



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
January 5, 2023
MINUTES

Members Present: Michael Marcucci, Ann Thompson, Joe Hunt, Newton Thompson, Kerry McCormack

Members Absent: Eileen Murphy

Staff Present: Sarah Raposa, Town Planner, Cara Wise, Administrative Assistant

Others Present: David MacCready, Dean Harrison, Osler Peterson

Location: Chenery Room, Town Hall (Hybrid on Zoom)

Chair Marcucci opened the meeting at approximately 7:30 PM and performed a roll call for attendance.

- **Committee Project Updates:**

- 441 Main Street - Members debriefed the last meeting. Discussion with developers included breakdown of AMI units, updated pro forma, process deriving the fair market value for the affordable units, application and lottery restrictions/requirements
 - Mr. Marcucci made a motion to recommend the project to the Board of Selectmen as a LIP project on the terms of the Housing Options Program RFP. Ms. Thompson seconded. The Vote: 5-0
 - Memorandum to Board of Selectmen - Mr. Marcucci made a motion to approve with edits. Ms. Thompson seconded. The Vote: 5-0
- Medfield Housing Authority - No updates
- Group Homes – Selectman Peterson discussed that Riverside Community would be interested in funding a group home in Medfield. Newton spoke with consultant Kathy Boyle and reported that the May Group Homes are DDS License Facilities that are DDS Priority 1. Newton has received some feedback from one focus group out of three.
- Hinkley South – Construction is ongoing.
- Medfield State Hospital/Trinity – Trinity is submitting their application to the Planning Board week of January 9, 2023.
- Habitat for Humanity – Town list of land is still being compiled.
- Subsidized Inventory/Subsidized Action Units - The state completed their two-year update on SHI. Medfield Meadows still has to go through this process; they are not on the updated list.
- Vacancy – still posted
- Minutes: Ms. Thompson made a motion to approved the 12/8/22 minutes with edits. Seconded by Mr. Thompson. The Vote: 5-0

- Ongoing:
 - ATM FY24 Budget Request Regional Housing Service – Ms. Raposa stated that the Regional Housing Service is on the list for the next Selectmen agenda for ARPA Funding.
 - Budget Request for Group Homes - Newton spoke to the consultant regarding this. Mr. Marcucci made the recommendation to request an amount for the group home work to cover whatever the bond does not cover.
 - Multi-Family Zoning Requirement for MBTA Communities – Ms. Raposa briefed the Trust that the Trinity project doesn't fulfill the requirements for compliance but will be looking at all options.

Adjournment – At 8:33 PM, Ms. Thompson made a motion to adjourn. Seconded by Mr. Thompson. The Vote: 5-0

Respectfully Submitted,
Cara Wise, Administrative Assistant