

AFFORDABLE HOUSING TRUST FUND BOARD
PUBLIC MEETING
TUESDAY, SEPTEMBER 12, 2023
6:00 P.M.
HYBRID ZOOM/IN-PERSON MEETING
CHELSEA CITY HALL, PLANNING OFFICE, RM. 102
OR
ZOOM MEETING ID: <https://suffolk.zoom.us/j/95105552044>

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MINUTES

- I. Calling Roll of Members
 - a. Chairperson Gary DeYoung, Ned Keefe, Crystal Gamboa, Alexis Turgeon, other members of the public
- II. Approval of the Minutes of the Previous Meeting
 - a. Members of the board voted unanimously to approve the previous meeting minutes.
- III. Communications
 - a. No public correspondence was received.
- IV. Public Comments
 - a. Paul Nowicki, Director of Operations for Chelsea Housing Authority, expressed support for the housing project at 423 Eastern Ave. Nowicki shared that in the Housing Authority's commitment to its partnership with the City, they are amenable to preserving housing vouchers for future tenants. Chairperson Gary DeYoung responded that the Housing Authority's support eases the Board's concerns of possible gaps in the developer's management. Chairperson Gary DeYoung assured that the Board will get in touch in the future to discuss pre-development work and the possibility of more housing vouchers.
- V. New Business
 - a. Secretary
 - i. Vote: The Affordable Housing Trust Fund Board hereby unanimously approves (3-0-0) appointing Crystal Gamboa to the position of Secretary.
 1. Gary DeYoung: Yes
 2. Ned Keefe: Yes
 3. Alexis Turgeon: Yes
 - b. Habitat for Humanity Housing Project
 - i. Chairperson Gary Deyoung and Alex Train both broached the subject of setting income limits concerning the Habitat for Humanity housing project. According to Alex Train, both Habitat for Humanity and the City need final confirmation from the state on whether or not they would approve a 5 unit project since Habitat has indicated they are interested in having 4 units financed one way and 1 additional unit another way, which may ultimately affect affordability levels. The Board called for Habitat for Humanity to update their budget with the maximum income eligibility they will accept before continuing with proposal review. Furthermore, Alex Train shares that the Land Disposition Agreement, which was initially

meant to be finished by the end of the year, still requires evidence of site control and project readiness for application competitiveness. This may result in the pursuit of funding at the end of 2024. Alex train suggests an added to this a stipulation concerning developer responsibility to obtain construction documents and permits before property transfer takes place.

c. Evaluation Criteria Brainstorming

- i. Chairperson Gary Deyoung asked the Board to make determinations on acceptable affordability mixes for future proposals, as well as clarify the main items the Board wants to fund. Turgeon responds that development of units for very-low income residents and special populations would be her priority, followed by supportive service items that would help people with paying their rent or other programs like this. Chairperson Deyoung shares his preference for projects that target income groups similar to those found in Chelsea at 60-70% AMI, as well as for developers with an existing presence in the community. On the homeownership front, Turgeon and Gamboa express their interest in a buy down program with soft, forgivable second mortgages for affordable housing covenants, although concerns about affordability for Chelsea residents even with steep discounts were shared. Ned Keefe responded with his preference for family housing over studio apartments. Finally, Chairperson Gary Deyoung emphasizes the importance of developers being held to their original terms of Trust fund award approval.

- d. The meeting adjourned at 7:17 pm.

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