

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

**May 10, 2022
10:00 AM
Meeting Held via ZOOM**

Meeting Minutes

Members Present: Chris E. Vericker, Maxine Kinhart, Susan Younis, Chris Feeley, Judith Pfeffer
Members Not in Attendance: Jamie Hellen, MaryAnn Bertone

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 10:03 AM.

1. Approval of Minutes

Minutes: April 12, 2022

MOTION to approve the April 12, 2022 meeting minutes by Chris Feeley. **SECOND** by Kinhart. **Roll Call:** Younis – Yes, Feeley – Yes, Kinhart – Yes, Vericker – Yes, Pfeffer – Yes
Vote: 5-0.

2. Housing Update – Maxine Kinhart

Maxine updated the members.

Subsidized housing rental developments – all have wait lists. The Westerly has a 2 year wait list. Susan noted that if you look at rents, they are actually not too bad. If you're on a fixed income, that is where rents become burdensome. \$140,200 is the new FY 2022 median family income for this area.

Financial Update

Administrative account has a balance of \$22,391. The Trust account has a balance of \$1,050,000. Out of that \$500,000 is committed to the Franklin Ridge project. \$30,000 is committed to the pumping station. Leaves approximately \$500,000 in free cash.

3. CPA

Chris Feeley stated that the CPC at their next meeting is going to approve a budget for next fiscal year. The match from the state is expected to be 35%. Budget expected to be \$1,800,000 or \$1,900,000. Projects for finding can be brought forward by Town or individuals. There will be lots of funds for housing. 10% minimum is required. That would be \$190,000. There is money from the 1st year. That would be over \$300,000 minimum for housing. Projects need to be specific. Housing Trust has committed \$500,000 plus land for Franklin Ridge. CPA funds cannot be used for reimbursement. Once ground breaking on Franklin Ridge happens, if they need more money they can go to CPC. CPC is accepting applications now.

4. Letter of support for the MassWorks grant application was submitted. Grant for design, waterline and pumping station. At 75% design. Grant will be to construct the road up to

where the new driveway would be and extend the water line up to the next subdivision. Application developed by DPW, Planning and Jon Juhl.

Judy wondered if the Trust could buy a 3 decker for a decent price and convert to affordable apartments – then give to Housing Authority. Can the trust do that? Chris Feeley stated that the Housing Authority would be very interested in that. Susan asked if the Trust could partner with a realtor? Kinhart stated that we did that. Trust bought houses, fixed them up, and re-sold as affordable units with deed riders. There must be 3 – 4 family housing out there. Start with the Purchasing Department to see what they need to put an RFP out there.

5. Future Agenda Items

Look into bylaw amendment to see if we can add Vice Chair and Clerk. **MOTION** by Chris Vericker to have Maxine speak with Attorney Cerel to establish an amendment to bylaw to add position of Chairman and Vice Chairman. Chris Feeley added friendly amendment to add Secretary or Clerk to the motion. Amendment accepted. **SECOND** by Chris Feeley.

Roll Call: Younis – Yes, Kinhart – Yes, Pfeffer – Yes, Feeley – Yes, Vericker – Yes. **Vote:** 5 -0

Ask Jon Juhl to give update on Franklin Ridge.

MOTION by Chris Feeley to adjourn, **SECOND** by Maxine. **Roll Call:** Younis – Yes, Kinhart – Yes, Pfeffer – Yes, Feeley – Yes, Vericker – Yes. **Vote:** 5 -0

Meeting Adjourned at 10:48 AM.

Minutes prepared by: Maxine Kinhart