

APPROVED

TOWN OF MEDWAY

AFFORDABLE HOUSING COMMITTEE

MEETING MINUTES

Wednesday, November 14, 2012, 7:00 PM
Medway Senior Center
76 Oakland Street
Medway, MA 01053

Affordable Housing Committee

Robert Ferrari..... Present
Marcia Kramarz Present
Teresa O'Brien..... Present
Alison Slack..... Present

Also Present:

Doug Havens, Community Housing Coordinator

Call to Order at 7:13p m

Discussion regarding the affirmative vote of the Affordable Housing Trust to send a letter to the Town of Medway Planning and Economic Development Board in support of a request from the Williamsburg Condominium Corporation to amend the January 19, 2010 decision of the Town of Medway Planning and Economic Development Board (page 19, item 15) reducing the number of affordable housing units at the Williamsburg Condominiums from (3) affordable units to two (2) affordable units - Mr. Ferrari led discussion as to whether or not the 15% to 10% AH rule was burdensome in the current economy. Mr. Yorkis responded by e-mail as he was unable to attend tonight's AH Committee meeting, which outlined his commitment to complete the AH unit by June of 2013. Concern was raised over the possible precedent this decision would set, and also whether or not a garage would be included. Mr. Havens explained that the Trust and Department of Housing and Community Development was adamant about the AH unit's external appearance remaining the same as the non-affordable units, and that the Trust's decision to support Mr. Yorkis' request for the reduction in the required number of Affordable Housing units was conditional in that the AH unit needs to be built immediately. Mr. Havens suggested that the Committee's recommendation be contingent upon the Trust's receipt of documentation from Mr. Yorkis regarding the deadline to build the AH unit.

Mr. Ferrari moved to support the affirmative vote of the Trust, Ms. O'Brien seconded, and the motion was unanimously approved.

Planning Session: Discussion of Items for Consideration in Establishing Guidelines and Procedures for Builders/Developers of Affordable Housing Units - The Board reviewed AH procedures and guidelines developed by the Town of Sudbury. Mr. Ferrari also suggested the

availability of loans from Mass Housing, including a recent project in Medfield that was funded with \$17.5MM worth of loans. The Board also engaged in discussion regarding the need for housing for seniors, and that the need will continue to rise over the next few years. Mr. Havens has looked into the funding for 40R housing; however Medway is too small to qualify for a Community Block Grant. The Board agreed to review the Sudbury procedure documents in detail and brainstorm prior to the next AH Committee meeting.

Status of Marketing Plan re available Affordable Housing stock - Mr. Havens addressed the brochures that were created for the last marketing event, but it seems as though any interested parties have fallen through. A major issue in finding qualified potential buyers is that people are selectively shopping around for affordable units. There was also discussion regarding the MLS listings, and whether or not there is a fee for listing on that website. Another issue is that potential buyers who are qualifying are finding that they can purchase a smaller home without a deed restriction rather than an AH unit. Ms. Kramer suggested having an article written and published in a local newspaper to raise awareness of AH units.

Action items - Mr. Havens to will mail brochures to 100 employers in town with potential prospects on staff and Mr. Ferrari will reach out to local papers regarding an article and an advertisement for Kingston 8-3.

Other Business As May Come Before Committee – Mr. Havens will be meeting with members of the DHCD after Thanksgiving to help promote AH in smaller towns, and will address potential 40R options and the new regulations to make those options accessible.

Adjourn – Mr. Ferrari moved to adjourn at 8:40pm, Mrs. O'Brien seconded, and the motion was unanimously approved.