

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

Regular Meeting

Monday, March 10, 2025

6:30 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, City Planner and Maya Noviski, Senior Planner

The meeting was called to order at 6:32 PM by Chair Amy Tierney.

APPROVAL OF MINUTES

Board of Trustees Regular Meeting, February 10, 2025

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

MASSACHUSETTS HOUSING PARTNERSHIP (MHP) TECHNICAL ASSISTANCE

The Board discussed a draft of the mission statement, and possible goals, strategies, and tasks for the Trustees' action plan, that were created by Staff and shared with Members prior to the meeting. Shelly Goehring, Senior Program Manager, MHP, helped facilitate the conversation. Members felt that the mission statement should be expanded to include preserving affordable housing, providing community education and supporting Melrosians throughout their life span.

Members agreed that the goals Staff identified, which included establishing a sustainable a funding source and supporting the development of affordable housing opportunities, should be primary goals for the Trust. One Member suggested organizing the strategies and tasks by priority. Another Member suggested that the strategies and tasks should consider helping housing developers access information about affordable housing development. Members agreed that a third goal involving community education and outreach should be added.

Ms. Goehring recommended that the goals include a set target for funds to be raised and units to be created over the next five years and suggested that the Board choose numbers that are realistic but aspirational. She noted that the plan's strategies can then be formulated as an approach to achieving the numerical targets. She also suggested that once the goals and strategies are finalized, the Board should consider requesting feedback from stakeholders including the Melrose Housing Authority and the Melrose Affordable Housing Corporation.

Ms. Tierney and Ms. Widtfeldt agreed to incorporate the comments and suggestions raised at the meeting into a second draft to present at the next meeting in April.

MEETING SCHEDULE

The next regular Board of Trustees meeting is scheduled for April 14, 2025, at 6:30pm.

The meeting adjourned at 7:40pm.