



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:

June 2, 2022

MINUTES

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

Members Absent: Ann Thompson, Eileen Murphy

Others Present: John Harney, Todd Trehubenko, Johnny Martinez, Amanda Alberta, Abby Goldenfarb, Dean Harrison, Craig Rafter, Dave MacCready

Location: Zoom

Not having a quorum, Acting Chair Newton Thompson started the meeting at approximately 7:35 PM and performed a roll call for attendance (NT, KM, JH).

Discussion with Medfield State Hospital Development Committee

Todd Trehubenko gave an overview on the overlap with AHT and the MSH proposal and introduced the representatives from Trinity, their affordable housing experience and the SHI accrual (334 rental unit with 85 affordable units, so all count on the SHI). Amanda Alberta presented on Trinity's project team's qualifications, experience in using affordable housing tax credits and other funding sources and example projects.

With a quorum present, Chair Michael Marcucci officially opened the meeting at approximately 7:48 PM and performed a roll call for attendance of remote participants (NT, KM, JH, MM, GS).

Abby Goldenfarb continued the presentation on Trinity's affordable housing developments and their interest in the MSH project. She presented the concept and goals for the redevelopment proposal, and unit mix and affordability. N. Thompson clarified the 80% AMI component of this proposal. Joe Hunt asked about the artist preference units and N. Thompson asked about the specific senior housing. Chair Marcucci discussed the SHI process, timing, and affordability components. The SHT is invited to the June 7th Land Use Boards meeting.

Discussion with 441 Main Street Team re: Housing Options Program

Mr. Hunt introduced the Housing Options RFP, the proposed project at 441 Main Street, and introduced the development team. Affordable housing consultant, Dean Harrison, presented the concept of converting the existing 6 unit apartment building to an SHI-eligible 8 unit apartment building. An addition would contain the two additional new units. He present a site plan showing the location and additional parking, and circulation pattern. The final architectural would be prepared if the project moved forward for funding by the Trust. He noted the affordability mix and current affordable and market rates. Discussion about rents and naturally occurring affordable rents. Chair Marcucci discussed the process and suggested that the abutters meeting and

development of the LIP application and then presentation to the Trust and then BoS for ultimate approval. He noted general support for this type of project for this program. The maximum funding is the \$50,000 per SHI-eligible unit, notwithstanding 50-80% AMI rates. Mr. Hunt remains available for questions and can facilitate a summer Trust meeting. Mr. Sandomirsky noted the long-term affordability requirement.

Committee Project Updates:

- **Group Homes** – Newton Thompson requested input from the Trust on the proposal for a consultant to aid with group home development. Funding for this project from would be approved by the BoS. The proposal being considered is to engage Cathy Boyle of Autism Housing Pathways for \$3,000 (30 hours at \$100 per hour) to do survey work (create, distribute, compile, analyze) to determine the preferred models of group homes to meet the needs of the community. The Consultant would help define the startup and continuing operating costs for each group home model. Ultimately, this would be presented to the Trust when finalized. Discussion ensued on form of contract to be used.
- **Medfield Housing Authority** – no new information received
- **Habitat for Humanity** – Suggested that there be a database of nonconforming lots; administration had been preparing an inventory of town land but has been sidetracked.
- **Hinkley South** – Marcucci noted there is one plaintiff remaining. Will update as needed.

Minutes (5/5/22) – N. Thompson motioned to approve the May 5, 2022 meeting minutes. Seconded by Sandomirsky. The Vote: 5-0 via roll call: NT = yes, JH = yes, KM = yes, GS = yes, MM = yes

Next Meeting – September 1st or July/August TBD if needed

Mr. Marcucci acknowledged the departure of Mr. Sandomirsky (letter of resignation received effective 07/31/22) and thanked him for his service to the Trust and Town.

Adjournment – At 9:15 PM, Sandomirsky made a motion to adjourn. Seconded by N. Thompson. The Vote: 5-0 via roll call: NT = yes, JH = yes, KM = yes, GS = yes, MM = yes

Respectfully Submitted,
Sarah Raposa, Town Planner