

**MELROSE AFFORDABLE HOUSING TRUST FUND BOARD OF
TRUSTEES MEETING MINUTES**

Regular Meeting

Monday, January 12, 2026

6:30 PM

Cassidy Conference Room, 562 Main Street, Melrose

PRESENT: Amy Tierney, Joe Viola, James Oosterman & Helena Widtfeldt, Lori Massa, Director & City Planner (Mayor Grigoraitis designee)

ABSENT: Mayor Grigoraitis

STAFF PRESENT: Maya Noviski, Senior Planner

The meeting was called to order at 6:30 PM by Chair Amy Tierney.

APPROVAL OF MINUTES

Board of Trustees Regular Meeting, December 8, 2025

Mr. Oosterman made a motion to approve the meeting minutes. Mr. Viola seconded the motion. All voted in favor. None were opposed.

UPDATE ON APPLICATION FOR REQUEST OF TRUST FUNDS

Lori Massa, City Planner, informed the Board that the \$140,000 of Trust funds for the 87 west Wyoming Avenue project was received and processed by the Melrose Affordable Housing Corporation.

STAKEHOLDER LISTENING SESSION

Ms. Tierney invited stakeholders from the Melrose affordable housing community to discuss the state of affordable housing in Melrose from the perspective of local practitioners. Martin Corona, Melrose Housing Authority (MHA) Executive Director, Dana LeWinter, MHA Commissioner, Adam Garfield, MHA Commissioner, and Doreen Breland, MHA Tenant Council Representative, were in attendance. Ms. Amy Tierney introduced the general function and role of the Trust and reviewed the Trust's goals. Members also discussed how the Trust can support housing in Melrose.

Stakeholders agreed that there is a lack of larger scale affordable developments in Melrose and an area of opportunity could be engaging with local affordable housing developers.

Stakeholders noted that most affordable units are located within low to mid density market rate developments and suggested that as the Trust grows, the Trust could consider focusing on supporting deeper levels of affordability within new developments. Many commented that there is a lack of understanding from the broader community as to what constitutes affordable housing and who might qualify for the units, and more education is needed. Additionally, stakeholders suggested that in time, the Trust could explore other ways to support residents such as offering first-time homebuyer and/or rental assistance programs.

TRUST GOALS AND STRATEGIES: STAKEHOLDER OUTREACH

The Board discussed the Trust's strategy for community outreach, which could include a presentation to the City Council. Mr. Oosterman and Ms. Tierney agreed to draft a set of slides

for the rest of the Board to review at the next meeting.

The next Board of Trustees meeting is scheduled for February 9, 2025, at 6:30pm.

The meeting adjourned at 7:48pm.