

## **Affordable Housing Trust**

February 10, 7:30 PM

DPW Training Room

### **Minutes**

**Present:** Jim Brand, Michael Marcucci, Ann Thompson, Kerry McCormack, Brett Heyman, Adam Ameden, Todd Trehubenko, Sarah Raposa

**Others:** Jim Soujanen, John Harney, Glen D'Abate, Kirsten D'Abate, Harriet Vogel, Russell Gostar, Brian Nixon, Deidre Murphy, Mark Cerel

Chairman James Brand called the meeting to order at 7:30 PM and stated it was being recorded.

**Group Homes** – Ms. Raposa said there is a proposal from Community Opportunities Group regarding assistance in drafting an RFP for a Group Home. Mr. Brand said he read through the proposal and believes it is relevant to the goals of the AHT for a group home. Ms. Raposa said the drafting of the RFP is more technical than she believed it would be due to the authorization for the million-dollar bond and the AHT restriction to borrow money. Ms. Raposa said that after a lot of correspondence from many parties; she believes the RFP is possible. Mr. Cerel said he has been in conversation with Ms. Raposa a briefly reviewed the proposal from COG. Mr. Cerel said he has experienced similar situations in Franklin regarding an 8-bed home. Mr. Heyman said he spoke with Ms. Suzanne Siino who worked with Kathy Boyle. Ms. Boyle has done a number of group home projects and worked the Town of Carlisle. Mr. Heyman said it would be beneficial for the AHT to have a conversation with Ms. Boyle to see what her views are on the subject of group homes. Ms. Boyle would like to meet with the AHT in March but will have email correspondence with Mr. Heyman and Mr. Marcucci in the meantime. Mr. Marcucci asked if Ms. Raposa had a sense of how much experience COG has with group home development. Ms. Raposa said not sure of the experience. Ms. Raposa said a proposal from Ms. Boyle would be helpful. Mr. Marcucci agrees that a proposal from Ms. Boyle would be helpful since there in not a specific time table at this point. Mr. Cerel said Ms. Lisa Audet, the Housing Authority for Franklin, is willing to speak with the AHT if necessary. Mr. Heyman said he would follow up with her. Mr. Marcucci noted a group home operator will be needed for any project. Mr. Brand is hoping Ms. Boyle will be on the agenda for the March meeting.

**Hinkley RFP**- Mr. Brand said edits to the RFP were made at the last meeting. The purchase price range was removed, an approximate unit count was added and weights were added. Mr. Brand feels that if the RFP goes out with the edits, developers will realize the AHT is interested in getting the right project. Ms. Raposa said that timing might have been an issue and the reason for no responses; the holiday season might have been a factor. Ms. Raposa said the timeline has been adjusted on page 6 of the revised RFP. Mr. Marcucci suggested loosening up the timeline a bit.

Ms. Thompson made a motion to approve the Hinkley RFP with the noted edits and send to the BoS for endorsement. Seconded by Mr. Trehubenko. The Vote: 7-0.

**ZBA Status- Rosebay**– Mr. Brand said the AHT needs to discuss funding any legal defense if there is to be an appeal process. Mr. Brand said there is an understanding that one of the abutters has retained an attorney. Mr. Brand said the AHT supports Rosebay as a 40B project to protect the safe harbor of the town. Mr. Marcucci said that during the last BoS meeting, an issue has been raised in the RFP process that the Housing Authority took regarding Rosebay an awarding the RFP to Mr. Brian McMillin. Ms. Candace Avery, Housing Authority Director for Medfield, was at the BoS meeting and did not have a response at the time. Ms. Avery is working on a response with counsel and will be provided shortly.

Mr. Marcucci feels the conversation of funding any legal defense needs to be tabled until the Housing Authority issues a response. Ms. Diedre Murphy, 45 Pound Street, said it is her understanding that the AHT advanced \$25,000 to the Housing Authority to negotiate with Mr. Brian McMillin of NewGate Housing. Ms. Murphy asked who the counsel is for the Medfield Housing Authority. Ms. Raposa said she does not have the name of the firm with her. Mr. Trehubenko said after the Housing Authority selected a developer the Housing Authority asked the AHT to assist with the Housing Authority legal fees. The AHT did vote to assist the Housing Authority with legal fees.

Mr. Brand said the discussion regarding funding any legal fees for Rosebay will be discussed at the next AHT meeting.

**AHT Membership** – Mr. Trehubenko, Mr. Ameden and Mr. Heyman’s term with the AHT are expiring. Mr. Ameden needs to step down from the AHT after June 2020. Mr. Trehubenko needs to step down from the AHT after June 2020. Ms. Raposa said word of mouth is generally the best way to find new members.

**Project Updates-** Mr. Marcucci reported on Chapel Hill Landing. Mr. Marcucci said the affordable units were built not in conformity of the ZBA decision. Mr. Marcucci said Mr. Larkin, developer, said he got approval from Mass Housing but not from the ZBA. Mr. Marcucci said there are a number of other complaints regarding the affordable units. Mass Housing did a walk-thru of the site with town officials. Mr. Larkin has now filed an application for the ZBA seeking a modification to the comprehensive permit. The ZBA is meeting on Wednesday with the ZBA and the BoS is submitting a memorandum. Mr. Heyman asked what was changed. Ms. Raposa said the bathroom count of the affordable units was cut.

Ms. Raposa said Aura was approved by the Conservation Commission last week and will be having a hearing with the ZBA on March 12, 2020. The approval, if granted, will be filed by May 9, 2020.

Ms. Raposa said Hillside Village does not have their Occupancy Permits yet but they have started advertising the market rate units. The affordable lottery was completed in November but knows there are still some affordable vacancies.

**Approval of Minutes – 1/9/20** Mr. Marcucci noted a change in the section referring to the Hinkley RFP (project concept over price). Mr. Heyman made a motion to approve the minutes from January 9, 2020. Seconded by Ms. Thompson. The Vote: 7-0.

At approximately 8:10 pm, Mr. McCormack made a motion for adjournment. Seconded by Ms. Thompson. The Vote: 7-0.

Respectfully submitted,

Marion Bonoldi, Recording Clerk