



Town of Medway

Affordable Housing Trust Fund

Wednesday, August 4, 2021 at 8:45 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 ZBA 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	
<u>Committee Members</u>					
Judi LaPan	X		John Parlee	X	
Jack Wolfe	X				
Jacqueline Johnson	X				

Also Present:

Douglas Havens, Community Housing Coordinator

Amy Sutherland, Recording Clerk

The meeting of the Affordable Housing Trust and Committee was opened at 8:45 pm.

Housing Production Plan:

The Committee and Trust were informed about the next steps to be taken regarding the Housing Production Plan. Consultant Jenn Goldson was present to explain the next steps regarding the Housing Production Plan. A screen share was shown to explain the process and steps. The project timeline contract was awarded late July. There was a kickoff meeting in early August. There will be a needs assessment prepared by August 30, 2021. There will be a focus group set up and there will be an outline draft of goals and strategies to review by September 30, 2021. The goal is to hold a public meeting to discuss the Housing Production Plan mid-November. This draft would be presented to the PEDB and the BOS. Late November, the revisions will be done based on the board/public comments and this plan will be submitted for approval. The plan will be submitted to DHCD on January 7, 2022.

The Trust/Committee next discussed the questions asked on the form presented.

Housing Solutions:

- Keep housing diversified
- Have a mix of housing
- Provide housing opportunities to town employees and Medway Residents.
- Improve the current Senior Housing
- Make sure there is no displacement of Seniors through the process.
- Keep the retired residents in town and allow housing opportunities for the retired residents children to be able to reside in Medway,

Community Housing Needs:

- Educating on the formula for income levels
- Revisit the formula to make it affordable.
- The ones thinking about housing needs are only those volunteers working of Committees and the municipality.
- Work to educate the community since some residents feel there is too much development in town.
- The units 55 and over are not affordable.

Reactions to project which are mixed income and what was the solution:

- Cottage Cluster was met with resistant will not meet middle income goals.
- Glenbrook Way is meeting the need for rental housing. Not all residents agree that this is a good thing.
- There is a concern that trees are being taken down for the large developments and that there has been an increase in traffic.
- The reselling of the affordable units needs to be monitored.

Current Obstacles:

- Cost of development
- Funding
- Land prices
- Process is confusing
- Some think that since the town has reached its 10% the work is done.

Priorities:

- Make sure the Glenbrook phase is finished and the project continues to move along
- Phase 2 gets funding to be completed
- Other opportunities to work with developers
- There should be the maintaining of those units we currently have.
- Continue to partner with developer to create new units.
- There needs to be a rebuilding of the committee.

Glenbrook Way:

The Trust /Committee were in receipt of a memo dated July 19, 2021 and August 6, 2021 from Department of Housing and Community Development regarding Glenbrook Way. Representatives visited the site. It was noted that the project is going over budget. The completion date is scheduled for September 24, 2021.

Millstone Village:

The Trust/Committee is in receipt of an email dated July 8, 2021 regarding the status of the Millstone Village units. There were errors discovered whereby the wrong resale multiplier was cited in the deed riders for two of the eight affordable units in the Millstone Development. These are units #9 Fieldstone and #9 Riverstone. An email dated July 14, 2021 from Borin Bertha indicated that she would appreciate DHCD taking the lead in determining the status of the situation and taking the corrective action where needed. An update will be provided at the next meeting.

Finances: 2021 Final Report:

The Trust/Committee were provided with the year-end reconciliation numbers.

Williamburg Way:

The status of this project remains unchanged.

Kingston Lane:

There has been no change in the status. There are still renters on site.

Master Plan Updates:

The Trust/Committee were informed that there was a link sent out for all to take,

Minutes:

The minutes will be approved at the next meeting for approval.

Affordable Housing Trust:

On a motion made by Jack Wolfe, seconded by Judi LaPan, the Trust voted by Roll Call to adjourn their meeting.

Roll Call Vote:

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

Affordable Housing Committee:

On a motion made by Jack Wolfe, seconded by Judi LaPan, the Committee voted by Roll Call to adjourn their meeting.

Roll Call Vote:

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

The meeting adjourned at 9:40 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary