



Town of Medway
Affordable Housing Trust Fund
Affordable Housing Committee
JOINT MEETING MINUTES

Monday, October 21, 2019 at 7:00 pm
76 Oakland Street
Medway, MA 02053

Board Members:

Ann Sherry, Chair
Judi LaPan

Present
✓

Absent

Glenn Trindade
John Parlee

Present

Absent
✓

Committee Members

Bob Ferrari, Chair
Jack Wolfe
Judi LaPan

✓
✓
✓

John Parlee
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.

Minutes:

July 31, 2019

Affordable Housing Trust:

On a motion made by Judi LaPan and seconded by Jack Wolfe, the Affordable Housing Trust voted unanimously to accept the minutes from July 31, 2019 with the amended revisions.

Affordable Housing Committee:

On a motion made by Bob Ferrari and seconded by Alison Slack, the Affordable Housing Committee voted unanimously to accept the minutes from July 31, 2019 with the amended revisions.

Oak Grove Presentation & Resolution:

Brian Cowan from the Medway Oak Grove Task Force provided a presentation on the work the Task Force has done in the preparation of the town meeting which will have a warrant article regarding zoning changes for the Oak Grove area. The work of the Oak Grove Task Force included meeting over the last 18 months to come up with the current Article which is to amend the Zoning Bylaw and Zoning Map to include a Form Based District which will be rezoning portions of the West Industrial Zone and Agricultural Residential II Zone to Oak Grove Business Park, and Oak Grove neighborhood zones. There will be transitional buffer zones within the zoning districts.

The Trust/Committee wanted to know what this bylaw change means in regards to affordable units in the town. It was explained that this does not change the requirement for affordable housing.

Glen Brook Way:

The Trust and Committee sent a letter dated October 8, 2019 which was given to Metro West Cooperative Development to be included in their application to Department of Housing and Community Development. This is for One-Stop funding of Glen Brook Way-Phase 1.

6 Cutler Street:

The Trust and Committee were made aware that the RFP which went out did not attract a buyer. There was discussion about lowering or deleting the minimum price and/or using a professional broker. It was consensus to issue a new request without a minimum price but with mention of the appraised value.

39 Main Street:

The Committee and Trust were informed that a proposal in support of local preference has been drafted and submitted to the Department of Housing and Community Development. There will be up to 70% of the units reserved for local lottery applicants.

176 Main Street:

Medway Greens regulatory agreement has been filed and accepted and the sales plan approved. There will be an open house on site November 3, 2019 at 6:30 pm with an information session to follow at 7:15 pm at the Medway Senior Center. The unit is a two-bedroom townhouse priced at \$200,000.00. There has been some interest expressed. The applications are due by Tuesday, November 12, 2019. The lottery will be held November 19, 2019.

Millstone Village:

The Trust and Committee were informed that seven of the eight affordable units have been sold and added to the Subsidized Housing Inventory. There is a reported interest in the last unit. Currently, there was incorrect data for the resale price multiplier in the deed restrictions of two of the units and the separate recording of the deed and deed restrictions of the third unit are being addressed.

Projects Pending Permit:

The Planning and Economic Development Board have two applications pending. All of the information is on the Planning and Economic Development website.

These include the following:

- 274 Village Street (William Wallace Village) – 14 three bedroom units (2 will be affordable)
- 22 Evergreen Street (Evergreen Village) – 7 bedroom units (2 will be affordable)

Regional Housing Services Organization:

The South West Advisory Planning Committee (SWAP) gathered on September 10th for a discussion of Regional Housing Service Organizations. These fee-for-service entities seek to provide Affordable Housing related services to a limited number of municipalities within their area.

Single Unit Sales:

A list of “Ready Buyer” may be the solution to the problem experienced by small project developers regarding single unit sales. These list would be maintained by the Town for the use of developers with one or two units to sell.

Fall Town Meeting: November 18, 2019:

The Fall Town Meeting will be held on November 18, 2019. The public hearing with the Planning and Economic Development Committee will be on Tuesday, October 22, 2019. There is an article for Multifamily Housing.

Invoices for Payment:

On a motion made by Ann Sherry and seconded by Judi LaPan, the Trust voted unanimously to pay the bill for KP Law, P.C. in the amount of \$180.00 as presented.

Future Meeting:

- The future meeting date will be Wednesday, December 4, 2019.

Adjourn:**Trust:**

On a motion made by Jack Wolfe and seconded by Judi LaPan, the Trust voted unanimously to adjourn the meeting at 8:30 pm.

Committee:

On a motion made by Alison Slack and seconded by Judi LaPan, the Committee voted unanimously to adjourn the meeting at 8:31 pm.

Respectfully Submitted,

Amy Sutherland
Recording Secretary

Initially Edited,
Doug Havens
Housing Coordinator