



AFFORDABLE HOUSING TRUST

Town of Medway

Affordable Housing Trust Fund

Affordable Housing Committee

JOINT MEETING MINUTES

March 1, 2018

76 Oakland Street

Medway, MA 02053

Board Members:

Ann Sherry, Chair

Judi LaPan

John Maguire

Present

Absent

Glenn Trindade

John Parlee

Present

Absent

Committee Members

Bob Ferrari, Chair

Michael Leone

Judi LaPan

Theresa O'Brien

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✓

✓

✓

John Parlee

Sue Rorke

Alison Slack

✓

✓

✓

Also Present:

Douglas Havens, Community Housing Coordinator

Amy Sutherland, Recording Clerk

Chairman Sherry opened the meeting for the Affordable Housing Trust.

Chairman Ferrari opened the meeting for the Affordable Housing Committee.

Review of Minutes:

December 18, 2017:

Affordable Housing Trust:

On a motion made by Glenn Trindade and seconded by John Parlee, the minutes from December 18, 2017 were accepted with revisions.

Affordable Housing Committee:

On a motion made by Bob Ferrari and seconded by Sue Rorke, the minutes from December 18, 2017 were accepted with revisions.

Affordable Housing Trust & Affordable Housing Committee Annual Report:

Doug Havens is in the process of writing the Annual Report for the Affordable Housing Trust and Committee. This needs to be submitted next week. The Trust and Committee would like to see a copy of this prior to submittal.

2018 Meeting Schedule:

The Affordable Trust and Committee are in receipt of the 2018 meeting schedule. The meetings will be set for the last Wednesday of the month at Sanford Hall at 6:30 pm. The meetings will be televised by Medway Cable.

Cutler Street: Status/Discussion of Next Steps:

Jennifer Van Campen from Metro West Collaborative was present to discuss Cutler Street.

Member Trindade explained that without having Cutler Street being the 12 units, it is not financially beneficial. The discussion is what to do with this property. One option would be to sell the property. There was a question about what would the cost be to do a full tear down and rebuild. Jennifer Campen from Metrowest Collaborative explained that the problem with the Cutler project is that the smaller projects do not hit the bigger funding streams that the larger projects get from the state. There is very little incentive from the state to do smaller projects. It was suggested to speak with CPC and see if there is any interest from the historic perspective of the Cutler project. The Trust is not able to use the money for anything but affordable. It may be beneficial to see what the town people want to do with this property.

Reports:**4-5 Kingson:**

The members were informed that sale of 4-5 Kingson went through. The remaining legal fees will need to be paid.

7-5 Kingson:

The property 7-5 Kingson is in the process of bankruptcy. The liens have been paid off. There is no immediate action needed at this point. The lawyers are handling this case.

Glen Brook Way:

Metro West Collaborative representative Jennifer Camden was present at the meeting and explained that the application has been submitted to the state which will determine if this projects gets the funding which is needed. There is a low percentage that the project will receive funding the first round. Until the funding is determines, there will continue to be engineering and design work done to bring the design cost down. The first payment of \$150,000 was provided to the Metro West Collaborative. The second installment in the amount of \$250,000.00

will be going out upon signature of the Chairman. The decision for funding will be determined by May or June.

Grant Program:

Metro West Collaborative Jennifer Camden informed the town about a grant opportunity with availability of \$500,000.00. The application could align nicely with the senior housing need.

Chairman Ferrari informed the members that the current senior housing units needs to be modernized. They need to be updated for both the handicap accessibility and the electrical heat. Some of the buildings are over 53 years old. If the town could apply for more funding opportunities, it would be beneficial to come up with a plan to either renovate or build new facilities. By 2030, there will be a 20% increase of seniors in the region. The application is due April 15, 2018. The town would like to move forward with this application.

A letter will be drafted in support of this grant program.

On a motion made by Glenn Trindade and seconded by Jack Maguire, the Trust voted unanimously to support the Mass Housing Program.

On a motion made by Bob Ferrari and seconded by Judi LaPan, the Committee voted unanimously to support the Mass Housing Program.

Millstone Pricing:

Member Trindade explained that the owner of Millstone wants to convert the “In Lieu” of instead of building the units. The affordable component has to do with the bylaw requirements as noted in the special permit. Currently, there are two units built and three left to be built. There has been some negotiation done to determine what the amount of the remaining three lots would be. The amount suggested was \$575,000. The cash calculations were based on 2013 numbers. Not all are in agreement that this is a fair amount. Members feel this amount should be more. Metrowest has purchased the land on West Street for development. There are also property owners who are willing to sell near Glenbrook. A possible option would be to get the cash from Millstone and then purchase the land and build more apartments/rentals. Whatever agreement is made needs to involve the Planning and Economic Development since the special permit holds the prior language which covers the decisions. There are several options to consider. The applicant could donate land to fit the five units. If the land does not meet the \$575,000 then the rest of the balance would need to be transferred to the trust. The land is needed to build new modern senior affordable housing. The town could potentially build 40-50 units on West street versus affordable for 5 families. There is concern that the amount of \$575,000 is not enough. Metrowest Collaborative would like to work with the town on this potential project. The properties for sale are adjacent to the West Street properties. The town will also be receiving \$250,000 from the Salmon project which will be starting.

A letter will be sent in support of this possible negotiation.

On a motion made by Glenn Trindade and seconded by Judi LaPan, the Affordable Housing Trust voted unanimously to support going forward with negotiations.

On a motion made by Bob Ferrari and seconded by Alison Slack, the Committee voted to support going forward with negotiations. (Member Rorke abstained).

Finances:

Request to CPC for Operational Funding:

- A budget will be prepared including possible legal fees.

KP Law:

On a motion made by Glenn Trindade and seconded by Judi LaPan, the Trust voted unanimously to pay the bill for KP Law in the amount of \$2,760.00 as presented.

Release of Funds for Glen Brook:

The Town of Medway has disbursed to the Metro West Collaborative Development, Inc. an amount of \$250,000 per the community preservation funding agreement in relation to Glen Brook Way Apartments, LLC.

Future Meeting:

- The future meeting date will be March 28, 2018.

Adjourn:

Trust:

On a motion made by Glenn Trindade and seconded by Judi LaPan, the Trust voted unanimously to adjourn the meeting at 7:45 pm.

Committee:

On a motion made by Bob Ferrari and seconded by Judi LaPan, the Trust voted unanimously to adjourn the meeting at 7:45 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Initially Edited,
Doug Havens
Housing Coordinator

