

Marshfield Affordable Housing Trust
Meeting Minutes
October 26, 2023

PRESENT: Fred Monaco
Cecilia Delgadillo
Cody Rohland
Mark Huber
Kerry Richardson
Lynne Fidler
Michael Maresco

ALSO PRESENT: Karen Horne, Housing Coordinator

1. Call to order/ Roll Call

Kerry Richardson made a motion to open the meeting at 7:00pm. Cody Rohland seconded the motion. The vote was 7-0.

2. Discussion and vote on possible foreclosure workshop

The Trust discussed holding a 1st time home buyers/foreclosure prevention informational workshop this winter. This workshop would be 1 ½ hours. Possible workshop topics include how to improve credit, student loan repayment, debt, pay down tricks, and debt to income. The workshop could be held in January or February. Michael Maresco said he would reach out to some local banks. It was also suggested that a local real estate attorney and someone from Executive Office of Housing and Livable Communities (EOHLC) be invited.

Cecilia Delgadillo made a motion for the Trust to hold a 1st time home buyers/foreclosure prevention informational workshop this winter. Cody Rohland seconded the motion. The vote was 7-0.

3. Update on Affordable Housing Trust Funds and CPC housing funds

Karen Horne presented the current balance of Housing Trust funds. All the Housing Partnership funds that were being held by the Housing Authority have been transferred to the Housing Trust and placed in an MMDT account. The new MMDT account currently has a balance of \$474,545.01. In addition, there is CPC money that was set aside in ATM 2013 and ATM 2017 for the creation of affordable units. This CPC account has an estimated \$813,680. This amount still needs to be confirmed once all the account information has been transferred to MUNIS.

Kerry Richardson provided the Trust members with a handout showing a tally of CPC projects since 2002. He pointed out that most of the CPC money allocated did not go to housing. Mr. Richardson said that there have not been any CPC housing projects for many years. The Trust agreed that an action plan is needed to identify possible future projects.

Joe Peceovich, Wilson Road and Housing Authority Member, said he was concerned with the way the Housing Partnership money being held by the Housing Authority was transferred to the Trust. He

believes that the transfer circumvented the Zoning Bylaw. Lynne Fidler suggested that Town Counsel should look into this issue.

Mark Huber had to leave the meeting at 7:43pm.

4. Update on MHOPP Home – Shinney

The Trust discussed the status of the MHOPPP home on Revere Street. It was previously determined by the Housing Partnership that the Town was not in a position to help the homeowners with the mold problem. But now that the Housing Trust has been formed, it was discussed whether the Trust could purchase the housing, have the mold remediated, and then sell the house. This option would keep the house as an affordable unit. Michael Maresco will talk to Town Counsel to see what the options are.

5. Discussion and vote on 2023 Annual Report for Housing Partnership

The Trust reviewed the draft of the 2023 Annual Report for the Housing Partnership. Several modifications were suggested.

Kerry Richardson made a motion to accept the Annual Report with the changes discussed tonight. Lynne Fidler seconded. The vote was 6-0.

6. Update on Technical Assistance Grant Application

Michael Maresco explained that he just heard that the Trust received the technical assistance grant from the Massachusetts Housing Partnership. The grant will provide foundational training for trustees and staff. The grant will also help the Trust identify goals, strategies, and necessary procedures.

7. Minutes from Housing Trust Meeting – 9/21/2023

Cody Rohland made a motion to approve the Housing Trust September 21, 2023 meeting minutes. Lynne Fidler seconded the motion. The vote was 6-0.

8. Next Meeting

The next meeting will be November 30, 2023 at 6:30pm. Agenda items will include acceptance of the technical assistance grant and continued discussion of affordable housing funds.

9. Motion to Adjourn

Kerry Richardson made a motion to adjourn. Lynne Fidler seconded. The vote was 6-0. The meeting was adjourned at 8:10pm.