

Affordable Housing Trust

March 7, 2019, 7:30 PM

Department of Public Works – Training Room

Minutes

Present - Jim Brand, Ann Thompson, Todd Trehubenko, Jack Wolfe

Absent - Mike Marcucci, Adam Ameden, Tim Bonfatti

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

Others Present- John Harney, Candace Doherty, Robert Sliney

Mr. Jack Wolfe made a motion to have Mr. Jim Brand as temporary Chair, in Mr. Mike Marcucci's absence. Seconded by Ms. Ann Thompson. Vote: 3-0-1

At approximately 7:30 pm, Mr. Brand called the meeting to order. Mr. Wolfe introduced Mr. Robert Sliney of the Warrant Committee. Mr. Sliney said he is attending the meeting to gain more information on the proposed warrant article.

New Business

- Medfield Housing Authority, Request for additional funding; Request for \$8008.00

Ms. Candace Doherty, Housing Authority, updated the members on the status of the Rosebay project. Ms. Doherty said the project is moving forward and Mr. Brian McMillin, developer, is in the process of working on a redesign. Ms. Doherty said Mr. McMillin is working with a subcommittee made up of members from different boards to address some of the design issues. Mr. McMillin is to attend the Housing Authority meeting on Tuesday, March 12, 2019. Ms. Doherty noted the design of Tilden Village (the existing project) no longer accommodates the need in town. Ms. Doherty noted that elevators are a must in the new design. Ms. Doherty said she is confident the new design will conform to the neighborhood and will not be as scary as what townspeople believe. Mr. Brand asked if the unit count of the new design is the same as the old design. Ms. Doherty said yes and noted that will the need for senior housing it would be nice to do more than 45 units. Ms. Ann Thompson asked what the negative topics from the neighborhood are likely to be. Mr. Trehubenko said that it is hard to design something that blends into that neighborhood and that is the biggest challenge. Mr. Jack Wolfe asked how many people are on a wait list for Tilden Village. Ms. Doherty said DHCD has a centralized wait list and she is not sure of the exact number however, she is certain the need for this type of housing is very high. Mr. Trehubenko asked for the turnover rate at Tilden. Ms. Doherty said approximately 2 units per year.

Mr. Brand reviewed the invoices and said the original allocation was for \$25,000 and the Housing Authority is looking for an additional \$8,800. Ms. Doherty said the \$8,800 will be the final amount needed. Ms. Doherty explained the additional

\$8,800 is due to legal costs from working out “fine details” that required more time. Ms. Doherty noted that when the original \$25,000 was obtained, the Housing Authority anticipated an overage and discussed the potential overage with the AHT. Mr. Brand asked if the Housing Authority has the means to pay for the overage. Ms. Doherty said the Housing Authority cannot pay it. The Housing Authority can’t pay the overage with their operating reserve fund.

Mr. Wolfe asked if Rosebay will be managed under the same structure as Tilden; will the Housing Authority Board have the same authority. Ms. Doherty said it will not; the developer will have control at the beginning. Mr. Wolfe asked if it will remain that way 20 years from now. Ms. Doherty said once the tax credits requirements are satisfied, the Housing Authority can take control of the development back. Ms. Sarah Raposa asked Ms. Doherty to give a copy of the contract between the developer and the Housing Authority to the AHT. Ms. Doherty said she would forward the contract to Ms. Raposa.

Ms. Thompson asked if Ms. Doherty feels there will be a lot of opposition about the size of the building. Ms. Doherty said change is always uncomfortable but assured the AHT that every party involved is very conscience about having the property mold into the neighborhood. Ms. Doherty believes the developer is doing their best to make as many people happy as possible. Ms. Thompson is concerned about the neighborhood reaction. Ms. Doherty said Tilden Village has 60 units currently and Rosebay will be adding 45 units. Ms. Doherty does not feel the addition of 45 units will impact traffic and doesn’t anticipate the street being overwhelmed. Mr. Wolfe noted the information from the Senior Housing Survey. Mr. Wolfe believes the need for senior housing is high however suggests the Housing Authority and the developers have a strong marketing campaign to build some momentum on this project prior to the Zoning Board of Appeal hearings. Mr. Wolfe has heard the same concerns from townspeople that Ms. Thompson has heard. Ms. Raposa said the Board of Selectmen’s comment letter was very strong and said that if the design doesn’t change, they will invoke Safe Harbor. Ms. Doherty said that the developer needs to be in a comfortable place with the design before any press/marketing can be done. Ms. Raposa noted that the AHT has worked with developers to massage projects so that once the project goes to the Zoning Board of Appeals, townspeople are not showing up in opposition because they have already had the opportunity to provide input. Ms. Doherty said the Housing Authority has always stressed the developer be open to the design. Ms. Doherty assured the Board that communication will happen between the AHT and the developer. Ms. Doherty thanked the AHT for their support and looks forward to bringing more senior housing to Medfield.

Ongoing Items

2019 Annual Town Meeting Prep

Membership – The Board feels this is a straight-forward article and had no comments.

Hinkley Lot Disposition- Disposition of the Hinkley parcel. This is the closest parcel to the COA - 24 single family homes dedicated to senior housing, ownership, 40B. This article would be giving the BOS authority to dispose of that property for that single purpose.

Ms. Thompson said there are a larger percentage of seniors with mobility issues and would like to find a way to create more handicap units. Mr. Trehubenko feels more 40B language is needed in the article highlighting the 25% affordable. Ms. Thompson said she is curious to see this vote at ATM since most seniors indicated in the Senior Housing Survey that they were not interest in living by the Senior Center. Mr. Brand asked if town preference language can be added. Ms. Raposa said we can't add language that the town doesn't have control of. The local preference piece of 70% is awarded by the DHCD. Mr. John Harney, Maplewood Drive feel the lack of local preference sunk the last senior housing overlay article at Town Meeting. Ms. Raposa said that it needs to be made clear that the town cannot mandate local preference at this point. Local preference doesn't come into play until the comprehensive permit is issued. Mr. Robert Sliney, Warrant Committee, asked if this potential development would be limited to seniors; age restricted? Mr. Brand said yes; should be spelled out in the article. Mr. Sliney said a townsperson will ask at the ATM how a developer will be chosen. Ms. Raposa said there will be an RFP (request for proposal). The town will outline what they would like and developers will have the opportunity to bid on the project. Ms. Raposa noted that specifics can be noted in the RFP.

Mr. Brand noted that this development will not be needed for affordable housing counts but it is needed for senior housing. Mr. Wolfe feels the information from the Senior Housing Survey demonstrated the true need for senior housing now. Mr. Harney, Maplewood Drive, feels the market rate units will be very high and somehow the pricing needs to be controlled. Mr. Harney asked if water and sewer is at the parcel. Ms. Raposa noted that infrastructure will need to be extended and that cost will need to be worked into the RFP.

Mr. Wolfe feels there are 3 points of discussion. (1) age restricted units, (2) 25% reserved for affordable units and (3) deed restriction to control reasonable pricing of units. Ms. Raposa said that perpetual deed restriction on market rate homes cannot happen. The pricing could be controlled for the 1st buyer through land disposition agreement but not future resales. Mr. Trehubenko said deed restriction happens in cooperative ownership and believes something could be done. Mr. Trehubenko said the town would have to make a concession to have price points at a lower level. The town would get a lower return in the sale of the land. Mr. Wolfe feels like the AHT doesn't know enough and it needs to be looked into further. Mr. Wolfe suggests waiting a week to present to the Warrant Committee and get some feedback from an attorney. Mr. Sliney agrees and notes the meeting with the Warrant Committee will now happen on March 18, 2019. Mr. Wolfe said he will

attend the Warrant Committee meeting on March 18, 2019. Mr. Wolfe and Mr. Sliney will send an email to the Michael Pastore, Warrant Committee updating him on the status of the article.

Mr. Sliney asked if an appraisal has been done on the parcel to determine the value. Ms. Raposa said an appraisal will not be done until the ATM approval for disposition is obtained however and assessment can be obtained by the Assessor's office. Mr. Harney feels an acre of land in Medfield is currently selling for \$300,000 - \$350,000. Ms. Raposa noted this land isn't necessarily buildable due to the lack of infrastructure and there is no frontage on the property.

At approximately 8:37 pm, Mr. Wolfe made a motion for the warrant article language to be expanded to include: 55+ age restriction, minimum 25% affordable, some form of price protection/lowering and Medfield local preference. Seconded by Ms. Thompson.

Mr. Trehubenko amended the motion to also include authorizing funds for an attorney to research deed restriction options not to exceed \$5,000. Seconded by Ms. Thompson. The Vote: 4-0.

CDC dissolution process- Mr. Brand to follow up with Mr. Stephen Nolan regarding how to proceed with the dissolution process.

Brief Committee Project Updates

MSH Development Committee (Trehubenko)-Mr. Trehubenko said the committee met last week and are completing the developer interviews to follow up with the RFI. The recommendation to the BOS will follow. Mass Development has some funds available for technical support services. The MSH Development Committee voted at the last meeting to support the technical support services. The town would need to apply for the services. The Committee feels it is a better way to get a handle on infrastructure costs, demolition and environmental remediation costs prior to any Special Town Meeting related to the MSH. Mass Development will do grants up to \$50,000 with technical support specialist that gets assigned to the project. This is a great way to get more info before it goes out to the developer. This concept will be presented to the BOS on Tuesday, March 12, 2019. The BOS are suggesting a Fall Special town meeting.

Medfield Green, 41 Dale Street (Marcucci)-Ms. Raposa said Medfield Green continuing with the ZBA on Thursday, March 14, 2019.

MayRock/ Legion, Peter Kristoff Way (Brand)- The BOS endorsed the project as a LIP.

At approximately 8:45 pm, Ms. Thompson made a motion to adjourn. Seconded by Mr. Trehubenko. The Vote: 4-0.