

MEETING MINUTES
AFFORDABLE HOUSING TRUST (AHT) COMMITTEE
FULLER MEADOW SCHOOL, NATHAN MEDIA CENTER
143 SOUTH MAIN STREET, MIDDLETON, MA 01949
Wednesday June 4, 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 6:04 pm. AHT Members present: M.Paikos-Hantzis, Vice Chair; B. Cresta, Chair (A-Approximately 6:09pm) R. Gregorio, Treasurer; H.Learmond-Criqui, Clerk; B. Andres-Beck, J. Bernhard. Also present: Anna Bury Carmer, Planning Director; others as noted.

Review & Approval of Minutes: April 2, 2025-The minutes were held for review.

Working session on 5 Year Action Plan

• Presentation: Meegan O’Neil, Executive Director, Essex County Habitat for Humanity (HH) referenced a slide deck presentation and gave a brief overview of HH’s Critical Home Repair Aging in Place program. This applies to family owner-occupied homes and condos, households earning less than 60% AMI (family of 4 less than \$98,000), primarily (but not limited to) elderly/disabled homeowners, project cost average \$5k-\$30k.

Program goals include alleviating critical health life and safety issues / code violations, necessary to maintain sound condition of the home. Action Inc works in Middleton, with HH, on weatherization and energy efficiencies.

The presentation included the program process – evaluation, application, credential verification, site visit, work proposal. Projects are typically prioritized by safety.

M. O’Neil fielded questions from the trustees. This resulted in a side discussion on funding limited projects, and working in conjunction with other resources, programs, and volunteers.

H.Learmond-Criqui, offered to be a resource liaison to help residents getter understand the program.

The Chair reviewed public outreach being planned to introduce this program to residents through various social media and mailing opportunities.

A start up timeline to initiate this type of program was a focus of discussion. The Trustees felt they could move quickly to begin working with HH to avoid depending on town staff to get the program started. The HH contract includes a \$850 per project fee plus 15% of what is allocated.

The Trustees requested a copy of the presentation.

M. O’Neil left the meeting at 6:46pm.

The Trustees had the North Andover contract agreement as a base agreement for Town Counsel to review and opine on for Middleton, and how the AHT could approach loans.

- Further planning for Middleton home repair program
 - Possible public forum
 - Consideration of forgiveness options, terms and payback.

Vote: The Trustees voted unanimously to move forward with the process with Essex County Habitat for Humanity Repair Program and have Town Counsel review the Agreement and provide additional input as requested and allocate \$100,000 to this repair program.