

**TOWN OF FRANKLIN
MUNICIPAL AFFORDABLE HOUSING TRUST**

October 19, 2020

9:30 AM

Via ZOOM

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; Susan Speers, Bryan Taberner, Director of Community Planning and Development; Amy Love, Town Planner

Chair Chris Vericker called the above-captioned **Remote Access Virtual Zoom Meeting** to order this date at 9:30 AM.

*As stated on the agenda, due to the growing concerns regarding the COVID-19 virus, the 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.*

CPA Presentation - Susan Speers, Franklin resident and proponent for the CPA question 3 on the November 2 ballot present to discuss the CPA question and request support from the Trust.

Adoption of the CPA will give the town the ability to protect open space, farms, and parks; establish new playgrounds, preserve the Brick School and the South Meeting house, and create affordable housing.

Adoption of the CPA means there will be a 2% surcharge on our property tax. Exemptions are the first \$100,000 in value, and an exemption for low-income households and elderly moderate-income households. The average Franklin household will pay approximately \$105 per year. The state will match the local contributions from the state CPA fund that is funded by fees paid on the transactions at the Registry of Deeds. This year the state is expected to match approximately 20% for the 177 cities and towns which have already voted CPA.

Thanks to the Trust for their support of this important legislation.

Jonathan Juhl of JNJUHL & Associates was present at the meeting to present the status of Franklin Ridge Senior Housing Project.

Have been working with a general contractor familiar with this type of project in order to get an understanding of the overall cost of the project.

Have been in talks with DHCD about the Housing Choice Initiative Program. This program offers the Town up to \$250,000 in funds to assist the Town in the development of affordable housing projects like Franklin Ridge. The Notice of Funds Availability (NOFA) will

be coming out in the near future. Working with Bryan Taberner for the town, who is the applying entity, looking to use these funds to fully design the new pumping station at the corner of Panther Way and Veterans Memorial Drive that will ultimately provide additional water pressure to the existing Eaton Place Project and serve the water needs of Franklin Ridge as well as potentially meeting the needs of the remaining land (Approx. 8 acres) and enhance water pressure to the Brightwood Subdivision. It is anticipated that this application would be required to be submitted early in the New Year with awards being announced in the late spring of 2021. Looking for a contribution from the Trust. \$25,000 equals 5 points on the application. **MOTION** by Feeley to give up to \$50,000 towards this project. **SECOND** by Hellen. **VOTE:** 7-0-0. Also have been working on the One-Stop Application from the Commonwealth. Application due in Feb or Mar of 2021 with awards announced in late summer of 2021. Application is approx. 60% complete.

Thanks for the continued support of the Franklin Municipal Affordable Housing Trust.

Affordable Housing Update:

Maxine updated the members on the financials: Admin account has \$22,391.77. This account receives funds from selling the affordable units (2%) and also is used when advertising units. The Affordable Housing Trust Fund has \$479,608.18 after the \$500,000 donation to the Franklin Ridge Senior Housing project.

Housing activity: there have been 6 refinance requests due to the favorable interest rates. The Town and the State must approve the transaction.

The Subsidized Housing Inventory is steady at 11.95%.

There have been a few foreclosures.

70 Brandywine Road – has been in foreclosure since 2012. Spoke with owner recently and they are paying the mortgage under Chapter 13.

5 Mark's way is in foreclosure. The Trust wishes to pursue this home. Maxine will research to find out the feasibility of the Trust purchasing this house.

38 Stonehedge is in foreclosure. Ben informed that the house is empty. The resale agent for this property was not having luck getting in touch with the homeowner.

Next Meeting: 11/16/2020 at 9:30 AM.

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

Meeting Adjourned 10:30 am.

Submitted by

Maxine Kinhart

Maxine Kinhart, Trustee