



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052-2009

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MEETING OF:
May 7, 2020
MINUTES

Members Present: Jim Brand, Chair; Brett Heyman; Ann Thompson; Todd Trehubenko; Adam Ameden; Michael Marcucci

Members Absent: Kerry McCormick

Staff Present: Sarah Raposa, Town Planner; Marion Bonoldi, Recording Clerk

Others Present: Cathy Boyle, Bill Massaro

Location: Virtual Meeting via Zoom

At approximately 6:02 pm, Chairman Jim Brand called the meeting to order and announced the meeting is being recorded. Chair Brand read the following:

Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, this meeting of the Medfield Affordable Housing Trust is being conducted via remote participation. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings as provided for in the Order. A reminder that persons who would like to listen to/view this meeting while in progress may do so by following the instructions on the agenda and meeting notice.

Group Home Discussion- Cathy Boyle, President of Autism Housing Pathways

Mr. Brett Heyman said that the AHT has been in discussion over the past several months about finding the most appropriate plan for having a group home in Medfield. Mr. Heyman introduced Ms. Cathy Boyle to the AHT. Ms. Boyle said she is the president of a non-profit organization called Autism Housing Pathways and a member of the Winchester Housing Partnership Board. Ms. Boyle said she is a mother to a 28-year old son who has autism.

Ms. Boyle explained the definition of a group home. Ms. Boyle explained the importance of the 70 IQ marker in terms of eligibility for housing. Ms. Boyle said if you have an IQ higher than 70 in the state of Massachusetts you would not be eligible for housing but possible other services. Ms. Ann Thompson said she worked for SNARC for years and was familiar with these concepts. Ms. Boyle said founding housing that will generate "soft landings" is important. Ms. Boyle suggested that the AHT look at the population of Medfield that might need "soft landing" housing. Ms. Boyle suggested getting IEP statistics from the School Department

to start to get an idea of what Medfield numbers look like. Ms. Boyle said there are typically 2 different types of needed housing.

The first type is housing for individuals who need “drop in services.” Ms. Boyle said these people could take the T to a part-time job but might need help managing medication, or paying bills. Ms. Boyle said this housing might be one home that has 5 studio apartments under one roof. The second type is housing for individuals that need live-in staff. Ms. Boyle said this is essential adult foster care or group foster care. Ms. Boyle said these individuals would need supervision showering, dressing, etc. Ms. Boyle said this could be a 3-bedroom home with an apartment for a live-in caregiver. The caregiver would receive free rent and an additional stipend. Ms. Boyle said it is important not to prejudge the options and possibilities of a combination of the two are possible.

Chair Brand said these are all noble approaches but the AHT is looking to have someone develop and operate the site. Chair Brand would like to solicit proposals from people who want to own and operate. Chair Brand said the AHT has a strong desire to have a group home but needs the “gaps bridged.” Ms. Boyle feels the best practice is to separate ownership and services. Ms. Boyle said that it will be important to change management agencies if necessary. Chair Brand asked if there is a way to access or solicit agencies; to accept proposals for agencies and developers to come together. Ms. Boyle said all of the ideas are “out of the box” and the gathering of interested families might be needed to move forward. Ms. Boyle suggest contacting local parent advisory groups

Mr. Mike Marcucci said the AHT is hung up on the first step. The AHT has the money but how should the money be structured? Who would the AHT partner with? Who would own the home? Mr. Marcucci said the AHT does not have land and does not want to build a home. Mr. Marcucci said the AHT would need to get the home first and then write an RFP. Ms. Boyle suggested getting a group of families to form an LLC for ownership. Ms. Sarah Raposa, Town Planner, said the financial end is more complicated because the money is to be bonded and a clear plan needs to be in place. Ms. Thompson suggested Town Counsel gets involved. Mr. Marcucci said the bond market is non-existent right now due to COVID-19.

At approximately 7:00 pm, Ms. Raposa said that unfortunately the meeting needed to end. Ms. Raposa needs to host another meeting and the virtual portal will only allow one at a time. Ms. Boyle said she would like to continue the conversation for another time. Chair Brand thanked Ms. Boyle and said she was very helpful.

Adjournment - Mr. Marcucci made a motion to adjourn. Seconded by Mr. Heyman. Roll Call Vote: Mike Marcucci = yes; Todd Trehubenko = yes; Brett Heyman = yes; Adam Ameden = yes; Ann Thompson = yes; Jim Brand = yes. The Vote: 7-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk