

**TOWN OF FRANKLIN  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**April 12, 2022  
10:00 AM  
Meeting Held via ZOOM**

**Meeting Minutes**

**Members Present:** Chris E. Vericker, Maxine Kinhart, Susan Younis, Mary Ann Bertone, Judith Pfeffer

**Members Not in Attendance:** Jamie Hellen, Christopher Feeley

*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 10:00 AM.

**1. Approval of Minutes**

**Minutes: March 8, 2022**

*Motion to approve the March 8, 2022 meeting minutes by Younis. Second by Bertone. No discussion. Unanimous Vote: 5-0-0.*

**2. Housing Update – Maxine Kinhart**

Maxine updated the members.

There has been no status change at 144 Grey Wolf Drive, 70 Brandywine Road, and 38 Stonehedge Road.

**5 Mark's Way:** Have been having discussions with the Foreclosure attorney and the owner, Fannie Mae. Still waiting for DHCD to issue the Deed Rider so that Fannie Mae can sell the unit. Once sold, the unit will remain on our SHI permanently.

**Information on 4 Affordable rental developments.**

Judy asked Maxine to find out information on the 4 rental developments in Franklin.

Process of gathering information is ongoing. Having trouble getting in touch with some of the Property Management Offices.

**Glen Meadow Apartments**

This development was sold in 2017. The development was converted to Work Force Housing. Work Force Housing is housing that is affordable to households earning between 60% and 120% of the Area Median Income. It is supposed to attract teachers, police and fire fighters among others who make too much for typical Affordable housing but not enough for market rate units.

Out of 287 apartments, 43 are designated as Work Force Housing available to households earning up to 70% of AMI. The 1 BR units rent for \$1,719 and the 2 BR units rent for \$2,053.

29 of the units are designated Affordable to households earning up to 60% AMI. There are 9 1 BRs, 20 2 BRs and 1 Handicapped accessible. The 1 BRs rent for \$1,467 and the 2 BRs rent at \$1,751.

### **Residences @ Union Place**

This development is 25% of units as Affordable. Out of 300 apartments, 75 units are available to households earning up to 80% AMI. 28 are 1 bedroom, 47 are two bedroom. Amy love indicated that she had attempted to contact the Residences @ Union Place for rent information and she was told that they did not have any affordables. This development was sold approximately one year ago. Maxine spoke with representative of UDR at the time and was assured that nothing would change. They stated that they have many of these developments nationwide. I have not been able to talk with property management. Left messages and have not received a call back. I see that CHAPA is the monitoring agent for this development. I will attempt to contact them.

### **Franklin Commons**

Has 96 units in total. 25% of these units would be 24, but this development has far more Affordable than that. There are three units available to households earning up to 50% of AMI. 1 1BR, 1 2BR, 1 3BR. There are 60 units available to households earning up to 60% AMI. 13 1BR, 23 2BR, 24 3BR.

### **The Westerly**

Maxine stated that this Property Management team is very responsive and helpful whenever she contacts them. There are 280 apartments, 25% being 70 units. 1 BR is \$1,596 and 2 BR is \$1,900.

Susan expressed that a 2 BR renting at \$1,900 is not affordable. Maxine stated that the rules for establishing rents have not changed in years and are not likely to change.

Maxine stated she is still in the process of gathering information on these developments. Hopes to have number of units available, rents, and waitlist information for next meeting.

3. Judy Pfeffer stated that there are seniors looking for places to live. We need to publicize these units more for the senior population. She stated that we need to change the website to publicize these units. Maxine answered a question about selection of tenants. She said we are not involved with tenant selection on rental projects.
4. Judy mentioned that Joel D'errico is pushing a project on Main Street. He wants to reserve the first floor units for seniors at a rent of \$1,400. He went to Housing Authority to get their endorsement. Lisa Audette, Housing Authority Director, stated that the Authority would endorse the project even though the rent at \$1,400 would not be affordable to her residents. Maxine stated Joel had approached the Planning Department looking for support for the project. He is willing to deed restrict the \$1,400 units. Does not want to go 40B. Maxine stated that the Town would have to show support for the project either through financial subsidy, land donation, or zoning to qualify for Local Action Units(LAU). LAU's are counted on the Town's subsidized housing inventory. LAU's do not restrict a developer's profit.

***Motion to adjourn by Maxine. Second by Judy. No discussion. Unanimous Vote: 5-0-0.***

Meeting Adjourned at 10:35 AM.

Minutes prepared by: Maxine Kinhart