

**TOWN OF FRANKLIN  
MUNICIPAL AFFORDABLE HOUSING TRUST**

**October 12, 2021  
10:00 AM  
Meeting Held via ZOOM**

**Meeting Minutes**

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

**Others Present:** Bryan Taberner, Director of Community Planning and Development, Amy Love, Town Planner

*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.*

The Chair opened the meeting and introduced new member Susan Younis. Members introduced themselves. Susan introduced herself to members. She stated that she worked at the former Benjamin Franklin Bank and the Federal Home Loan Bank. She worked six years on the Equity Builder Program.

Mr. Vericker asked for a motion to approve the minutes of June 2, 2021, June 29, 2021 and September 14, 2021. **MOTION** by Mr. Feeley to **Approve** the minutes, **SECOND** by Ms. Bertone. **DISCUSSION:** There was no quorum on September 14, can there be minutes? Minutes are a representation of what happened. No quorum means there could be no action items or votes taken. **Roll Call:** Kinhart – yes, Hellen – yes, Pfeffer – yes on 6/2 and 6/29 Abstain on 9/12, Bertone – yes, Feeley – yes, Vericker – yes, Younis – yes. **Vote:** 6-0-1 on Sept 14 and 7-0-0 on June 2 and June 29.

Housing Production Plan: Mr. Taberner spoke on the Plan. Planning Board approved adoption and the Town Council approved adoption of the plan. Now it will be submitted to the State for their approval. State could take up to a few months to approve. It is a good plan and will give the town strategies going forward. He is also working on the Franklin Center Plan. It is based on audit of zoning bylaws and what can do to increase economic activity in town but more importantly to increase the affordable housing in the town. Affordable housing means one thing to some people such as himself and something totally different to households earning half or a quarter. Hopefully we will address that using incentives of some sort. That is probably the way the town is going to be able to make a difference in that area.

Ms. Younis asked if percentage of affordable housing changes does the plan have to be updated? Taberner stated that the Master Plan will need to be updated and will probably update the HPP at the same time. Census data will probably come in along with updated library financing and liquor licensing in the New Year.

Housing Update: Ms. Kinhart updated the members on current status of housing matters.

5 Mark's Way – Bank purchased house at auction. Fannie mae will be on the title. Closing any day now. House will remain on our Subsidized Housing Inventory.

172 King Street – homeowners decided to refinance instead of selling.

24 Shayne Road, Unit 111 – Been on the market since January of 2021. The 3<sup>rd</sup> potential buyer is scheduled to close on Friday, October 29.

38 Stonehedge Road – House is vacant – has been for a couple years – is in foreclosure. Nothing we can do. Will not lose off of our SHI. Actually, we could purchase the unit. We could approach the bank see if they want to sell it – at a good price. Don't know what the condition of it is. Has a septic system. You can only get to the home through Bellingham. Current price set by DHCD is \$261,179 including a \$5,000 payment to the town so it would be \$256,058. Consensus was that the members of the Trust would not want to purchase unless it was available at a really good price. Not sure of the condition of 38 Stonehedge, it has been vacant a long time. Bank, as owner, has some responsibility to maintain these units. Not so with 5 Mark's Way, that was a mess.

Mr. Hellen wanted to know how this house, and 5 Mark's Way, are sitting there without being sold. Ms. Kinhart stated that we are dealing with banks and the banks do not care. They want the most that they can get for the units. Not sure of the condition of 38 Stonehedge. Mark's Way was a mess.

#### Financials:

Administrative account has not changed, it is still at \$22,391.

Housing Trust fund is at \$1,031,256. This figure does not include the \$500,000 earmarked for Franklin Ridge and \$30,000 for the pumping station.

Update on Franklin Ridge: Jon Juhl is working on application submittal – has two binders worth of documents so far. He recently met with some senior citizens at the Senior Center informing them where the project is at. Town sent a letter to our legislators, looking for an infusion of cash from the 4.8 billion federal stimulus funds to the state.

Mr. Vericker asked if everyone is ok with meeting on the second Tuesday of the month, to cancel if nothing for the Agenda, and no meeting in December. Consensus was that would be ok.

**MOTION** by Mr. Feeley to **Adjourn. SECOND** by Mr. Hellen. **Roll Call:** Kinhart – yes, Hellen – yes, Pfeffer – yes, Bertone – yes, Feeley – yes, Vericker – yes, Younis – yes. **Vote:** 7-0-0.

Adjourned at 10:40 AM

Minutes submitted by: Maxine Kinhart, Trustee