



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
September 1, 2022
MINUTES

Members Present: Ann Thompson, Newton Thompson, Eileen Murphy, Kerry McCormack

Members Absent: Michael Marcucci, Joe Hunt

Staff Present: Sarah Raposa, Town Planner

Others Present: Chris Potts

Location: DPW

Murphy opened the meeting at approximately 7:36 PM and performed a roll call for attendance.

- Vacancy – there is 1 opening on the AHT, and it has been put onto the town website. There is an option to use someone on the Warrant Committee.
- Aura (56 units on Peter Kristof Way) – the affordable housing lottery is under way, local preference for the first lease up. They got temporary occupancy, some people are moving in now, and the affordable units will be available after the lottery.
- Consulting Services Contract for Group Homes Needs Assessment – N. Thompson approached Kathy Boyle for a proposal to help us scope out the size of the community of intellectually disabled individuals in the greater Medfield area and define what sort of housing models could be attractive to them as well as to help establish where the funding could come from. Boyle submitted a proposal, and N. Thompson is drafting a consulting agreement between the town of Medfield and Autism Housing Pathways Inc. Co. (they do have directors and officers liability insurance). Committee to review the proposal over the next few days. Murphy made a motion to give authorization to N. Thompson to finalize the contract based on committee member feedback, authorization for N. Thompson to bring it to the Board of Selectmen for execution and authorization to use of \$3,000 from the Affordable Housing Trust fund. Seconded by N. Thompson. The Vote 4-0
- ATM FY24 Budget Request Regional Housing Service – recognized that there is a need for professional support staff for compliance. Raposa & Trierweiler are checking with Norfolk County to see if it will qualify under the ARPA for the first year, then would need to make a line item in the budget after the 1st year.
- Multi-Family Zoning Requirement for MBTA Communities – received final guidelines, amendment to the zoning act that said you have to have by right multi-family zoning in your communities. Between the MSH zoning and some other previously developed garden style apartment buildings, there is approximately 50 acres of land in Medfield that is zoned by right multi-family.
- DHCD Rental Increase Guidance – received memo from the state about developers being able to increase rents on affordable units (Hillside Village, Medfield Meadows, Aura) and who to notify from a compliance standpoint.

- Committee Project Updates, as needed:
 - o Update on 441 Main Street Team re Housing Options Program – A neighborhood meeting is scheduled for September 12, 2022 at 6pm. Proposed 8 units that would show up on the SHI, and a request for \$400,000 that would come from the bond that was authorized in 2017. The developer is waiting until after the neighborhood meeting before addressing the questions that the trust has. It is a unique program, so there is no RFP templates out there regarding how the money and when the money would be given to the developer.
 - o Medfield Housing Authority – need a new liaison for the Rosebay proposal at some point, and an AHT member to attend the MHA meeting on September 13, 2022.
 - o Habitat for Humanity - KM – nonconforming lots to be potentially offered to the habitat for building (1,300-1,500 square foot houses), looking into how to start the process, access to the assessor’s database, etc. Discussed doing a large survey at some point to see what the needs of the community are once other projects are implemented.
 - o Hinkley South – MM – the lawsuit was dropped, and the Selectman signed the agreement, so they are all set to start construction.
 - o Medfield State Hospital/Trinity – it passed Town Meeting. The town retained the cottages, the arboretum, the green out front, and a large portion of the North Field (everything except for the building). Trinity is making a \$1M contribution and another \$250,000 contribution to CAM for construction oversight and management. There is a provision for affordable housing called Local Action Units, which is a way to get a formal unit on your subsidized housing inventory that doesn’t go through the 40B process. We would be applying to DHCD to get those 334 units on our subsidized inventory under the local action process through the Town Meeting action (zoning and disposition) and/or the Planning Board Action (inclusionary zoning permitting).

• **Minutes: 6/2/22**

- McCormack made a motion to approve the meeting minutes as edited from June 2, 2022. Seconded by A. Thompson. The Vote: 3-0 (Murphy abstained)

• **Q&A**

- Chris Potts asked if the potential MBTA communities apartment count and 7 acres, does that include Park? No, it does not include any 40B developments.

Adjournment – At 8:33 PM, McCormack made a motion to adjourn the meeting. Seconded by A. Thompson. The Vote: 4-0

Respectfully Submitted,

Kim Chandler, Administrative Assistant