



## AFFORDABLE HOUSING TRUST

### Town of Medway

#### Affordable Housing Trust Fund

#### Affordable Housing Committee

### JOINT MEETING MINUTES

December 1, 2016

Medway Senior Center, 76 Oakland Street

	Present	Absent		Present	Absent
<b><u>Board Members:</u></b>					
Ann Sherry, Chair	✓				
Judi LaPan		✓	Glenn Trindade	✓	
John Maguire	✓		John Parlee	✓	
<b><u>Committee Members</u></b>					
Bob Ferrari, Chair	✓		John Parlee	✓	
Michael Leone		✓	Sue Rorke	✓	
Judi LaPan		✓	Alison Slack	✓	

#### **Also Present:**

Douglas Havens, Community Housing Coordinator

Amy Sutherland, Recording Clerk

### **Minutes:**

#### **November 3, 2016:**

##### **Trust:**

On a motion made by Glenn Trindade and seconded by John Parlee, the Affordable Housing Trust voted unanimously to accept the minutes from November 3, 2016.

##### **Committee:**

On a motion made by John Parlee and seconded by Bob Ferrari, the Affordable Housing Committee voted unanimously to accept the minutes from November 3, 2016.

### **Paul Revere Estates:**

The Trust and Committee are in receipt of an email from Susy Affleck-Childs to Dan Merrikin regarding the payment in Lieu estimate. The Trust/Committee discussed that this potential piece of land would need the necessary permitting in order to build on it. It is the consensus that it is

more beneficial to have a payment “in lieu”. They would want to have some certainty that a duplex could be built on this parcel. The only entity which may be interested in building would be Habitat for Humanity. The land would need to be deed restricted if sold to a 3<sup>rd</sup> party and would need to be built as affordable.

### **Glen Brook:**

Some of the members of the Trust/Committee attended the Design Review Committee meeting. This was a very productive meeting. The architect did a fabulous job explaining the project. An electronic copy of the presentation was sent to the committee and trust.

### **Cutler Street:**

The Committee and Trust were informed that the Request for Proposal was distributed. This RFP is to develop 6 Cutler as affordable housing. The RFP deadline submission is December 28, 2016 at 4:00 pm. There was an open house and only two people attended.

### **Woodside:**

The Trust/ Committee was made aware that there has been no development with unit 2-6. Doug has been in contact with the Attorney General’s Office about threatened deed restrictions.

Doug has also not heard back from CHAPA in regards to unit 4-5. There cannot be a public notice until we hear back from CHAPPA.

There was follow-up that Woodside Condo Association will accept a one-time condo fee as long as we pay by next year.

### **MAPC Zoning Bylaw Review:**

The Town was given a grant to look at the zoning bylaw in relation to affordable housing. The following were discussion points:

- One size does not fit all: subdivision vs. multifamily. It was suggested looking at sliding scale.
- Unclear applicability to ARCPUD and OSRD.
- Density bonus to low and dimensional regulations may prevent utilization.
- Treatment if fractional units – round this number and put fraction piece in lieu.
- PILU formula is complicated and unclear.
- Unclear town role in purchasing, marketing, and/or leasing/selling inclusionary units.
- Broad unit design standards for interiors. Suggested keeping this broad
- Term of affordability is unspecified beyond LIP reference

There will be a meeting the week of January 14-16. The goal is to have language ready for spring town meeting.

**Schedule 2017:**

The Trust/Committee is in receipt of the 2017 meeting schedule.

**AHT Finance:**

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

• Eversource	\$31.96
• Russo Insurance Agency	\$520.00
• Columbia Gas	\$29.63
• AF&S	\$2,400.00
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Total	\$2,981.59

**Adjourn:****Trust:**

**On a motion made by Glenn Trindade and seconded by Ann Sherry, the Affordable Housing Trust voted unanimously to adjourn the meeting at 8:15 pm.**

**Committee:**

**On a motion made by Bob Ferrari and seconded by John Parlee, the Trust voted unanimously to adjourn the meeting at 8:15 pm.**

Respectfully Submitted,

Amy Sutherland  
Recording Secretary

Initially Edited,  
Doug Havens  
Housing Coordinator

