MELROSE AFFORDABLE HOUSING TRUST FUND
BOARD OF TRUSTEES
MEETING MINUTES
Regular Meeting
Monday, January 13, 2025
7:00 PM
Cassidy Conference Room, 562 Main Street, Melrose

PRESENT: Mayor Jennifer Grigoraitis, Amy Tierney, James Oosterman, Helena Widtfeldt, & Joe Viola

ABSENT: None

STAFF PRESENT: Lori Massa, Director & City Planner & Maya Noviski, Senior Planner

The meeting was called to order at 7:00 PM by Mayor Grigoraitis.

The meeting began with members introducing themselves and reviewing the City's Affordable Housing Trust Fund Ordinance. One member wondered if the City Council needed to approve the use of the funds in the trust. Staff present did not believe that the City Council needed to be involved but would confirm with the City Solicitor.

Next members discussed how the City applied for and received funding for technical assistance from the Massachusetts Housing Partnership (MHP) to help create an action plan for the Board with goals and priorities for the next one to five years. More information about the process will be provided at the next meeting after connecting with MHP staff.

Ms. Massa reviewed the Affordable Trust Fund's balance and explained that the funds are primarily from payments that are required from the City's inclusionary zoning regulations and there was one allocation of free cash from the City's budget.

Next the Board discussed the Melrose Affordable Housing Corporation request for funds for a recently purchased property at 87 West Wyoming Avenue which is a three-family dwelling that would remain affordable as deed-restricted affordable units. Ms. Massa provided information on the purchase, which involved receiving HOME funds through the North Suburban Consortium, and the Melrose Affordable Housing Corporation. The Board decided to wait to consider this request until their goals and priorities are established as long as waiting would not have negative financial implications for the Corporation.

Finally staff gave an overview of Melrose's planning work related to housing including regional housing partnerships, proposed and developments under construction, comprehensive permit applications and safe harbor, inclusionary housing requirements, MBTA Communities requirement status, and upcoming zoning amendment for Accessory Dwelling Units.

The officers of the Board were determined to be: Amy Tierney, Chair; James Oosterman, Vice Chair; Helena Widtfeldt, Clerk; and Joe Viola, Treasurer, by unanimous vote.

The next Board of Trustees meeting is scheduled for February 10, 2025.

The meeting adjourned at 8:30 PM.