

Present

Charles Bonenti, Kim Burnham, Van Ellet, Cheryl Shanks, Cathy Yamamoto (chair)

Absent: Bilal Ansari

Also present:

Jaimee Bairstow (Willinet)

Robin Lenz (Higher Ground)

**Business**

1. The minutes of the March 7 meeting were approved.
2. Affordable Housing Trust
  - A. The committee read through a draft document that integrated all of the elements that the committee members, town counsel and selectmen had suggested, considering the language in each section.
  - B. The committee made the following decisions, additional to those made at the previous meeting, approved in a 5-0-0 vote.
    1. Three trustees will be chosen for relevant expertise, in areas such as (but not necessarily in) real estate or banking
    2. The town manager may be appointed ex-officio, non-voting, as an additional member
    3. Trustees may be reappointed
    4. Trustees serve at the will of the selectmen, and may be removed for cause or no cause
    5. A quorum shall be four (of five trustees)
    6. Votes by majority would therefore need a minimum of three to pass
    7. Property transactions need a two-thirds vote (three of four or four of five)
    8. Trust debt is not town debt
    9. A majority (3 of 5) may act on behalf of the trustees
  - C. Two questions linger.
    1. Does the "liability" section language mean that trustees are indemnified when acting on behalf of the town, or may they be sued as individuals?
    2. Does counsel's suggestion that no more than 80 percent of trust assets may be borrowed against mean that the board could not borrow, for example, more than \$160,000 if it had \$200,000 in assets, and would have to keep that \$200,000 in assets?
  - D. Final draft to AHC committee members, town counsel and selectmen once
    1. Cathy checks with counsel about the above questions
    2. Cheryl integrates changes into the document

3. Outreach and publicity

A. April 3 public meeting at the Williams Inn co-hosted with Higher Ground

1. Elton Ogden and perhaps planning board members should be alerted because Proprietors Fields and accessory apartments might come up in discussion

2. Handouts

- a. Charles drafted a Q&A sheet that committee members tinkered with
- b. We should add a handout listing what is available now
- c. We should add a handout that summarizes main points from the housing plan

5. Information

The town vote against allocating \$20,000 to do a study of the Lowry property happened in 2003, before the town had an affordable housing committee. The allocation lost by 7 votes, although it was backed by the housing authority and the selectmen.

6. On our plate

- A. Tidy up WAHT language and vote to approve it
- B. Create or revise handouts for April 3 meeting
- C. Discover the number of residences at Pines Lodge
- D. Discuss AHC's position, if any, on the accessory apartments warrant
- E. Report on outreach to community groups

**Next Meeting: Thursday, March 22, 6:30 pm**