

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

January 13, 2020

9:00 AM

Room 205

Minutes

Members Present were, MaryAnn Bertone, Christopher Feeley, Jamie Hellen, Robert Keras, Maxine Kinhart, Judy Pfeffer, Christopher Vericker

Others Present: Jonathan Juhl, JNJUHL and Associates; Lucio Trabucco, Nunes Trabucco Architects; Bryan Taberner, Director of Community Planning and Development; Amy Love, Town Planner

Jonathan Juhl of JNJUHL & Associates and Lucio Trabucco of Nunes Trabucco

Architects were present at the meeting to present the status of Franklin Ridge Senior Housing Project. Comprehensive Permit was approved by the Zoning Board of Appeals on December 12. Updates on the project include:

- Will extend the access road to the Irondequoit access.
- Have a few minor elements with Conservation Commission, retaining walls and minor encroachment in the buffer zone
- There will be 65 parking spaces
- There will be 13 1 bedroom units and 3 2 bedroom units on the 1st floor, 16 1 bedroom and 6 2 bedroom units on the 2nd floor and 16 1 bedroom and 6 2 bedroom units on the 3rd floor for a total of 45 1 bedroom units and 15 2 bedroom units and 60 units total.
- Pumping station will be for Franklin Ridge and Eaton Place. Possibly will lease a portion of area owned by the school for the pump station or at a location at the top of the hill. Will also serve the subdivision and any potential future development.
- Trust will not be responsible for over-runs. Could go back to the State (DHCD) or JNJUHL and Associates.
- Working on the One Stop Application to the State. 3 stages. 1 and 2 to be done within the next year.
- Talking with Tri-Valley Elder Services for community support.
- Missed current money round because didn't have Comprehensive Permit.
- Notice in late fall with a 6 – 8 week application period. Governor's office announces the award. Never get award the first time. Only 1/3 that go in get funded. Out of 80 applications, 26 will get funded.

Jon and Lucio left the meeting.

Jamie Hellen stated that the Community Preservation Act will be on the February 5 Town Council Agenda and the Housing Authority will be on the February 12 Town Council Agenda.

Discussion on the CPA: Town would need to have 3% surcharge to capture \$130,000 in matching funds. Portion of CPA funds are used to create affordable housing.

Bryan Taberner, Director of Planning and Community Development and Amy Love, Town Planner attending to discuss the Affordable Housing Production Plan update.

Planning Dept. is currently working on an update to the Affordable Housing Production Plan. Would like to have the Housing Trust hold a public hearing on the plan the end of February. Would like the support of the Trust for the plan. Last HPP was done in 03/2011. Maxine will send a copy of the plan to the trust members

3 Goals of the plan are to maintain Franklin's Subsidized Housing Inventory (SHI) above ten percent through the 2020 census and beyond. Increase the production of affordable housing units to meet existing and anticipated housing and employment needs. Increase the number of housing units affordable to Franklin's low and moderate income residents.

Motion to adjourn by J. Hellen, Second by M. Kinhart Vote: Unanimous

Meeting Adjourned 10:30 am.

Submitted by Maxine Kinhart, Trustee