

MEDWAY COMMUNITY PRESERVATION COMMITTEE

155 Village Street
Medway, Massachusetts 02053

Mark Cerel, Chairman Citizen-at-Large
David Kaeli, Vice Chairman, Citizen-at-Large
Missy Dzikczek, Parks Commissioner
Ken McKay, Conservation Commission
Rob Pomponio, Historical Commission
Alison Slack, Affordable Housing Committee
Robert K. Tucker, Planning Board

Approved: **February 7, 2011**

Meeting Minutes: December 2, 2010
Joint Meeting - CPC and Affordable Housing Trust
Medway Senior Center

Members Present:

Vice Chairman Dave Kaeli, Members, Missy Dzikczek, Rob Pomponio, Bob Tucker, Alison Slack and Administrative Assistant Shirley Bliss.

Also Present:

Affordable Housing Trustees: Ann Sherry, Michael Heinemann, and Jim Gillingham. Suzy Affleck-Childs, and Paul Yorkis.

The purpose of this meeting was for the Affordable Housing Fund Trust to present to the CPC (who financed the plan) the draft of the Affordable Housing Action Plan. This plan was put together by Jennifer Goldson of JM Goldson Community Preservation and Planning.

Ms. Goldson stressed that the Affordable Housing Committee is actively working to preserve current affordable housing units, as well as seeking new ones. They will also focus energies on providing homes for the work force of the town - Municipal Employees, who's salaries may force them to move out of town, when they actually should be considered the economic force of the town.

Ms. Goldson informed those present that many factors were used to write this plan, including, studying what the town's needs are, interviews with community members; as well as data analysis.

As for funding Ms. Goldson explained that funds will be needed each year to sustain the plan. When concerns over accountability were raised she replied by saying that yearly audits will be conducted. The funds will be used to create and preserve affordable housing for the town; as well as making sure any units purchased count towards the town's percentage requirement.

The Committee will be working with the Trust to help support families in need. It was suggested that some of the funds may be used to assist families on a one time basis with mortgage needs. All efforts will be made to raise funds using other sources for projects, not counting just on the CPA.

The budget was discussed and presented to those present. The first year will focus on starting small with acquiring one (1) unit and becoming successful. The budget also includes funds for (paid for by the Trust) a Community Housing Specialist. This person would be responsible for implementing this progress of the Trust, as well as monitoring existing units, including a list of eligible buyers, this person would also be an agent for the Town in purchasing discussions, and would also be responsible for the implementation of the Trust initiatives, interviewing applicants, and required record keeping. Expenses were presented as follows:

Specialist	\$ 22,000
Land purchases:	\$100,000
Private Development	\$ 75,000
Audit/Administrative/Legal:	<u>\$ 8,250</u>

Total Expenditures: \$205,250

Year One would also focus on identifying potential land acquisitions. This would include developing a criteria for acceptable parcels, talking to the owners of parcels/property that meet the criteria and maintaining an inventory list.

Public Comments:

Concerns were raised on the following topics:

Town By-Laws: Getting the necessary approvals

Response: The Committee did not see any issue here, they know and understand the By-Laws.

Emergency Fund: The lack of one, should a house meeting all requirements come on the market.

Response: This is one of the reason that the Trust is looking for sufficient start up funds.

Accountability: Who is looking out to make sure the funds are being used properly.

Plan: The need to make "the Plan" a realistic and attainable one.

There is a need to show that the plan is successful.

Response: A CPC member respond that the CPC is not afraid of anything and in fact in support of this project, but is concerned over transferring all those funds into something that has not proven record of success. There was a consensus among CPC members present that there us support of transferring some funds and is open to yearly request for more funds. The Trust needs to prove to the Town what the Trust can do for it.

With all comments discussed this meeting was adjourned at: 9:35pm.