



Town of Medway

Affordable Housing Trust & Affordable Housing Committee

Thursday, October 28, 2021 at 7:00 p.m.

VIA Zoom

Zoom Meeting Participation

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, and the Governor's Orders imposing strict limitations on the number of people that may gather in one place, no in-person attendance of members of the public was permitted at this meeting. Information for participating via Zoom was posted at the end of the meeting's Agenda on the town website. All persons participated remotely in the meeting via Zoom.

	Present	Absent		Present	Absent
<u>Trust Members:</u>					
Ann Sherry, Chair	X				
Judi LaPan	X		Glenn Trindade	X	
Jack Wolfe	X		John Parlee	X	

Committee Members

Judi LaPan, Chair	X	Jaqueline Johnson	X
Jack Wolfe	X	John Parlee	X

Also Present:

Barbara Saint Andre
Matt Hayes
Suzy Affleck-Childs
Douglas Havens, Community Housing Coordinator
Amy Sutherland, Recording Clerk

The meeting of the Affordable Housing Trust and Committee was opened at 7:00 pm by zoom.

A roll call of those in attendance was taken.

Trust Roll Call:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Glenn Trindade aye
Judi LaPan aye

Committee Roll Call:

Jackie Johnson aye
Jack Wolfe aye

John Parlee aye
Judi LaPan aye

MEDWAY HOUSING PRODUCTION PLAN:

The Trust/Committee welcomed Jenn Goldson who provided a presentation of the most recent work completed on the Medway Housing Production Plan. A screen share of the presentation was provided. Also present during the zoom meeting was Planning and Economic Development liaison Matt Hayes, Planning and Economic Development Coordinator Susy Affleck-Childs, and Planning and Economic Development Director Barbara Saint Andre. All members were provided with the draft goals, strategies and timelines. The document presented is a preliminary draft of Goals and strategies. The strategies were divided into three categories with goals.

The Housing Production Plan is intended to address a variety of housing as relating to affordability. The report will include a mix of housing types with a mixed type of market. The issue in the Town of Medway which was communicated is that there are groups of people leaving the town since it is not affordable. One of the goals is to have residents be able to work and reside in the Town of Medway. The Trust/Committee think it is extremely important to have the older residents be able to stay in the town. Currently there are not enough affordable apartments in town. Consultant Goldsen communicated that there was analysis done which shows the town does have a growth in the senior population and they want to stay in the community. The Consultant will look at including the other groups (those who just graduated from college, newlyweds ,etc.).

There was discussion that the Trust/Committee would like to be in the position to take advantage of housing/ funding opportunities which the State may offer. The town would like to be more eligible for these programs. In regard to housing, the town did try to put forth at the last town meeting a warrant for country cottage type of living. It was not included.

There was agreement that there needs to be more education within the community about affordable housing.

The next area discussed was the planning process.

- It was suggested that the “traditional neighborhood design” needs to be defined. There will also be a section on traditional architectural features.
- The area for traditional neighborhood design should be broader and could be included in the AR2 district. There is a report which was done by Consultant Carlucci which looked at areas for traditional development. Susy will provide this report to the Consultant.
- The Trust/Committee would like to see housing in the commercial area on the first floor and then the second floor would be apartment living.
- It was suggested to create a map within the zoning districts and looking at what housing is allowed. Chairperson Sherry would like to be part of this meeting.
- There was a discussion about how some towns use CPC funds for housing within a community (Town of Barnstable). The Town of Norfolk has a “buy down program”. This involves the buying and reselling of property (rehabilitation).
- It was recommended to remove #10 and #12 from the document. The Trust and Committee do not think the Town is ready for this type of program.

- The Trust/Committee would like to concentrate on local initiatives which are noted in #8.
- Susy Affleck-Childs would like there to be more work on the multifamily bylaw. There has been concern about the density of the current projects.
- The next area discussed was the Oak Grove Area. The Consultant was informed that there needs to be more land acquisition within this area. There is a plan for a variety of housing within this area. The Consultant asked if the goals noted in the Oak Grove Area will be achieved within the five years of this plan. There should be language added that there has been the some acquisitions. There was a recommendation that the Consultant speak with Barbara Saint Andre separate from this meeting about Oak Grove Area and what parcels have been acquired. The Consultant will also be contacting the Housing Authority Director.
- In relation to Item #13, it was noted that there are 6 ownerships. There was clarity that there are only three or four and not six. The Consultant communicated that the inventory would need to be updated. The restrictions of these units will be expiring 2030.
- The Trust/Committee want to make sure the town maintains the 10% status. There is some grant money to preserve status of units. The Consultant would like to be provided with a copy of the paperwork regarding the restrictions.
- The next status reviewed was the capacity, education and coordination section. Susy explained that with the County Cottage bylaw there was coordination with other towns.
- There was a recommendation that Item #16 be broadened to look at other housing initiatives. The was discussion about the State setting up a regional program for first time buyers. This would be something that SWAP could be a vehicle to assist with since there are regional shared housing services.
- In regard to membership, there should be a goal to keep the Trust/Committee populated through the years. It was extremely beneficial to have a realtor on the Committee. There was a recommendation for item #20 to include language about having a business owner as part of the Trust/Committee. The Consultant suggested that #19 and #20 should be combined. The Committee/Trust should be public advocates for affordable housing. There should be education provided to the community about the merits of affordable housing. There will be mor language added in this section.
- Item #21 involves the Trust/Committee creating a 5-year action plan. All are in agreement that the committee needs to get more residents involved. The Trust/Committee would like the language in this section less formal but could include specific goals. One of the suggested goals could be to fully populate the Trust/Committee in years one and two.
- There was a recommendation to include language from what Governor Baker would like to do regarding housing.

The Consultant would like comments about the draft to be provided by December 8, 2021. The goal is to take those comments and will incorporate those comments into the document which will be provided back by December 25, 2021. There will be a scheduled joint meeting in the early part of January 2022.

Master Plan Update:

The Trust/Committee was informed that the Master Plan survey deadline has been extended to November 2, 2021.

CPC Representatives:

The Committee needs to appoint a CPC representative.

Member Johnson is interested in serving in this position.

Committee:

On a motion made by Jack Wolfe, seconded by Judi LaPan, the Committee voted by roll call to have Jackie Johnson serve as the CPC representative liaison.

Roll Call:

Jack Wolfe aye
John Parlee aye
Judi LaPan aye
Jackie Johnson aye

WILLIAMSBURG WAY:

The Trust/Committee was advised that an owner of a unit who previously requested town approval for refinancing was interested in selling the unit. There needs to be permission by both of two parties on the deed, which seems to be lacking..

MILLSTONE VILLAGE:

The Trust/Committee was informed that Doug has contacted DHCD about the issue with the deed of three units in Millstone Village. A letter will be drafted to the residents, so they are aware that there is a wrong Resale Price Multiplier for the units.

APPROVAL OF MINUTES:

September 1, 2021:

Trust:

On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by roll call to approve the minutes from September 1, 2021.

Roll Call:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Judi LaPan aye

Committee:

On a motion made by Jack Wolfe, seconded by John Parlee, the Committee voted by roll call to approve the minutes from September 1, 2021.

Roll Call:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Judi LaPan aye

Jackie Johnson aye

FINANCES:

The Trust is in receipt of the several old invoices from KP Law:

On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by Roll Call to approve the invoice from KP Law in the amount of \$3,760.00.

Roll Call:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Glenn Trindade aye
Judi LaPan aye

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by Roll Call to approve the invoice from KP Law in the amount of \$861.00 for 6 Cutler Street.

Roll Call:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye

Glenn Trindade aye
Judi LaPan aye

Next Meeting:

- December 1, 2021

ADJOURN:

On a motion made by Glenn Trindade, seconded by Jack Wolfe, the Trust voted by Roll Call to adjourn the meeting.

Roll Call:

Ann Sherry aye
Jack Wolfe aye
John Parlee aye
Glenn Trindade aye

On a motion made by Jackie Johnson, seconded by John Parlee, the Committee voted by Roll Call to adjourn the meeting.

Roll Call:

Jackie Johnson aye

Jack Wolfe aye

John Parlee aye

Judi LaPan aye

The meeting adjourned at 9:00 pm.

Respectfully Submitted,

Amy Sutherland

Recording Secretary