

Municipal Affordable Housing Trust

Agenda

Tuesday September 14, 2021

9:00 AM

Virtual Meeting

Due to the ongoing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual meeting of the Municipal Affordable Housing Trust. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).

Please click on <https://us02web.zoom.us/j/89426626852> or call on your phone at 1-929-205-6099, meeting ID is 89426626852.

1. Municipal Affordable Housing Trust - Open Trustee Position
2. Housing Production Plan – Update - Bryan Taberner
3. Update on Housing Issues – Maxine Kinhart
4. General Business
 - New Business
 - Old Business
 - Approval of Minutes:
 - June 02, 2021
 - June 29, 2021

Comments: This listing of matters is that reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change.



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You!

Date Submitted: January 4, 2021

Name: Joshua M Cohen

Home Address: 14 Elm St.
Franklin, MA. 02038

Mailing Address: 14 Elm St.
Franklin, MA. 02038

Phone Number(s):

Email Address:

Current Occupation/Employer: Clinical Social Worker - Kristen Sullivan LMHC & Associates --- Adjunct Professor - Boston College School of Education

Narrative: As a clinical social worker, I know all too well the boundaries that certain members of our community are encountering in their quests to ascertain affordable housing. This is even more the case when the individual is a member of a marginalized, stigmatized or minority group. Having an opportunity to work on a committee that seeks to address this issue through a macro lens - via provision of aid, assistance and support - is not only an interest of mine; it's my ethical obligation as a social worker.

On a more personal level, I am a lover of all things outdoors and involving nature. I'm a full blooded New Englander who spent his childhood camping, hiking & skiing in the mountains of NE. Having the opportunity to work with like minded individuals in order to ensure that our outdoor spaces are well-funded and protected would be both an honor and a privilege.

Board(s) / Committee(s): COMMUNITY PRESERVATION COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You!

Date Submitted: January 11, 2021

Name: Susan L Younis

Home Address: 47 Stone Ridge Road
Franklin

Mailing Address: 47 Stone Ridge Road
Franklin

Phone Number(s):

Email Address:

Current Occupation/Employer: AVP/MPF Asst. Program Manager

Narrative: I have spent the last 9 years working at an organization that by charter is required to fund, participate, and support affordable housing initiatives through community partnerships. This requires economic development strategies, health and wellness programs, family support initiatives, preservation of properties and community outreach and education. I believe this experience, coupled with over 30 years of mortgage lending would be an asset to this committee. I have been a Franklin resident 20+ years and most notably, a long time employee of the former Benjamin Franklin Bank.

Board(s) / Committee(s): COMMUNITY PRESERVATION COMMITTEE



Town of Franklin MA

355 East Central Street

Franklin, MA 02038

Phone: 508-520-4949

Volunteer Form

Good Government Starts with You!

Date Submitted: January 22, 2021

Name: Clare M O'Connor

Home Address: 3 Darling Court
FRANKLIN, MA 02038

Mailing Address: 3 Darling Court
FRANKLIN, MA 02038

Phone Number(s):

Email Address:

1

Current Occupation/Employer: Programming Coordinator, Assisted Living

Narrative: Available Weeknights after 5pm. I have experience in working with community based projects, such as creating historical content for the Framingham History Center's website. I also have a strong interest on making an impact in my own community and learning more about Franklin.

Board(s) / Committee(s): ☐ COMMUNITY PRESERVATION COMMITTEE
☐ HISTORICAL COMMISSION

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

June 2, 2021

6:30 PM

Meeting held via ZOOM

Meeting Minutes

Members Present: Christopher Vericker, Maxine Kinhart, Judy Pfeffer

Members Not Present: Maryann Bertone, Robert Keras, Christopher Feeley, Jamie Hellen

Others Present: Bryan Taberner, Director of Community Planning and Development; Amy Love, Town Planner; Stephen Sherlock; Councilor Andrew Bissanti

Chair Chris Vericker called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 6:31 PM.

*As stated on the agenda, due to the ongoing concerns regarding the COVID-19 virus, the Municipal Affordable Housing Trust will conduct a **Remote Access Virtual Zoom Meeting**. The Massachusetts State of Emergency and the associated state legislation allows towns to hold remote access virtual meetings during the COVID-19 pandemic crisis. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.*

General Business

Presentation by Bryan Taberner, Director of Department of Planning and Community

Development: Chair Vericker turned meeting over to Bryan with motion to suspend rules and allow Bryan to take questions and comments at time intervals he saw fit. Unanimous vote by present Trust members in favor of suspending rules.

Bryan Taberner began his presentation on the Housing Production Plan (HPP), and stated he would will take comments/questions once his presentation was done. The presentation started with the history and purpose of the Housing Production Plan; This included how M.G.L. Chapter 40B lays out required quotas for MA communities to provide at least 10% affordable housing, as well as the HPP's purpose in developing goals and strategies to help towns/cities reach that 10% requirement as part of CMR 56.03(3)(a). Bryan then discussed how Franklin's HPP has been progressing since its beginning in 2011, with the town having 11.96% of its housing as affordable, putting it in compliance with Chapter 40B. However, that figure is based upon 2010 Census data, which is out of date regarding the housing inventory in Franklin, so actually figure is less than 11.96% but hopefully more than 10%. A Draft HPP has been put out for 2021 help Franklin continue adhering to requirements going forward.

Bryan Taberner opened up presentation to Public Comments on the HPP, which can be found on the Town Website in the DPCD Section. DPCD will accept written comments through June 25. They can be

sent by email to planning@franklinma.gov or mailed to the **Department of Planning & Community Development – Housing Planning Comments at 355 East Central Street in Franklin, MA 02038**

Questions/Comments

1) Chris Vericker: Can Bryan elaborate on the Density Bonus Incentive Program?

-Bryan: It is called a Bonus Program because anyone who wants to build affordable housing in Franklin will find incentives available to them. If for instance, the Town had a Friendly 40B concept and a developer found itself facing large expenses in building permits, they could ask the Town in advance for help, and they might be able to get their projects discussed and approved ahead of time, given they meet certain criteria. If you want to attract a developer, you do your best to explain what is available from the town to help them to choose that property. You could help them find out what the Town Council would be likely to approve if they were to develop here.

Chris Vericker: Is the housing development next to the Franklin Country Club an example of density bonus?

-Bryan: In a way, the density bonus is a Residential 7 development. That project was using a specific zoning regulation written and zoned for that property. If you want to do something like that for affordable homes, that is very much a zoning regulation. The state has a zoning of 40R, which is for starting types of homes.

2) Jane Callaway-Tripp: A couple of questions. First, for affordable housing, what is the average price for rent/buying a home that is considered Affordable Housing?

-Bryan: Will ask Maxine Kinhart, but the town occasionally gets affordable units that are changing hands and go through an auction process.

-Maxine: The going price for an affordable housing is typically mid \$200,000's to \$300,000. Right now, one is going for \$191,000.

Jane: Are any of those units for renting purposes?

-Maxine: The development near the Dunkin Donuts on East Central Street is an affordable rental development, there is also one off of King Street and 495. If Jane wants to contact Maxine tomorrow, she can give Jane a list of all affordable rentals.

- Judy Pfeffer: There are 4 in Franklin.

Jane: What is the average rent for affordable rentals?

-Maxine: An affordable unit can go from \$1600 to \$1800 and up.

Jane: Who determines the prices for the homes and rentals as far as what is considered affordable?

-Maxine: The State will determine what is affordable if they are the monitoring agents on the development. Otherwise, the Town can determine prices, but there is a formula the State uses which town also uses to come up with what are considered affordable prices.

Jane: I Feel that rental at \$1600 to \$1800/month does not seem affordable as that amount is comparable to a mortgage, and young people and elderly on S.S. cannot afford to pay those rental prices. How can this be challenged?

-Maxine: It depends on if you want the units be included on the Subsidized Housing Inventory, which sets a state-required figure. If not, the Town can set a price at whatever it wants.

Jane: If people want to speak with the State over what they deem is affordable, where do we start? State Rep?

-Maxine: You could send a letter or email to DHCD, but these policies have been the same way for over 20 years.

Jane: Still believes it is worth advocating for. Last question regards zoning guidelines from Bryan's Presentation. To be able to put in more units, we need the town to adjust the zoning guidelines, correct?

-Bryan: That is correct. For instance, in certain districts where multi-family units are allowed, they always need a special permit. Some people would like multi-family homes to be allowed by right without a special process. Also yes, there are ways to change the zoning regulations to allow a certain amount of housing units per acre to increase or decrease the density. We will be looking at all those issues and coming up with a diagnostic of the zoning bylaws to see how changing any one thing might impact another law. It will be a long process when considering the need for public input, and the most expensive part of this will be the public process, which will be 4-6 months long with many public meetings to get input to create effective zoning bylaw amendments. Zoning bylaws have a lot to do with houses/acre, and generally more houses/acre would mean cheaper housing. Most of the zoning regulations in this community and others were designed to control the number of multi-family units built. Now it is a problem for parents with older children trying to find places for them to rent or live in. Housing prices have never been higher, and housing supply has never been lower.

Jane: More people are adding onto existing houses because it is cheaper to add an addition than it is to buy a new one?

-Bryan: Absolutely.

3) Councilor Andrew Bissanti: I think the direction the Town is going to be going in is going to be with friendly 40Bs, but what Bryan said intrigued me because he was talking with a Town Official recently who mentioned she was questioning the ratios the town says it is at (of affordable housing to rest of housing) that Bryan was touching upon earlier this meeting. Can Bryan elaborate upon that? *Councilor Bissanti then discussed the affordable units at Glen Meadow complex flipping over to no longer be affordable housing units.*

-Bryan: Every time a house is built, and it is not an affordable unit, it changes the ratio a bit, so when big developments and apartments with no affordable units are built, they cannot go on the town's SHI. For instance, if they built an affordable housing development where 25% were actually affordable units, then the whole development could go on their SHI. The math is not perfect, but the state has a formula that we have to work with. When the Glen Meadow complex went up, there were some units that were originally listed as affordable, and they timed out after a span of time and came off the inventory. Mass Development made a deal with the owner where Mass Development provided financing to the developer so that all of those housing units at Glen Meadow are on the SHI. Had they not done that, Franklin would be under the 10% threshold. The Forge Park and Glen Meadow projects really made an impact in boosting up the Affordable Housing percentage.

Councilor Bissanti: Why is it not set so only the affordable units of developments are figured for SHI, and why are the entire developments credited for all of the units?

-Bryan: That is the standard 40B formula

Councilor Bissanti: If houses keep getting built over the next few years that are not affordable, that could make a big dent in the 12% figure Franklin currently has.

-Bryan: Correct. If the units on Dean Ave had been through a 40B process, the state allows all of those units to go on the SHI.

Councilor Bissanti: Colleague rationalized that you cannot segment a project with just 25% because we do not know where in the project those affordable units will be. There are another 140 units of market apartments being built across the street from the town hall, which the town needs to keep an eye on those numbers. The nice thing about keeping numbers above 10% is that you can then engage with the developers with friendly 40B to have some control over the quality or density of the project they are developing.

-Bryan: If the town drops under 10% again, it is a big headache for the town. While the town was below 10%, it had a lot of developers come in to – essentially- get their numbers up to be approved by the state even though they had not developed those projects yet. The developers go through the ZBA, eventually they will develop the projects and they will be 40Bs. While that is good, the town had little say in the development of those projects in all manners, including environmental issues because the town was below 10% at the time. When the town gets above 10%, it gains a lot more say in the planning of those projects.

4) Chris Vericker: As far as the LIPs, in Bryan's opinion, has the Housing Authority lost some opportunities for LIPs because the developer did not like what the Housing Authority was requesting?

-Bryan: Cannot say for certain. If a developer comes to town and wants to develop, sometimes it is just not viewed as the best thing for the town, as they might have only provided a few affordable units. To clarify, if you have an apartment complex that goes through in a friendly 40B way, then all units count as affordable units; but if a condo complex is put in and the you sell the units, or you a subdivision, then only the actually affordable units count and the other units have no restriction and don't count on your inventory. In reality, for the town, if you are only thinking about the inventory SHI unit count, it is best to have apartment complexes.

Chris: The town hasn't missed any opportunities, because of overly-restrictive conditions, in Bryan's opinion?

-Bryan: I think that if we really want to attract them, there are plenty of companies out there that would love to get their hands on a property to develop affordable units, and the more incentives the town provides, the more likely they will come to town. So the town has to think about what it wants to offer and build, then you plan out with the hopes of getting a developer to build that thing.

Chris: Those incentives come from the Town Council correct?

-Bryan: For the most part yes. However, if the decision goes through the Planning Board, the Planning Board can waive or lower down requirements to make them easier for developers to meet (i.e. parking space requirements) which would be a huge incentive. The Town may decide to buy parcels of land to make an opportunity for affordable housing on. That would ultimately be up to the decision by the Town Council, which is made up of officials who reflect the community's wants and needs.

5) Councilor Andrew Bissanti: There are some tremendous obstacles ahead of us that are shared around the world with land and construction being so expensive, and the town will have to be aware of that difficulty going forward. Also, Bryan touched upon how some people do not want to see affordable housing come to Franklin because of how it may impact the town and their own property. Councilor Bissanti knows of some developers that are holding off right now because of the price of land and construction for new housing. It is encouraging to see how aggressively the Planning Department is with pursuing this issue with affordable housing.

6) Steve Sherlock: Has been reading the report. Is there a piece in it that lays out the inventory in types of units, and does Bryan have any sources as to finding what the optimal figure of housing affordability/availability for a population of Franklin's size?

-Bryan: As far as comparing communities, it is difficult (do you compare Franklin to Braintree, Natick, Arlington, etc.?) The Planning Department does try to look at these things when it begins various projects (example: what does inclusionary zoning look like in other towns of similar size?), but it compares mostly with other communities around Franklin in matters of population growth demographic information. The Planning Department does compare the mean and median home value between Franklin, Bellingham, and Wrentham. It is not perfect, but if Steve Sherlock believes it would be helpful to compare Franklin with another community in a certain aspect, feel free to send a comment to the DPCD Town Website. When you do an assessment like this, you find yourself asking what are you learning from it, and in this case you are learning that people cannot afford housing around here. Then you ask if there are strategies that can make it better, which can be difficult, and this is the situation with housing organizations all over the country and they all have their ideas on it. Some of the concepts for dealing with this are maybe not the norm for communities in this region, but they are concepts that are used elsewhere. There are a lot of things we can do, but the question is what the town wants to do.

Steve: One thing that is very frequent in many New England towns is the triple-decker house. Is that something that would be allowed here, or would the town have to adjust rules to let them be built?

-Bryan: Three-story structures are allowed. Three-unit housing is only allowed by special permit in certain districts, so that is something that can be looked at. A couple of roads in the area could benefit from the denser development of triple-deckers. Duplexes are allowed in the town, but triplexes need a special permit, because in certain neighborhoods there would be issues with putting triplexes next to single-family homes. So, you have to look at what is available in the specific neighborhood. There are plenty of places in town that are zoned residential 4 where the density is already pretty high and there are already apartments there, but we do not allow multi-family housing in residential 4 for some unknown reason. Those are the type of things we need to look at, which could increase the number of moderate-income housing units, which would not be able to go on the SHI, but they would still help address the problem of housing scarcity.

-Councilor Andrew Bissanti: The only silver lining right now is that interest rates are so low that it might be making houses within reach for more people. If builders can keep their per-unit costs down, it makes it much easier for the buyer to be able to afford a home. With residential 4, if you have 125% of the acceptable lot area you can build a duplex but not a triplex.

-Chris Vericker: Answering one of Steve Sherlock's questions from earlier, attachment D to Bryan's report does list the full inventory of affordable units as to whether they are rental or owner-occupied. It does not talk about the size of the units.

-Bryan: In the document, there should be a figure for how many housing units are single-family detached, how many are duplexes, triplexes, or other size housing unit types. If it is not in there now, Bryan will try to put it into the final document.

Steve: Will the presentation document be posted to the DPCD website?

-Bryan: It will be tomorrow morning.

7) Chris Vericker: What happens after June 25?

-Bryan: The Planning Department will take all of the public comments, look for commonalities which will be easy to determine whether or not to try implementing. As for the less popular ones, it may still be

productive to discuss them at meetings towards the end of the process before edits to the plan start being made. The economic development committee would like to have another meeting, maybe the Trust will want to have another meeting before the final document is reviewed. Would focus on the parts of the document that people have ideas or concerns about. Determine if the goals are appropriate for the town to pursue, and if the answer is yes, then develop the strategies to implement those goals. Is inclusionary zoning with incentives the way to go on some of the cases or not? Those will be some of the issues to figure out. One strategy you could use in a case like this is say “consider implementing inclusionary zoning” rather than directly implementing it. That way, down the road, if there is no agreement at this time on what the town can do, you could have a couple of public hearings and use public input to determine whether inclusionary zoning will be able to happen.

-Judith Pfeffer: Took a look at the document from the state to break down types of affordable housing units. In 2010, Franklin had 13,568 housing units of which 1,356 affordable units. Almost 1200 of those units are made up by 4 developments and senior housing. Without those 4 units, affordable housing would be close to 2% of the total housing.

Final Comment from Bryan Taberner: After the HPP has been updated with all comments, there will be 2 public hearings with the final document. One hearing will be with the Planning Board, the other will be with Town Council. If anyone wants revisions to them, then we will go back and determine revisions. At that point, both the Planning Board and Town Council need to approve the plan, then it will be sent to Department of Housing and Community Development for review. Since the town is over 10% affordable housing, the State is not demanding that Franklin submit this HPP right now, so they are less likely to not approve it. There is a certification process down the road if the town ever adds in an additional certain percentage of affordable housing, then the town can get a certified plan which would help with grant applications.

Motion to adjourn by Chris. Second by Judith. No discussion. Roll Call Vote: Pfeffer-Yes; Vericker-Yes; Kinhart-Yes.. Vote: 3-0-0. Meeting Adjourned at 7:41pm.

Minutes Prepared by: Tyler Paslaski

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

**June 29, 2021
9:00 AM
Meeting Held via ZOOM**

Meeting Minutes

Members Present: Christopher Vericker, Mary Ann Bertone, Christopher Feeley, Maxine Kinhart, Judy Pfeffer, Jamie Hellen

Members Not in Attendance: Robert Keras

Others Present: Bryan Taberner, Director of Community Planning and Development

As stated on the agenda, due to the ongoing concerns regarding the COVID-19 virus, the Municipal Affordable Housing Trust will conduct a Remote/Virtual Meeting. In an effort to ensure citizen engagement and comply with open meeting law regulations, citizens will be able to dial into the meeting using the provided phone number, or citizens can participate by using the Zoom link also provided on the agenda.

Chair Vericker called the above-captioned Remote/Virtual Meeting to order this date at 9:00 AM.

Housing Production Plan – Update – Bryan Taberner

Mr. Taberner stated that more than two dozen responses were received from the public regarding the Housing Production Plan (HPP). Most individuals responding were 100 percent in favor of it as written; there has not been a lot of change recommended. He stated that there are a few things he will take a look at, but in general, it will not be difficult to update and prepare the final version for the Planning Board and Town Council. He stated that in addition to the Housing Trust meeting, the HPP was discussed at the Economic Development Committee meeting and the Planning Board meeting. He stated that at the Planning Board meeting there were some things said by some of the members regarding items that they were not crazy about. He stated that the Planning Board, along with Town Council, needs to approve the document before it is sent to the State. The only problem he sees is that he may need to make the plan less aggressive in one way or another. He is hoping the Planning Board will get onboard with it. He may have to change some wording such as *adopt* to *consider*. He noted that the public comment period ended last Friday. The comments will go into the document as an attachment. He reiterated that there were few recommended changes. After that, the meetings with the Planning Board and Town Council will be scheduled; hopefully, they will support the plan. Then the document goes to the State for endorsement. He stated that affordable housing is an important aspect of the community. He discussed that if the Planning Board does not support the HPP, there will be a plan that was not adopted by Planning Board. Hopefully, it would be supported by Town Council, and it could still be used in the Master Plan process. He stated that the plan is not a requirement as the Town is over the 10 percent right now.

Ms. Pfeffer stated that she has heard a number of comments from people that they do not want any more affordable housing. Mr. Taberner stated that he has not received much opposition at meetings or in writing to the plan, except from the Planning Board. Town Administrator Jamie Hellen stated that he has heard some of the same sentiment. He stated that he thinks it is absurd that some people would say that we do not need affordable housing; it is clear that any affordable housing would be welcomed. He stated that he has also heard from people that they do not want any more market rate housing. He stated that he thinks many of the comments off the record or not formally submitted

represent the polarized extremes in the community. Mr. Taberner stated that some things he has heard, but not formally, are that people living here do not want to see additional development, growth, traffic, or population; they do not want the Town to lose the character it has.

Update on Franklin Ridge Senior Housing – Jon Juhl

Mr. Juhl stated that Mr. Taberner did much work with Mr. Doug Martin on the housing choice application that went in last December; the money was received from the State. He noted that the housing choice application was for four projects including increased water pressure for Eaton Place. Mr. Juhl stated that Mr. Martin is taking the lead in pulling all the elements together for Franklin Ridge. He stated that we are now working on the pumping station in terms of its design. Mr. Martin met with us and CDM Smith, the contractor selected by the Town to do the design work. They are working with the Town to do borings. He explained that some tree removal is needed in order to do some of the borings to see where the water lines would need to go, and some additional wetland studies need to be done which is being undertaken by Goddard, Inc. He stated that it is anticipated there will be a draft design by CDM by October/November and a final approval of the design in December. He stated that the kick-off meeting was about one month ago; last week, at the second meeting, we met with the fire chief. He stated that the fire that happened adjacent to this property was discussed. The fire chief is asking for 2,000 gallons per minute from the pumping station in order to have sufficient pressure to handle any future needs. This may cost a little more, but it will be well worth it to have sufficient pressure. He noted that this will require some pressure reducing capabilities in each of the building systems. He stated that this is a key component in developing Franklin Ridge. He stated there was feedback from DHCD regarding the design and the number of one and two bedrooms. He explained that DHCD was concerned about the number of two bedrooms; there were 45 one bedrooms and 15 two bedrooms proposed. He stated that DHCD had some issues with another developer not being able to rent the two bedrooms. He stated that as such, it was redesigned, and now there are 54 one bedrooms and 6 two bedrooms. He noted that there are 32 exhibits in the applications; they are very thorough in terms of what the State is looking for in terms of financing. He stated that the Baker Administration is putting forward more affordable housing funds. He stated that cost is a negative as we are in a cycle of inflation in construction materials with significant costs in lumber and other materials. Hopefully, by the time we get funded, it will settle itself out, and prices will start to come down.

Mr. Juhl stated that he put together a housing survey on what is the need in Franklin and the senior community. He asked for feedback on where the survey could be distributed in addition to the Senior Center. He read aloud the five questions on the senior housing survey. Mr. Vericker asked what the purpose of the information is. Mr. Juhl stated that the survey adds to community outreach, and it also better supports what we are proposing in terms of the one- and two-bedroom mix. He stated that the survey will also give him a sense of the need out there. Mr. Vericker stated that if the goal is to move back to the proposed number of one- and two-bedroom units, he suggests the survey should ask if the respondent wanted the one- or two-bedroom unit based on the price. Mr. Juhl stated that he is not sure how to reach the senior community based on the specifics of the present time. He asked if the Senior Center had a lot of activity going on at this time. Ms. Pfeffer suggested Mr. Juhl arrange with Senior Center Director Erin Rogers to do a presentation at the Senior Center; she suggested the local churches may be able to pass along the questionnaire. Mr. Hellen agreed that Mr. Juhl should connect with Ms. Rogers regarding a presentation. Mr. Juhl stated that he is striving to get more feedback from the community. In response to Ms. Pfeffer's question, Mr. Juhl reviewed the pumping station and costs as part of the application and approval process. He stated that the State liked what the Town put together. It is a positive and allows him to apply for MassWorks funds. Ms. Pfeffer questioned that after this 60-unit building goes up, is there enough room to put in condos in cluster buildings. Mr. Juhl discussed that there is a six percent grade, but

some units with that type of housing could be developed. He stated that there are 8.5 acres left and most of that land is buildable. He stated that he is going to continue to work with the Town on the housing choice component. Ms. Kinhart asked when Mr. Juhl wants the \$30,000. Mr. Juhl said Ms. Kinhart needs to talk to Mr. Martin and Mr. Taberner.

Mr. Hellen stated that Representative Jake Auchincloss reached out to all town managers for suggestions for federal financing projects. Mr. Hellen stated that he put in a request for \$5.5 million; but, he made a note that this project was in the range of \$25 million to \$28 million. He stated that the EDC is asking the entire Town Council sign a letter advocating to Representative Auchincloss and state leaders. He asked Mr. Juhl to prepare a draft of a letter emphasizing the importance of this project to the Town and reminding the legislators that if they are really interested in building actual units now, this is a completely permitted project; this is the project to invest in whether it is state or federal funding. He stated that he is trying to pitch this as a unique shovel-ready project. He stated this project needs federal assistance. Mr. Juhl stated that he would put the letter together; every avenue to try to find additional funds is a way to move the project forward. Mr. Hellen stated that he wants everyone to be aware that the only part remaining for this project is funding.

Update on Housing Issues – Maxine Kinhart

Ms. Kinhart stated that the financials have not really changed. There was \$479,608 at last meeting. She deducted \$50,000 for the money for Mr. Juhl, but then they received \$40,000 in interest. So, the accounts are still where they were. Further, she noted that the money for Mr. Juhl was actually only \$30,000; therefore, she can add \$20,000 back. She stated that she attended the foreclosure sale for 5 Mark's Way on Friday. She stated that they asked her to speak about the deed rider. She stated that the house will not be lost from the inventory. Regarding the foreclosure sale, the end result was that the bank bought it back for \$245,529.72. The bank now owns the house with the deed rider intact. She provided an update on the affordable inventory. The house on Longobardi Drive closed in December 2020; it sold with the deed rider intact. The owners of 172 King Street house came to us and wanted to talk about selling; they liked the estimate DHCD provided (\$229,408). She has not heard back from them. We currently have a condo in Franklin Heights for sale; she believes they have a buyer, and they are just waiting for financing. She stated that they are now at 12 percent on the subsidized housing inventory. Ms. Pfeffer asked if the 2020 census information was received. Ms. Kinhart said the affordable housing number is still based on the 2010 census.

Ms. Pfeffer stated that the Housing Trust has been around for a long time, but it is the same four people who attend every meeting. There should be a resolution that if a member misses three consecutive meetings without a reason, the member should get off the committee. She stated that there are members who have not attended meetings in two years. She stated that there are four people in Franklin who would like to be involved in housing; the committee should utilize the people who would want to be here. Mr. Vericker stated that he agreed. There should be more formal rules and a yearly election of Chair and Vice Chair. Maybe they should set an every-other-month meeting schedule with the addition of other meetings as needed. He suggested the committee get things more formalized. He stated that he does not know the rules for this committee; this should be a topic for another meeting, and everyone should come with suggestions. Ms. Kinhart stated that when the Trust was formed, there was a bylaw with a section for the composition of the Trust; she will send that information to Mr. Vericker. Mr. Feeley asked which members have not been to meetings in a couple of years. Ms. Pfeffer stated Robert Keras. Mr. Feeley suggested that a committee member speak to Mr. Keras and suggest that if he is too busy, he should step down. Ms. Kinhart stated that during the committee membership renewal process, Mr. Keras indicated that he wanted to be on the Trust. Mr. Vericker stated that he would speak with Mr. Keras. Ms. Pfeffer

stated that they needed to have more meetings. Mr. Vericker reiterated setting a minimum meeting schedule and having other meetings as needed.

Ms. Bertone asked about the price of Longobardi Drive and Franklin Heights. Ms. Kinhart stated that Longobardi Drive was sold for \$233,050; it was a regular sale with a deed rider. She stated that Franklin Heights is under agreement for \$191,780; it is a garden style. She noted that there was a lot of back and forth for this sale.

Ms. Kinhart stated that she was contact by Mr. Larry Benedetto; he has some property on Washington Street next to the Amigo School that he wants to develop. She stated that he wants to build a multi-family or condos that are affordable without having subsidies and wants to make them available to municipal employees, first responders, and veterans. Trust members discussed the legality of a private entity making units only available to certain groups. Ms. Kinhart stated that Mr. Benedetto wanted the endorsement of the Trust. Mr. Vericker suggested the Town Attorney take a look at this. Ms. Kinhart stated that Mr. Benedetto indicated he would need a change in use. Mr. Taberner discussed the zoning of the property.

Next Meeting

Members discussed Zoom, in-person, and hybrid meetings. It was agreed the next meeting would be held on Tuesday, September 14, 2021, at 9:00 AM.

Ms. Kinhart confirmed that she would send copies of the Trust bylaw to the members.

General Business

Minutes: January 25, 2021

Motion to approve the January 25, 2021, meeting minutes by Feeley. Second by Pfeffer. No discussion. Unanimous Vote: 6-0-0.

Motion to adjourn by Feeley. Second by Pfeffer. No discussion. Unanimous Vote: 6-0-0.

Meeting Adjourned at 10:06 AM.

Minutes prepared by: Judith Lizardi

Minutes submitted by: Maxine Kinhart, Trustee