

**Affordable Housing Trust Fund Board Meeting
Meeting Minutes
October 4, 2022**

A meeting of the Salem Affordable Housing Trust Fund Board was held on Tuesday, October 4, 2022, at a Remote Zoom meeting at 6:19 p.m.

Members present: James Willis, Councilor Patti Morsillo, Vice Chair Filipe Zamborlini, Councilor Caroline Watson-Felt, Chris Malstrom, Councilor Jeff Cohen.

Members absent: John Boris, Rebecca Curran, Lynda Fairbanks-Atkins, Mayor Kim Driscoll, Mickey Northcutt

Staff present: Senior Planner Cassie Moskos

Vice Chair Filipe Zamborlini called the meeting to order with a roll call at 6:19 p.m.

NEW BUSINESS

A. Future Items

Mr. Zamborlini asked if a presentation from Shetland Park on their affordable housing component could be arranged. Ms. Moskos said she would reach out to Shetland, but that in the interim they were working on their next public meeting which will take place in November and encouraged the members to attend.

UNFINISHED BUSINESS

A. Status of the condominium conversion ordinance

Ms. Moskos provided the Board with the planned next steps in the process. The item was submitted to City Council to be sent for a presentation to the Committee of the Whole. It was also undergoing legal review. Staff would bring back any major comments or concerns back to the Board if needed. The ordinance would then sit until the State Legislature voted on the home rule petition. At that time, it would be sent to the City Council for its first and second reading.

Councilor Morsillo stated that she had contacted Rep. Tucker and he indicated that the home rule petition was working its way through the process. She encouraged the other members of the Board to stay in contact with him to keep the petition moving through the state process.

Mr. Zamborlini asked if the City could file the ordinance prior to the home rule petition being passed, understanding that it would be conditional on the home rule petition being approved by the State. Ms. Moskos indicated that she would follow up with senior staff and the City Solicitor's office. Councilor Morsillo added that was a reason it was being sent to the Committee of the Whole, to work out any major issues, so that once the home rule petition was passed, the City could move the item quickly through the process.

No action was needed for this item.

B. FY2023 Board Priorities Discussion

The Board had previously narrowed down their top priorities to the four in the table below. Staff was seeking further rank the items in order to establish what project should be started next. Overwhelmingly the Board felt that establishing the rental registry was the top priority as it would help provide information for many of the other projects on the table and in the Salem Housing Roadmap. Their second priority was to consider rent stabilization or anti-gauging programs for renters.

Strategy	Rank/Notes
Consider Rent Stabilization or anti-gauging programs for renters (this is a study that could be used for later program implementation)	2 nd -4 votes
Create a rental registry to track rents, evictions, and other metrics	1 st -4 votes
Incentivize property owners to keep rents affordable by offering tax abatements to owners who rent to low and moderate income households	2 nd - 1 vote
Enact stronger tenant protections	
Other:	

Mr. Malstrom motioned to accept the priorities as #1 create a rental registry and #2 consider rent stabilization or anti-gauging program, seconded by Councilor Morsillo. A roll call vote was taken the motion passes unanimously.

APPROVAL OF MINUTES

Councilor Morsillo motioned to approve the minutes from August 23, 2022 and September 13, 2022, seconded by Mr. Malstrom. A roll call vote was taken with the following responses:

Councilor Jeff Cohen	Yes
Councilor Caroline Watson-Felt	Yes
Councilor Patti Morsillo	Yes
James Willis	Present
Chris Malstrom	Yes
Filipe Zamborlini	Yes

The motion passed, 5-0-1.

STAFF UPDATES

Ms. Moskos gave an update on the Disposition Ordinance. It had been voted favorably out of committee,

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with one dissenting vote. The concern had been around not having a minimum number of units. Ms. Moskos explained that there was no minimum to encourage flexibility and creativity among developers to find a number that worked for their project and to not hover around a minimum number count. She further stated the ordinance was scheduled to go back to the council for vote. Councilor Cohen stated first reading would be October 13, Councilor Morsillo added that second reading would be on November 2, 2022.

PUBLIC COMMENT

No comments were received.

ADJOURNMENT

Motion to adjourn by Councilor Morsillo, seconded by Councilor Cohen. A roll call vote was taken the motion passes unanimously.

Meeting adjourned at 6:50 p.m.

Approved by the Affordable Housing Trust Fund Board on 2/7/2022

Respectively submitted,
Cassie Moskos, AICP
Senior Planner