, 2025.*

B. Cresta announced at large member William Renault resigned from the AHT due to time restraints. B. Renault also serves on other town boards/committees including the Building Committee for the new facility.

Anyone interested in serving on the AHT should contact the Town Administrator office.

Working Session on 5 Year Action Plan

- Discussion on grant program pilot; scope partnerships, funding allocation
- SHI (Subsidized Housing Inventory) 2025 update

A. Bury Carmen spoke on the updated SHI report and noted she reached out to the office of Housing & Livable Communities to verify properties. Two of the properties listed are not deeded affordable in perpetuity and have an expiration on the affordability restriction, but because federal funds subsidizes these units, the affordability is extended and continue to be counted on the SHI. A. Bury Carmen requested the affordable units of the Friendly 40B at the (former) Angelia's site be included and the SHI update; having approved this project, the Town is currently in "safe harbor" for the next two years.

The purpose of the program was defined to fill a gap of a need for an unexpected expense or immediate safety, or accessible issue to allow someone to remain in their home as part of a network of resources and due to the AHT limitations, this grant would be a "last resource".

The Chair observed other departments in town to i.e. COA, Veterans, schools, etc. already provide resources to those in the community and would have an important role in helping the AHT and aligning residents with the appropriate assistance.

The Board proposed processes for awarding grants and identifying the greatest needs with the intention to finalize the document this summer.

The Committee continued previous discussions on potential grant programs through the AHT to help residents remain in their homes i.e. safety, improvements, repairs, handicap accessible features, and what eligibility would be based on residency, income, and a homeowner or connected/related to the homeowner; applicants could not be renters.

A lengthy discussion followed on how to prioritize needs if many applications were received.

The Committee identified a process was needed to find contractors, pay for the work, confirm the work was completed, and proper insurance of contractors/homeowners.

The following requirements were confirmed:

- A Valid ID – Middleton resident
- Proof of income through tax returns
- Proof of property owner authorizing work

The Committee will review the grant program each quarter and agreed to begin with \$30,000; remaining balances would rollover to the next quarter.

- Small items under \$ 5000 can be approved by the Committee