



## Town of Medway Affordable Housing Trust Fund

Thursday, February 2, 2022 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.

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

Douglas Havens, Community Housing Coordinator  
Amy Sutherland, Recording Clerk

The meeting of the Affordable Housing Trust meeting was opened at 7:00 pm by zoom.  
There was not a quorum of the Committee.

A roll call of those in attendance was taken.

### Trust Roll Call:

Ann Sherry      aye  
Jack Wolfe      aye  
John Parlee      aye

### Inclusion, Diversity and Equity Advisory Committee:

Selectmen Foresto and resident Khalid Abdi were present to have the Affordable Housing Trust/Committee take part in the focus exercise group about inclusion, diversity and equity. The history of the committee was explained. This group was formed and put into the charter at the direction of the Town Manager. This group has been in place for two years. The Committee has 9 members. The committee is holding focus groups with Town management, school

administrators, students, and police. Once a report is issued, there will be a follow up with a community forum in March to explain the results. The town has created a hotline for residents to report incidences in town. A conversation with those present ensued:

**Role of Affordability Trust and Committee in town:**

- The role of committees are to remain two different entities: Trust and Committee.
- The Trust is focused on supporting the affordable housing incentives and increasing units.
- The Trust is the “watch dog” of the Community Preservation funds.
- The Trust looks at a variety of programs which could assist with affordability.
- Committee is focused on advocacy within community and outreach
- The roles of the Trust/Committee are changing and needs to be more definitions of the entities in the future.
- The Town has met the 10% affordability goal but there needs to be more work on further development for affordability in town.
- The Trust/Committee is working to finish the Housing Production Plan.
- Will develop an action plan.
- Advocating for creation and management of Affordable Housing opportunities.
- Work to increase diversity in town.

**What is the greatest challenge facing diversity in town:**

- It may be challenging getting more Affordable Housing in town.
- There is a lack of understanding of those served by affordable housing.
- The educational component is lacking to explain to the community what affordable housing is.
- This housing could benefit those who work in town, but community is not aware of it.
- People who work in Medway often cannot afford to live here.
- The population as nation 60% white and these numbers are changing. We need to ensure there are opportunities for all.

**Equity Challenges:**

- Some equity challenges include economics and age.
- It is challenging to get equity on the various boards.
- Define leadership and membership participation.
- Diversity also includes senior citizens.

**Inclusion Challenges:**

- Getting people involved
- More diverse perspective
- Identifying diverse population can be difficult.
- Affordable housing could be an opportunity to get those residents to participate.
- What is the degree of diversity in those chosen for the units?
- There are fair marketing requirements which could bolster diverse populations in town.
- There is some limited local preference for recent developments for those who live, work or have school children in town and getting information out to them can be difficult.

- A question was asked if the town is advertising in the more diverse location (Brockton, Dorchester etc.)
- There is no public transportation, and this is a huge problem. A resident need a car to live in Medway.
- Resale is another issue with the monitoring agents with practices for reselling is often challenging. There need to be safeguards in place.
- Develop a ready-buyers list is also under consideration. This list would be good for one year.

#### **Wrap up:**

- Focus groups will be happening throughout town with a variety of entities
- Community Group meeting in March will occur
- All the information will be put together for a presentation for the BOS in the Fall
- There will continue to be opportunities for anyone to participate in this group
- The group will continue to listen to all

#### **MEDWAY HOUSING PRODUCTION PLAN:**

There was a joint meeting with the Board of Selectmen and Planning and Economic Development Board on January 18, 2022. The purpose of the meeting was to review the Housing and Production Plan. During this meeting there were several questions and clarification on some of the research information which was presented within the report. The plan has not been approved since there are minor revisions which needed to take place.

#### **MASTER PLAN:**

The Trust/Committee were informed that work continues on the Master Plan. There was a presentation provided to the Board of Selectmen and Planning an Economic Development Board on January 10, 2022. There will need to be work on how to implement and the goals. The deadline to have this completed will be October 2022. The next step in the process will be breaking into focus groups and provide input to the main group. The Trust would like to know if there has been discussion and information included on the Affordable Housing component within the plan. Member Wolfe will ask about this.

#### **APPROVAL OF MINUTES:**

##### **January 5, 2022:**

**On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by roll call to approve the minutes from January 5, 2022 with revisions.**

##### **Trust Roll Call:**

<b>Ann Sherry</b>	<b>aye</b>
<b>Jack Wolfe</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>

#### **Executive Session Minutes:**

##### **August 5, 2021:**

**On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by roll call to approve and release the executive session minutes from August 5, 2021.**

**Trust Roll Call:**

<b>Ann Sherry</b>	<b>aye</b>
<b>Jack Wolfe</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>

**July 29, 2021:**

**On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by roll call to approve and release the executive session minutes from July 29, 2021.**

**Trust Roll Call:**

<b>Ann Sherry</b>	<b>aye</b>
<b>Jack Wolfe</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>

**August 1, 2021:**

**On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by roll call to approve and release the executive session minutes from August 1, 2021.**

**Trust Roll Call:**

<b>Ann Sherry</b>	<b>aye</b>
<b>Jack Wolfe</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>

**August 19, 2021:**

**On a motion made by Jack Wolfe, seconded by John Parlee, the Trust voted by roll call to approve and release the executive session minutes from August 19, 2021.**

**Trust Roll Call:**

<b>Ann Sherry</b>	<b>aye</b>
<b>Jack Wolfe</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>

**Glenbrook Way:**

There were over 300 applications for the Glenbrook Way. The applications are being reviewed. This is a slow process. The complex is about 48% rented. Trustees wants to know if there is a way to track diversity..

**Finances:**

The Trust will hold off on paying the final invoice for Consultant Goldson until the Housing Production Plan is adopted by the Select Board.

**Budget:**

The Trust members were provided with a report from the Town Accountant showing broad sources and uses of funds since the inception of the Trust. The Trust still has funds available from FY 2021. There are also funds available for the sale of Cutler Street and “in lieu” payments with more anticipated. The Trust agreed that there is no need to request further funding from the Community Preservation Committee at this point. The Trust agreed that if there are needed funds, a request could be made in the Fall. The FY budget continues to be worked on.

**Kinson Lane Unit 7-5 Resale:**

There is no change with 7-5 Kinson Lane.

**Millstone Village:**

There has been no update on Millstone Village title issue.

**Other Reports:**

- The Trust and Committee need to complete the Conflict-of-Interest Requirements.
- The impacts of social media will be discussed at the next meeting.

**Adjourn:**

**On a motion made by John Parlee, seconded by Jack Wolfe, the Trust voted by roll call vote to adjourn the meeting at 8:43 pm.**

**Trust Roll Call:**

<b>Ann Sherry</b>	<b>aye</b>
<b>Jack Wolfe</b>	<b>aye</b>
<b>John Parlee</b>	<b>aye</b>

Respectfully Submitted,

Amy Sutherland  
Recording Secretary