



TOWN OF MEDFIELD

Office of the

AFFORDABLE HOUSING TRUST

MEETING OF:
October 6, 2022
MINUTES

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

Members Absent: Joe Hunt

Staff Present: Kim Chandler, Administrative Assistant

Others Present: Dean Harrison, Dave McCready, Linda Finkel, Dennis Haley (zoom), Susan Sheppard (zoom), Hannah (zoom)

Location: Chenery Room, 2nd Floor Town Hall

Chair Marcucci opened the meeting at approximately 7:31 PM and performed a roll call for attendance.

· 441 Main Street Team re Housing Options Program meeting per process outlined in MAHT Action Plan FY2023- 2027 (page 8- 10); draft LIP application for discussion

- Applicant Dave McCready (and Craig Rafter) and applicant's housing consultant Dean Harrison present
- LIP application was submitted in response to the RFP for the housing options incentive program that was adopted last year.
- Proposed to create 2 new units attached to an existing property and renovate the existing units
- There was a neighborhood meeting on September 15, 2022 that went well. There was not opposition to the project, some questions about matching the existing building, taking down trees, paving, parking, affordable housing
- The proposal is to have a total of 8 two-bedroom units, add 2 to the 6 existing that match the existing building. 2 units (of the existing 6) will be affordable of perpetuity at 80% yearly income of \$2,518 maximum (2022) and because it is a deed restricted units and because it is a rental project, all 8 units will count towards the town's 10%. The other 6 will be market of \$2,700. There is a 20% cap on profit that the developer can make for a 40B project.
- Other renovations include updating the HVAC, painting, windows, siding and roof.
- Abutter Linda Finkel (235B Main St.) present and asked about additional lighting as to not disturb the abutters. The lighting will be downward facing low lighting. She also inquired if the existing privacy fence would be removed. Part of the fence will need to be repositioned, but it's not being removed, not at the residents' cost.
- The existing wiring, insulation and electric are ok, but putting in new appliances and possibly new cabinets.

- \$630k (cash equity or loan) – town money of \$400k is not received until after completion, so the applicants need to show how to fund the entire amount of the project in advance.
 - Suggested the applicants review the financial with the town’s counsel for accuracy as well as a call with DHCD.
 - There is currently no landscape plan yet (goes through Board of Selectman and then with ZBA).
 - The funding comes from the bond that was authorized for 1M in 2017 (none of it has been spent yet).
 - K. McCormack made a motion to recommend the project to the Board of Selectman. Seconded by A. Thompson. The Vote: 5-0
- Committee Project Updates, as needed:
 - o Medfield Housing Authority – Need new liaison, Rosebay proposal – E. Murphy (with A. Thompson)
 - o Group Homes – NT
 - Consulting Services Contract for Group Homes Needs Assessment (BoS meeting on 10/11) – has been signed by the consultant
 - o Habitat for Humanity - KM
 - The next steps are for the board to identify land. There is an existing list (Communities Opportunities Group) of non-conforming town owned and privately owned land.
 - o Hinkley South – breaking ground this fall
 - o Medfield State Hospital/Trinity – permitting forthcoming
 - Vacancy: on the AHT board that needs to be filled
 - Minutes: 9/1/22
 - A. Thompson made a motion to approve the meeting minutes from September 1, 2022. Seconded by N. Thompson. The Vote: 5-0
 - Ongoing:
 - o ATM FY24 Budget Request Regional Housing Service – no update
 - o Multi-Family Zoning Requirement for MBTA Communities – got approval to be 1 of 7 communities in the group

Upcoming AHT Meeting:
 · Nov 3

Adjournment – At 8:20 PM, A. Thompson made a motion to adjourn. Seconded by N. Thompson. The Vote: 5-0

Respectfully Submitted,
 Kim Chandler, Administrative Assistant