



## Affordable Housing Committee Meeting Minutes

Date: August 31, 2021

Time: 7:00 pm

Location: Remote

**Attendees:** Chairperson, Brian Keating; Clerk, Lora Woodward; Members: John Ladik, Renee D'Argento

**Guests:** Tereze Stokes, Open Arms Project representative

1. **Call to Order**

7:03pm by Chair, Brian Keating

2. **Acceptance of Minutes of any previous meetings**

John Ladik makes motion to accept the meeting minutes of 6/8/21;  
Lora Woodward seconded. Vote was 4-0; Motion passed.

3. **AHT update – Mark Mathews**

- a. Mark Mathews was unable to attend the meeting; he planned to discuss requesting a commitment from committee members to start talking about the Community Preservation Act (CPA)
- b. Brian Keating is representing Affordable Housing Committee (AHC) on the CPA committee
- c. Brian shared that the Affordable Housing Trust (AHT) would be so much easier to do if there was a budget to count on

4. **MPIT Action/Affordable housing project**

- a. What should we be focused on first?
- b. Lora read the MPIT list to the committee
- c. The committee discussed the options and decided to focus on three initiatives: drafting an Inclusionary Zoning Bylaw, work with the Town to convert municipal property to affordable housing through an RFP process, making educational resources available on affordable housing options to residents
- d. Brian to contact Jennifer tomorrow
- e. John to look into inclusionary zoning bylaws
- f. Lora to take on collecting the educational resources
- g. Brian is considering creating another video for Pepperell Community Media on the CPA and how it would benefit affordable housing

**5. Open Arms Project. Brief Overview of dementia friendly initiative - Tereze Stokes**

- a. Harbor Homes is a program in Nashua that buys homes that aren't being used, renovate them, and turn them into low-income housing; could we do this in Pepperell?
  - i. Tereze is passionate about creating housing for seniors – seniors are being “driven out” of Pepperell because there are not options for them to downsize or find appropriate housing to meet their changing needs
  - ii. The Town needs 1-2 bedroom apartments that are affordable
  - iii. 1 out of 5 people are retiring
  - iv. More 60-year-old people in Pepperell than 20-year-olds
- b. Diversion program – If there was a way to create a program within the town, so that seniors that are leaving their homes and are waiting for an apartment to open up; individual renters, where there would be an incentive to rent to a senior at a low income rate, tax break that the town could offer them; stay in Pepperell until something opens up for them; those that are renting can have an incentive to house senior people
  - i. We have 3,300 seniors in Pepperell right now
  - ii. There are no affordable places for people on a fixed income
  - iii. The rental rates are really high
- c. Renee shared about congregate housing
- d. Tereze was invited to join the AHC
- e. Tereze also spoke about the dementia friendly program, Open Arms Project; trying to get stakeholders in the community to attend an informational session on caring for people with dementia at the senior center; the memory goes but the feelings stay there; the past is their present; 978-433-0326 – contact Susan

**6. Next Meeting**

Set for Tuesday, September 21 at 7:00 p.m.

**7. Adjournment**

Motion to adjourn made by Lora Woodward; Seconded by John Ladik.  
Voted 4-0; Motion passes unanimously. Meeting adjourned at 8:34pm.