



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
February 3, 2022
MINUTES

Members Present: Greg Sandomirsky; Ann Thompson; Michael Marcucci, Joe Hunt

Members Absent: Newton Thompson, Kerry McCormack

Staff Present: Sarah Raposa, Town Planner

Others Present: Jim Nail

Location: Zoom

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

Review and adopt draft MAHT Action Plan

The Trust reviewed and made minor edits to the following sections: MAHT Goals, MAHT Priority Actions (additions and reorganizations), Funding Strategy. Jim Nail of the Medfield Energy Committee was present to advocate for updating the LIP Project Preferences. He noted the MassSave program to make projects up to 30% more energy efficient and the State's Climate Roadmap and avoiding fossil fuel in new buildings (i.e. heat pumps instead of natural gas and PA Housing Authority's Passive House Standard requirement). Nail will send proposed language to Raposa to incorporate in the revised draft for Trust approval at the March 3rd meeting.

Review of final draft Housing Production Plan

To be reviewed/adopted by the Planning Board on February 7th and Board of Selectmen on February 15th.

Review and deliberate the response to the Housing Options RFP for 441 Main Street

The Trust determined that the proposal meets the intent of the program noting the two initial affordable units with the addition of two additional affordable units in the future, one unit to be 50% AMI and three units to 80% AMI. The Trust needs more information on the pro forma and how the \$400,000 would be used, downtown location, parking issue, confusing plans (existing vs proposed layouts & floorplans), no displacement of current tenants and the conversion of existing housing units onto the SHI. Trust assigned Hunt to meet with applicants to obtain additional information, particularly to determine financial arrangements. Raposa to facilitate connection.

Regional Housing Services Update

Alexis Smith to be on an upcoming BoS agenda to present concept and rationale for funding request.

Committee Project Updates

- Sandomirsky reported that the MHA received one response and after discussion about potentially re-issuing the RFP, opted to move forward with the proposal from New Gate.
- Raposa briefed on the status of the Hinkley South project at ZBA; likely a vote on March 2nd.

Minutes (1/13/22)

- Sandomirsky motioned to approve the January 13, 2022 meeting minutes with documents noted. Seconded by Hunt. The Vote: 4-0 via roll call: GS = yes, AT = yes, JH = yes, MM = yes.

Adjournment – At 8:33 PM, Thompson made a motion to adjourn. Seconded by Hunt. The Vote: 4-0 via roll call: GS = yes, AT = yes, JH = yes, MM = yes.

Respectfully Submitted,

Sarah Raposa, Town Planner

Documents:

- Draft Action Plan
- Draft Housing Production Plan
- Housing Options Proposal re 441 Main Street