



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

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

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MEETING OF:
February 4, 2021
MINUTES

Members Present: Jim Brand, Chair; Brett Heyman; Newton Thompson; Greg Sandomirsky; Michael Marcucci; Ann Thompson

Members Absent: Kerry McCormick

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

Others Present: Carolyn Nash, Wayne Pineau, Kaylee Hargreaves, Kay Bennett, Brian Nixon, Bill Jaques, Gontar Vogel, Patti Allen, Kara Neymeyr, Cynthia Greene, Carol Terry, Barry Parker, Eileen DeSorgher, Alena Guerra, Nate Bazinet, Frank Losapio, Kirsten Dabate

Location: Virtual Meeting via Zoom

At approximately 7:33 pm, Chairman James 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: Meeting with NeuroRestorative (Wayne Pineau and Kaylee Hargreaves)

Mr. Heyman met with Mr. Wayne Pineau, Ms. Kaylee Hargreaves and Ms. Raposa to discuss group homes. Mr. Heyman said after the discussion there was mutual interest. Mr. Pineau said NeuroRestorative has 25 group homes around Massachusetts, specifically for brain injury residents. Ms. Hargreaves said the goal is to get brain injury patients out of nursing and put them into a group home setting. Mr. Pineau said the patients thrive in a group home setting. Ms. Raposa said the AHT is interested in hearing about how the homes are developed. Mr. Pineau said they are a direct provider to the Department of Developmental Services. There are 250 patients in nursing homes throughout Massachusetts that should not be there. Mr. Pineau said they typically find a piece of property and they work with a few developers. Mr. Pineau said they generally look for an existing ranch style home with 4 bedrooms and a 2-car garage. Mr. Pineau said they have also built the homes in the past.

Mr. Pineau said the funding comes from DDS and NeuroRestorative would maintain the property. Mr. Pineau said NeuroRestorative build homes for brain injury patients. Mr. Pineau said they are a “for-profit” company. Mr. Pineau said they are looking to keep the home affordable. Mr. Pineau said financing would need to be discussed further. Chair Brand asked if other towns have applied the group home to the affordable housing percentage. Ms. Raposa said a special form would need to be filed with DHCD. Ms. Raposa said a comprehensive permit would not be needed.

Mr. Pineau said the developer is the owner of the home and NeuroRestorative is the operator. Mr. Pineau said a triple-net lease is used. Mr. Pineau said the purchase price needs to be kept down to keep the lease cost down. Mr. Pineau said the budgets need to balance out to make the project worthwhile for all involved. . Mr. Pineau said NeuroRestorative has been creating group homes as a long-term provider since 1977.

Mr. Greg Sandomirsky asked how the qualified residents are placed; if it is from the state or NeuroRestorative. Ms. Hargreaves said the referral of patients comes from the state and then NeuroRestorative decided if the home is a good fit. Mr. Sandomirsky asked if there is any local preference. Ms. Hargreaves said placement is all about what is best for the patient. Mr. Pineau said generally there is some geographical commonality. Mr. Sandomirsky asked about the ages of residents. Mr. Pineau said the ages range from 20 to 80 years old.

Mr. Newton Thompson asked about other residents' criteria for group home placement. Mr. Pineau said the resident has to have been in a nursing home for six months and be able to participate in community living.

Chair Brand asked if the property toured by NeuroRestorative in Medfield is a possibility. Mr. Pineau said the site costs are undermined and the town will need to find ways to subsidize the cost. Chair Brand said the AHT is a bit stuck on timing in terms of bond restrictions, purchasing of properties and disposition. Mr. Pineau said he has short, medium and long term projects and is willing to work with Medfield.

Action Plan Update (Focus: Budget and Projects Sections)

Ms. Raposa shared her screen with the Trust. Ms. Raposa said Mr. Sandomirsky has provided a great deal of guidance for the finance and budget section of the Action Plan Update. Ms. Raposa said Mr. Sandomirsky provided language regarding bond funding. Mr. Sandomirsky asked the Trust about the Community Preservation Act. Mr. Marcucci clarified that the CPA no longer offers a dollar for dollar match. Mr. Marcucci explained that the CPA option is not necessarily a money saving option.

Mr. Sandomirsky explained his language suggestions for the Funding section of the Action Plan. Mr. Sandomirsky suggested a routine annual appropriation from Town general revenues to maintain an agreed balance. The suggestion is to guide planning and would be subject to appropriation each year and not be a binding commitment. Mr. Sandomirsky suggests the AHT pursue ways to fund its own activities from earned revenue or its own borrowings secured by its own assets from grants, or other fundraising.

Mr. Sandomirsky reviewed the Priority Action section of the Action Plan update and discussed the actions that would likely qualify or not qualify for town bond proceeds. Mr. Sandomirsky discussed the acquisition of a deed restriction with private property.

Ms. Raposa discussed Affordable Housing strategies. Ms. Raposa reviewed the table in the Action Plan. Ms. Raposa noted the concept of possibly converting existing garden style apartments into affordable SHI eligible units.

Ms. Raposa said she will work on the edits of the plan and work with Mr. Sandomirsky. Ms. Raposa suggested discussing the Action Plan at the March meeting and hopeful the AHT will be ready to vote at that time

Committee Project Updates

- **Assign liaison to the proposal at Parcel ID# 64-026, Harding Street/Collangelo.** Ms. Raposa said a vacant lot on Harding Street is unbuildable due to a zoning change about 50 years ago. Ms. Raposa said the owner/developer is inquiring about a small affordable housing project; possibly a 4-unit development. Ms. Raposa said a liaison is needed from the AHT and the developer is encouraged to conduct a neighborhood meeting. Ms. Raposa said the developer has also proposed a possible Habitat for Humanity site. Mr. Newton volunteered to be the liaison between the AHT and the developer.
- **Aura** – Ms. Raposa said the regulatory agreement is finalized and the Building Commissioner is ready to issue building permits after regulatory agreements are recorded.
- **Hinkley South RFP** – Ms. Raposa said proposals are due by February 26, 2021.
- **Medfield Housing Authority** – Mr. Sandomirsky said a subgroup has been created to discuss the “land swap” discussion from the last AHT meeting. Mr. Sandomirsky said working together could deliver more units and possibly more of an impact. Mr. Sandomirsky said the timing of the possible project is being looked at as well as possible financial support from the AHT. Mr. Sandomirsky said key factors are being discussed and the Director of the Housing Authority is collecting input from the Board. Mr. Sandomirsky is hoping the conversations in February with the HA will determine the next step.
- **Medfield State Hospital** – Ms. Raposa said the MSHDC is scheduled to present the RFP for public review at the BOS meeting on February 9, 2021. The MSHDC is hopeful for a possible end of February release of the RFP.

Other Project Updates

Ms. Raposa said the Secretary of State’s office is unsure as to when the 2020 Census numbers will be released; possibly the end of April 2021. Ms. Raposa is in the process of acquiring quotes for an updated Action Plan and an updated Housing Production plan. Ms. Raposa is hoping to receive 3 quotes to discuss with the AHT.

Town Meeting Prep / Budget request - per recommendation in draft Action Plan, for discussion- Ms. Raposa said Town Administration has a budget request placeholder of \$15,000 to \$20,000. Mr. Sandomirsky suggested a \$30,000 request.

Review/Approve Minutes from 1/7/2021

Mr. Greg Sandomirsky would like the minutes to be deferred to the next meeting for further review. Chair Brand agreed.

Upcoming Meetings: Mar 4, Apr 1, May 6, June 3

Adjournment – Mr. Thompson made a motion to adjourn 9:37 pm. Seconded by Mr. Heyman. Roll Call Vote: Jim Brand = yes; Greg Sandomirsky = yes; Newton Thompson = yes; Ann Thompson = yes; Brett Heyman = yes; Michael Marcucci = yes. The Vote: 6-0.

Respectfully Submitted,

Marion Bonoldi, Recording Clerk