



CITY OF CHELSEA, MA
Department of Housing and Community Development
Affordable Housing Trust Fund board

City Hall, 500 Broadway, Room 101 · Chelsea, MA 02150
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Gary Deyoung, Chair
Crystal Carillo Gamboa, Member
Michelle Diaz, Member
Edward "Ned" Keefe, Member
Colleen Kelley, Member
Alexis Turgeon, Member
Teri Weidner, Member

Sophie Richards, Coordinator

AFFORDABLE HOUSING TRUST FUND BOARD

PUBLIC MEETING

TUESDAY, DECEMBER 13, 2022 MEETING MINUTES

- I. Calling Roll of Members
 - a. The meeting opened at 6:03 P.M. In attendance were Gary Deyoung, Teri Weidner, Alexis Turgeon, Michelle Diaz, and Ned Keefe. Alex Train attended as well.
- II. Approval of the Minutes of the Previous Meeting
 - a. Gary motioned to approve minutes from the previous two meetings and Michelle seconded. The remaining present member voted unanimously in favor.
- III. Communications
 - a. No public communications received.
- IV. Public Comments
- V. New Business
 - a. Acquisition Opportunities
 - i. The property presentation included details about zoning regulations, ownership history, and dimensional details. Gary inquires about how the Trust Fund would acquire these properties. Alex explains the City would directly engage with the owner(s), devise an acquisition strategy, and then express interest to purchase. In addition, the City must abide to local and state procurement laws including the formal procurement process, appraisals, and a review appraisal. Alex provides Board with clarity that the City may walk away from an acquisition opportunity up until a signed offer is submitted. Alex explains there would likely be a mix of funding from City Council and prospective lending partners. The most important part is accessing capital quickly. Sophie and Alex will continue with build analysis of each property and examine acquisition costs. The Board will discuss property owner engagement at the next meeting.
- VI. New business
 - a. Senior Home Improvement Program
 - i. Sophie provides update now that initial application deadline has passed. The SHR program received 16 applications and Chelsea Restoration Corporation will work with Sophie throughout December to review the applications.
 - b. Orange Street Property Update
 - i. The City received one proposal from Comunidades Enraizadas/Community Land Trust and Habitat for Humanity of the Greater Boston Area. The proposal evaluation committee will review the proposal throughout the next month.

Gary motions to conclude the meeting at 7:15pm.

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