**City of Revere Affordable Housing Trust Fund Board**

Wednesday February 28, 2024

Meeting Minutes and Notes

Location: City Hall 2nd Floor Conference Room

Virtual: <https://zoom.us/j/2411556732>

MEMBERS PRESENT:

Joe Gravellese, chair

Claire Inzerillo, vice-chair

Anayo Osueke, treasurer

Matt Wolfers

Lori Manzo

Dean Harris

Laila Pietri

MEMBERS ABSENT:

Deb Frank

CITY REPRESENTATIVES PRESENT:

Lorena Escolero, Planning & Community Development

**Meeting minutes:**

1. Overlap/discussion with Mayoral Transition Team (Joe)
   1. Joe Gravellese provided an update on the activities of the Mayoral transition team, including updates and resources Sen. Lydia Edwards is advocating for as part of Gov. Healey’s Affordable Homes Act.
   2. Sen. Edwards also discussed during the transition team meeting opportunities for the AHTF to support ADU projects and co-op housing opportunities in Revere.
2. Introduction to New Members (Joe / Matt / Lori)
   1. Matt Wolfers and Lori Manzo introduced themselves as new board members. Both were recently officially confirmed to the board after their appointment by Mayor Keefe.
3. Finances update (Anayo)
   1. $776,345 is currently in the AHTF account
   2. An additional allocation from free cash is in process of ~300K, requested by Mayor Keefe to the City Council
4. Updates: Housing Production Plan (Joe/Lorena)
   1. This is the final week for the [Revere Housing Production Survey (surveymonkey.com)](https://www.surveymonkey.com/r/RevereHPP)
   2. 250+ responses logged so far, rigorous outreach underway
   3. Working group meeting set for 3/13, and public forum to take place in the spring
5. Updates: from City Staff (Lorena)
   1. Vacant/developable properties
   2. Foreclosure list compiled and presented to the board - will be attached to meeting minutes by Claire
   3. Tax title list is largely conservation land, but some is developable - more research will be done on this
6. Updates re: 133 Salem St housing development (Lorena/Joe)
   1. The lottery for deed restricted units is going to be re-done with a 60 day window for publicizing it, w/ assistance of CHAPA and MassHousing
   2. AHTF has the opportunity to explore purchasing additional units in the building to deed-restrict
      1. Dean noted that among the issues that would need to be resolved for this is whether the affordable owners would have access to reduced condo fees
7. Plans for the AHTF website (Joe/Claire)
   1. Posting of minutes, agendas and documents is ongoing
   2. Bios will be collected of members
8. Affordable homeownership program updates and gameplan
   1. Market opportunities scoped out and evaluated - they are largely outside of our price range other than single-family homes.
   2. Weighing the pros and cons of purchasing a home at market; purchasing condos within developments; utilizing a foreclosed/tax title property; etc. - Also pros and cons of different neighborhoods - transit access, walkability, proximity to desirable schools/amenities, etc.
   3. We are going to form four subcommittees focused on evaluating and bringing to the table options for affordable homeownership projects:
      1. **Market rate opportunities:** Matt, Anayo and Lori will explore connecting with realtors/owners/brokers about opportunities to purchase properties that come to market.
      2. **Salem St condo opportunities:** Joe and Anayo will work with city staff and the developer of the Salem St condo project to see if there are opportunities to deed restrict additional units for affordable homeownership opportunities
      3. **Foreclosure list:** Joe and Lorena will collaborate on next steps with the foreclosure list
      4. **Active outreach to builders/developers about new multifamily opportunities:** Anayo will connect with Lorena/Tom about pursuing this
9. Affordable Homes Act: Lori and Laila gave updates around advocacy for the Affordable Homes Act, which has the potential to create funding and legislative changes to benefit the AHTF as well as affordable housing more broadly.
10. Standing project updates
    1. Habitat for Humanity/home repairs (Joe)
       1. This will be held until the next meeting, when Habitat will present a proposal
    2. Downpayment assistance program (Joe/Lorena)
       1. Lorena is working on the needed paperwork to access this earmark from the state
11. Additional city update - Lorena
    1. The Revere Housing Coalition is working with TDI on the feasibility of establishing a community land trust