



TOWN OF SWAMPSCOTT

AFFORDABLE HOUSING TRUST

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS

Kimberly Martin-Epstein, Chair
Joan Honig
Eleanor Zambrano
Aaron Berdofe
Douglas Thompson

Meeting Minutes

September 14, 2023

Scheduled Time: 6:30 pm

Location: Virtual via Teams

Present:

Kimberly Martin-Epstein, Doug Thompson, Eleanor Zambrano, Joan Honig, Aaron Berdofe.

Other: Marzie Galazka (Swampscott Economic Development); Mary Ellen Fletcher (Select Board); Jonathan Leaman; Justine Oliver; John Picariello; unidentified "Toni"

1. The Trust discussed the ZBA meeting on September 12, 2023 at which the Pitman house zoning request was discussed. Decision was postponed until its regular meeting on September 19, 2023.
2. The Trust reviewed a draft project pro forma presented by Doug Thompson
3. Discussion of a commitment of funds for the Pitman House move and follow on development in view of upcoming request regarding Pine Street project.
4. A Motion was presented to approve the commitment of \$300,000 in Trust funds as shown on the pro forma. Discussion of the motion followed. Voted 3-2 in favor of Motion.
5. The Trust entertained questions and comments from Justina Oliver and Jonathan Leamon from the Swampscott Historical Commission
6. Further discussion of the potential acquisition structure related to the Pitman House and Hillside Ave acquisition.
7. Discussion of affordability requirements, and refresher discussion related to the process of including units in the state's Subsidized Housing Inventory count.
8. Discussion of criteria for evaluating projects in the future. This is an ongoing project and discussion for the Trust. Marzie assisted with a confirmation of the powers of the AHTF set forth in the enabling by-laws.
9. Discussion of the status of the Pine Street RFP timing and the frustration of the AHTF with lack of collaboration and inclusion in the Select Board process.
10. The meeting adjourned at 8:25 pm on motion and unanimous vote.