**Town of Princeton, Mass. -- Online Meeting**

**Housing Implementation Committee Minutes Nov. 2, 9:00 am**

**Present:** Advisory Committee: Jennifer Greene

Planning Board: Ann Neuburg

Carla Zottoli

Deb Cary

Richy Bisk

Jennifer Greene

Jennifer Shenk

Phil Gott

**Call to Order**: 9:14

**Administrative:**  Election of the committee chair:

 Ann: Motion to appoint Deb and Carla co-chairs.

 Richy: second

 Vote: unanimous “aye”

 Minutes of the 10-19-2023 meeting approved as amended.

**Discussions:** Discussion\*: The Affordable Homes Act (AHA) is new and not yet in it’s final form. The committee expects radical changes in the AHA, especially for small towns. That is what happened with the MBTA Communities legislation.

Nonetheless, the proposed legislation will have profound impact on the committee’s work. The committee needs guidance.

 TO DO: All members, send questions about the AHA to Carla who will compile them for discussion. The idea is to create a list of questions that can be submitted to CMRPC.

 Discussion: septic engineering options. Richy spoke to a resident in one of 3 houses that share a septic system (Prospect Street). Those residents split the cost to maintain the septic system equally.

 TO DO: Ann will approach Scott People’s re: participation in septic discussions.

 What does “affordable housing” mean, specifically for Princeton. The Housing Production Plan has a decent definition, but something simpler might be useful.

 TO DO: Ann will draft a simpler definition and attempt to determine what the current income numbers are for Princeton.

 What is the role of (if any) of USDA funding in regards to the Massachusetts AHA?

 TO DO: Deb will look into this.

 Discussion: housing demands in as expressed in 2 surveys and from Jen Shenk’s experience. Demand from elders who want to remain in Princeton. Manufactured homes versus stick-built.

 TO DO: Carla will investigate the waiting list at Wachusett House.

 Discussion: what is a Housing Authority, and why does Princeton not have one?

 \*Not in sequence. Discussion about understanding the AHA’s impact on the committee’s work and need for guidance was scattered throughout the meeting.

**Next Steps:** Define our priorities and role.

Keep tabs on the AHA

**Next Meeting: Tuesday, November 14, 8:30 am**

**Adjourn:** Motion to adjourn (Ann)

Second (Carla)

Adjourn at 10:04.

 *Respectfully Submitted Ann Neuburg*