Affordable Housing Trust
October 3, 2019, 7:30 PM
DPW Training Room
Minutes

Present: Jim Brand, Michael Marcucci, Ann Thompson, Adam Ameden, Brett Heyman, Kerry McCormack

Absent: Sarah Raposa, Marion Bonoldi, Todd Trehubenko,
Others: Suzanne Siino, Dafna Krouk-Gordon

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

Suzanne Siino, Medfield Inclusion Project and TILL (Toward Independent Living and Learning)
Ms. Suzanne Siino introduced Ms. Dafna Krouk-Gordon, President and Founder of TILL (Toward Independent Living and Learning) in Dedham.

TILL is an organization that Ms. Krouk-Gordon started in 1980. TILL has approximately 1,000 employees. TILL has approximately 60 group homes (averaging 4-5 people) across the state and support services (Autism services, food services, etc.). Ms. Krouk-Gordon distributed a handout to the Trust outlining the slide presentation.

Ms. Krouk-Gordon said prior to 1980 there were only institutions (7 in Massachusetts). Due to lawsuits and advocating families, most of the institutions were closed. The “Creative Living” options from TILL were developed from the lawsuits and working closely with families. There are approximately 220 agencies (similar to TILL) that work on “Creative Living” options.

Ms. Krouk-Gordon said she was asked by Ms. Siino to attend the AHT because there is interest for the Town of Medfield to “donate or give land, house, or money” to potentially fulfill the goals of the Housing Production Plan in Medfield.

Ms. Krouk-Gordon’s Powerpoint slides and her narrative provided a definition and context of the work they do developing group homes around the state. Mr. Jim Brand asked how TILL has financed homes. Ms. Krouk-Gordon mainly through DDS and the budget that TILL comes up with. Ms. Krouk-Gordon said the main cost of the homes is staffing. Mr. Ameden asked if the home would be privately funded. Ms. Krouk-Gordon said yes; the home would be funded by the families of the individual that live there. Ms. Siino said the main issue is that if the family members have to pay rent, they would not be able to afford care.
Mr. Ameden asked if the preference would be to have a land-lease and build the home. Mr. Ameden asked what would be the most successful arrangement. Ms. Krouk-Gordon said whatever works out for the best would be fine as long as the “dollar” arrangement is worked out. Mr. Marcucci asked if there are examples of budgets that other towns used for a similar idea. Mr. Marcucci said Medfield has a limited amount of town owned land. Mr. Marcucci said the AHT has a total budget allocation of $1,000,000 total for all of its efforts and the entire $1,000,000 can't be spent on this project. Mr. Marcucci would like to understand what the budget would potentially look like.

Ms. Krouk-Gordon would like to know from the town how much money they would be willing to commit. Ms. Krouk-Gordon said they would like to move forward but they need the numbers. Mr. Brand said a group home is in the housing production plan and the AHT was formed to help implement the housing production plan. Mr. Marcucci said that the 2 year plan of the AHT assigned approximately $250,000 towards this project.

Ms. Siino said there are many different opportunities. Ms. Krouk-Gordon asked what the AHT would need from her. Ms. Thompson said the AHT would need to talk about it and confirm a budget. Mr. Marcucci said the AHT needs to come up with a number to give Ms. Siino. Mr. Marcucci said once there is a potential budget defined, Ms. Siino can determine more options. Mr. Marcucci said the AHT can talk about putting out an RFP for a LIP involving a group home.

Ms. Krouk-Gordon said that if the town can only contribute $150,000; that doesn't really help. Mr. Brand assured that a group home is defined in the HPP as a priority, and in as such the AHT was chartered to implement the HPP. This initial discussion aligns with the goals of the HPP. Mr Brand said that the AHT needs to discuss and review allocating funds. Mr. Marcucci thanked Ms. Krouk-Gordon for coming to the meeting and said TILL is very impressive. Mr. Marcucci said the AHT has been looking for someone like Ms. Krouk-Gordon for a long time.

Finalize RFP for Hinkley Property and authorize appraisal
Mr. Brand said he sent his comments to Ms. Sarah Raposa, Town Planner already. Mr. Brand asked if anyone from the AHT had comments or edits. Mr. Brand said he will reach out to Mr. Todd Trehubenko. Mr. Brand feels the RFP hits all of the points the AHT has discussed. Mr. Brand said the schedule for the RFP is aggressive to get responses back by the end of the year and ideally if the schedule holds, allows funds to flow to the Town from the sale into the stabilization fund. Mr. Marcucci said he has read the RFP and believes it is good to go.

Mr. Ameden made a motion to approve the RFP for Hinkley Property and authorize the appraisal. Seconded by Ms. Thompson. The Vote: 6-0. Mr. Marcucci said the RFP for Hinkley is on the BOS agenda for 10/15/19.
New Units 2010- present
Mr. Brand said he asked Ms. Raposa to do some “digging” to get an idea if the AHT prediction for the 2020 census was close to accurate. Mr. Brand said the records are not perfect but the information gathered put the actual within 4-5 units of the predicted 2020 Census.

Project Tracking Spreadsheet and Brief Committee Project Updates
Mr. Brand distributed the updated tracking sheet.

2020 Schedule – Review meeting dates: January 2 or 9, February 6, March 5, April 2, May 7, June 4, July 2, August 6, September 3, October 1, November 5 and December 3, 2020- Mr. Ameden noted he will not be at the November 7, 2019 meeting. Mr. Brand noted that the AHT could vote to take the summer July and August months off if there were no pressing matters, but the summer dates should remain in place for now. Mr. Marcucci noted the May 7, 2020 meeting date will be the Thursday after Annual Town Meeting. Ms. Thompson suggested that meeting date be changed then.

Approval of Minutes – September 5, 2019-Ms Thompson made a motion to approve of the minutes from September 5, 2019. Seconded by Mr. Ameden. The Vote: 6-0.

Mr. Brand said the AHT needs a point person for the group home project and a point person for the dissolving of the CDC. Mr. Heyman said he would be the point person for the group home. Mr. McCormack said he would be the point person for the dissolving of the CDC.

At approximately 8:25 pm, Ms. Thompson made motion to adjourn. Seconded by Mr. Ameden. The Vote: 6-0.