



**Town of Medway
Affordable Housing Trust Fund
&
Affordable Housing Committee**

Wednesday, July 12, 2023 at 7:00 p.m.

VIA Zoom

Pursuant to the provisions of Chapter 2 of the Acts of 2023, under which public bodies retain the option of holding open meetings and hearings remotely, and in accordance with the Medway Select Board's remote participation policy as amended at its July 2, 2021 meeting, all persons participated remotely in this meeting via Zoom. Information for participating via Zoom was posted at the end of the meeting's Agenda on the town website.

Trust Members:

	Present	Absent		Present	Absent
Ann Sherry, Chair	X				
Judi LaPan	X		Glenn Trindade	X	
Jack Wolfe	X				
Alexandra Johnson	X				

Committee Members:

	Present	Absent		Present	Absent
Judi LaPan, Chair	X		Glenn Trindade	X	
Jack Wolfe	X				
Alexandra Johnson	X				

Also Present:

Barbara Saint Andre, Director, Community & Economic Development

The Affordable Housing Trust was called to order and was opened.

The Affordable Housing Committee was called to order and opened.

REORGANIZATION:

TRUST:

Chairperson:

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to appoint Ann Sherry as the Chairperson for the Affordable Housing Trust.

Roll Call Vote:

Glenn Trindade	Aye
Judi LaPan	Aye
Jack Wolfe	Aye
Alexandra Johnson	Aye
Ann Sherry	Aye

Vice Chairperson:

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to appoint Jack Wolfe as the Vice Chairperson for the Affordable Housing Trust.

Roll Call Vote:

Glenn Trindade	Aye
Judi LaPan	Aye
Jack Wolfe	Abstained
Alexandra Johnson	Aye
Ann Sherry	Aye

Affordable Housing Committee :

Chairperson:

On a motion made by Jack Wolfe, seconded by Glenn Trindade, the Committee voted by roll call to appoint Judi LaPan as the Chairperson for the Affordable Housing Committee.

Roll Call Vote:

Glenn Trindade	Aye
Judi LaPan	Aye
Jack Wolfe	Aye
Alexandra Johnson	Aye

Vice Chairperson:

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust voted by roll call to appoint Alexandra Johnson as the Vice Chairperson for the Affordable Housing Committee.

Roll Call Vote:

Glenn Trindade	Aye
Judi LaPan	Aye
Jack Wolfe	Aye
Alexandra Johnson	Aye

Resident Michael Billeri was present on zoom. He is interested in serving on the Affordable Housing Trust/Committee. He provided the Trust/Committee with his background explaining how he is active within the community and affordable housing is of interest to him.

A suggestion was made that Mr. Billeri provide a letter of interest to the Select Board. There will also be an email sent from Member LaPan to the Select Board recommending his appointment.

On a motion made by Glenn Trindade, seconded by Judi LaPan, the Trust/Committee voted by Roll Call to send an email to the Select Board in support of the appointment of Mr. Billeri.

Committee:

Roll Call Vote:

Glenn Trindade	Aye
Judi LaPan	Aye
Jack Wolfe	Aye
Alexandra Johnson	Aye

Trust:

Roll Call Vote:

Glenn Trindade	Aye
Judi LaPan	Aye
Jack Wolfe	Aye
Alexandra Johnson	Aye
Ann Sherry	Aye

MINUTES:

June 7, 2023:

Affordable Housing Trust:

On a motion made by Jack Wolfe, seconded by Glenn Trindade, the Trust approved by roll call the minutes from June 7, 2023.

Roll Call Vote:

Ann Sherry	Aye
Judi LaPan	Abstained
Jack Wolfe	Aye
Glenn Trindade	Aye
Alexandra Johnson	Aye

There were no minutes from the Committee to approve.

7-5 Kingston Lane:

Member Wolfe recused himself from discussion and turned off his microphone and video.

The Trust/Committee were informed that the basic work has been completed and progress has been made. A question was asked why it is taking so long to get this unit back in the inventory. It was explained that there were issues legally and the attorneys continue to work on this.

Member Wolfe returned to the zoom meeting.

Glen Brook Way:

At the last meeting, the Trust/Committee were informed that there was a delay in getting the transformers. After contacting local State representatives, the transformers have been installed. The information regarding the Phase 2 lottery has been uploaded onto the town webpage. There was a suggestion that there needs to be reach out to Seniors to make sure they have the information relative to the lottery.

The Committee and Trust would like an update on 39 Main Street at their next meeting. This will be placed on the agenda. The site has 40% for the units rented out. There was a vote of the Select Board to not increase the affordable rental rates.

A question was asked if the Trust/Committee can look to change the formula for affordable housing. All were informed that the formula is regulated by the State and local towns have no control of this.

Housing Production Plan Goal Implementation:

Chairperson Sherry would like the Trust/Committee to discuss the implementation of the five housing goals which were noted at the last meeting.

Maintain Medway's Affordable stock at or over the States 10 percent Affordable Housing Goal.

There is a possible project on Rt. 109 which could allow for more rental units which would keep the affordable number for the town above 10%. This location is across from Medway Block. Land at the rear of the site is proposed for affordable housing.

The Medway Block location could also house a new Fire, Police and municipal center. There is also another property on Rt. 109 next to auto parts and Sullivan tire which could be a possible location for affordable apartments and a location for the community church to relocate the food pantry. Metro West is very interested in looking at possibilities.

On a motion made by Jack Wolfe, seconded by Glenn Trindade, the Trust voted by roll call to reach out to MetroWest to come up with a concept for this area.

Roll Call Vote:

Affordable Housing Trust:

Roll Call Vote:

Jack Wolfe	Aye
Judi LaPan	Aye

Ann Sherry Aye
Glenn Trindade Aye
Alexandra Johnson Aye

Affordable Housing Committee:

Roll Call Vote:

Jack Wolfe Aye
Judi LaPan Aye
Glenn Trindade Aye
Alexandra Johnson Aye

Address local housing needs with a greater mix of housing types, particularly small apartments, accessible housing, and stater homes.

There has been a lot of work done to support the Planning Board initiatives. The Board worked hard to add warrant articles regarding multi-family housing. They are also coming up with a creative way to address the chapter 40A, §3A mandate from the State. There was a suggestion to invite the new State housing representative to a meeting and inform him about what is being done in Medway. The Hathon-39 Main Street will create 190-unit rental apartments with 48 of those being affordable units. This has added a greater mix to the housing for the town.

Distribute new housing options in strategic locations and through reuse opportunities to meet local housing need and to comply with the State's housing choice legislation.

There was a discussion about placing some of the new housing in strategic locations. There was a suggestion to have a building which also contained a market for food or a local pantry where families could get their food. Another idea was looking at infill lots. This concern about this is that it there are little incentives for this on one lot for developers. A developer needs tax incentives to build the affordable component.

Support residents in need to help them afford to remain in Medway.

The Trust/Committee thanked the Charles River Community bank for always working to support the residents and businesses of the Town.

Increase Medway's capacity to implement housing initiatives through enhanced local and regional coordination:

The Trust/Committee want to make sure that the current units on the inventory are in compliance. There is a concern that with the current hours of the Housing Coordinator being less, this might affect the ability to implement some of the housing initiatives. There was a suggestion if the town can reach out to see if there is some regional assistance. There was also a suggestion to have the new Planning and Economic Coordinator invited to the next meeting. The Trust/Committee would like to see an expansion of the accessory units in town.

Appointment of the CPC member needs to be placed on the next agenda.

NEXT MEETING: August 2, 2023

ADJOURN:

Affordable Housing Trust:

On a motion made by Judi LaPan, seconded by Alexandra Johnson, the Trust voted by roll call to adjourn the meeting.

Roll Call Vote:

Jack Wolfe	Aye
Judi LaPan	Aye
Ann Sherry	Aye
Glenn Trindade	Aye
Alexandra Johnson	Aye

Affordable Housing Committee:

On a motion made by Judi LaPan, seconded by Alexandra Johnson, the Affordable Housing Committee voted by roll call to adjourn the meeting.

Roll Call Vote:

Jack Wolfe	Aye
Judi LaPan	Aye
Glenn Trindade	Aye
Alexandra Johnson	Aye

The meeting adjourned at 8:08 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Edited by
Barbara J. Saint Andre
Director, Community and Economic Development