AFFORDABLE HOUSING TRUST

**Town of Medway**

****

**Affordable Housing Trust Fund**

**Affordable Housing Committee**

**JOINT MEETING MINUTES**

March 2, 2017

Medway Senior Center, 76 Oakland Street

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **Trust Members:** | Present | Absent |  |  | Present | Absent |
| Ann Sherry, Chair |  |  |  |  |  |  |
| Judi LaPan |  |  |  | Glenn Trindade |  |  |
| John Maguire |  |  |  | John Parlee |  |  |
| **Committee Members** |  |  |  |  |  |  |
| Bob Ferrari. Chair |  |  |  | John Parlee  |  |  |
| Michael Leone |  |  |  | Sue Rorke |  |  |
| Judi LaPan |  |  |  | Alison Slack |  |  |
| Teresa O’Brien |  |  |  |  |  |  |
| **Also Present:** |  |  |
| Douglas Havens, Community Housing CoordinatorAmy Sutherland, Recording Clerk |

**Cutler Street Project:**

The Chairman welcomed the members of the community.

The following residents were present:

Pat Irr

Linda Irr

Chris Meo

Kate Meo

Catharine Daigle

Jennifer Pavlor

Jeff Jackson

Eric Alexander

The residents were provided with the requested materials from the previous meeting. This includes the Request for Proposal evaluation from the Consultant. The reference checks were being done by Consultant Karen Sunnarborg. Some of the projects noted included: Marshall Place, in Wrentham, St. Joseph Hall in Watertown. The applicant needed to meet the criteria set forth in the RFP. The applicant met the eight criteria. The financials of Metro West were reviewed. The Metro West CD obtained financing for projects of at least $3,000,000. The proposal included a letter from the Senior Vice President/Commercial loan from Officer of Needham Bank. The lender is interested in expanding financing to include Cutler Street. It was suggested that the finance committee could weigh in on the financials. The design features of the project still need to be discussed further. Chairman Sherry informed the public that there will be a public forum which will focused on design. This meeting will take place on April 4, 2017 at the Thayer House at 7:00 pm. The developer and architect will be at this meeting.

The members informed the public that there will be a meeting on the West Street project on Tuesday, March 21, 2017 at the Thayer House at 7:00 pm.

Doug Havens indicated that he will send out meeting notices.

The public had a question about the number of units proposed for West Street. The initial proposal was 36 but it does show an additional 12 totaling 48, what is the actual number?

Eric Alexander is concerned about the impact of perceived density of Cutler Street. This development is twelve times the allowable density by right. These rental are too high. He understands that this is very preliminary. Doug Havens indicated that 12 unitss are permitted by special permit under the multifamily bylaw.

Chairman Sherry asks that the residents be open to the possible design factors affecting the perception of density.

**Glenbrook:**

The members were made aware that LIP application for Glenbrook was returned. The town will be submitting it again with a different form. This will then need to go to the Board of Selectmen for “re-review”. There will be a public forum on this proposal on Tuesday, March 21, 2017.

**MAPC Review:**

The members were made aware that some members of the trust and committee attended the Planning and Economic Development Board to discuss the draft Affordable Housing Bylaw which will be on the May town meeting. The public hearing for these articles will be held Tuesday, March 21, 2017 at 7:00 pm. The discussion at the informal PEDB meeting included the need of the developer to the use of comparable products on the base model. There was alternative ideas on this. The affordable units should not have sacrificed quality, the best practices should be used. The language of this will be reworked to include the comments. There was also a recommendation to include language about the procedures to follow for permitting affordable housing. This will provide guidance to the developers. Once the recommended revisions are made, this will be circulated to the members.

**Medway Greens:**

The Planning and Economic Development Board will be holding a public hearing for Medway Greens. This will be for eight ownership units with one being affordable.

**Unit 2-6, Woodside:**

The members were informed that Unit 2-6 Woodside is being sold by the by the bank apparently without advertising or a lottery. CHAPA should be overseeing this process. Before formal notice of intent to sell, the broker called and asked if the town wanted to buy. When the town received notice, the terms and conditions were incorrect. CHAPA was made aware of this and indicated that they will comply with the terms of the actual deed rider. The broker had no idea about the process. This is being offered as first come, first serve basis, which is not seem right and does not seem to comply with the process established in the deed rider.

The Committee/Trust is concerned that the process is not being followed. It was suggested that Doug speak with the town lawyer and someone in the senator’s office. This needs to be brought to the attention of Representative Roy and Senator Spilka, Doug Havens will follow-up.

**Unit 4-5, Woodside:**

The members were informed that Susan Jacobson was going to market this unit for $5,000 but has a situation in which she is not able to fulfill the commitment. Doug will be reaching out to another contact. There are about 15 -20 people interested in being notified when affordable housing becomes available.

Doug received a notification that Woodside 7-5 will be under bankruptcy. We need to be sure that the town’s interests are maintained with this unit.

**Minutes:**

**February 2, 2017:**

**Trust:**

**On a motion made by John Parlee and seconded by Jack Maguire, the Affordable Housing Trust voted unanimously to accept the minutes from February 2, 2017.**

**Committee:**

**On a motion made by Bob Ferrari and seconded by Sue Rorke, the Affordable Housing Committee voted unanimously to accept the minutes from February 2, 2017.**

**AHT Finance:**

**On a motion made by John Parlee and seconded by Ann Sherry, the Affordable Housing Trust voted unanimously to pay the following bills:**

* Columbia Gas: $53.27
* Doug Havens for purchase at Staples $7.44
* Woodside Condominium Trust: $2180.74 (check the $25.00 fee being charged for overdue balance.)

**Future Meeting:**

* Thursday, April 6, 2017 at 7:00 pm.

**Adjourn:**

**Trust:**

**On a motion made by John Parlee and seconded by John Maguire, the Trust voted unanimously to adjourn the meeting at 8:25pm.**

**Committee:**

**On a motion made by Bob Ferrari and seconded by Sue Rorke, the Affordable Housing Committee voted unanimously to adjourn the meeting at 8:25 pm.**

eed to convinve that we can get money.f project. they se 1 and 2. title and of work. if we want more buildingsd built on sRespectfully Submitted,

Amy Sutherland

Recording Secretary

Draft Edited,

Doug Havens

Housing Coordinator