

## **Municipal Affordable Housing Trust**

### **Agenda**

**Tuesday, May 10, 2022**

**10:00 AM**

### **Virtual Meeting**

**Due to the ongoing concerns regarding the COVID-19 virus, we will be conducting a remote/virtual meeting of the Municipal Affordable Housing Trust. 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 (Cell phone or Landline Required) OR citizens can participate by copying the link (Phone, Computer, or Tablet required).**

Please click on <https://us02web.zoom.us/j/81250962577> or call on your phone at 1-929-205-6099, meeting ID is 81250962577.

1. Approval of Minutes – April 12, 2022
2. Housing Update – Maxine Kinhart
  - o Financial update
3. CPA
4. Letter of Support for a MassWorks Application for the Franklin Ridge Senior Affordable Housing Project – Water Booster Pumping Station
5. Future Agenda Items

Comments: This listing of matters is that reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may in fact be discussed and other items not listed may also be brought up for discussion to the extent permitted by law.

This agenda is subject to change.

**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

G/L ACCOUNT - MASTER INQUIRY

Org code: 29175818 AFFORDABLE HOUSING ADMIN COSTS Type: E  
 Object code: 570000 OTHER EXPENSES Status: A  
 Project code: Budgetary: Y

Fund 2900 OTHER SPECIAL REVENUE FUNDS  
 DEPT 175 PLANNING BOARD  
 DIVISION 00 UNDEFINED  
 BUDGETARY 7 SPECIAL PURPOSE  
 DOE FUNCTION 0818 AFFORDABLE HOUSING TRUST  
 LOCATION 00 UNDEFINED  
 PROGRAM 000 UNDEFINED  
 NOT DEFINED 0 UNDEFINED

Full description: OTHER EXPENSES Short desc: OTHER EXP  
 Reference Acct: Auto-encumber? (Y/N) N

----- CURRENT YEAR MONTHLY AMOUNTS -----				
PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	.00	.00	22,391.77	22,391.77
02	.00	.00	.00	.00
03	.00	.00	.00	.00
04	.00	.00	.00	.00
05	.00	.00	.00	.00
06	.00	.00	.00	.00
07	.00	.00	.00	.00
08	.00	.00	.00	.00
09	.00	.00	.00	.00
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	.00	.00	22,391.77	22,391.77

----- CURRENT YEAR TOTAL AMOUNTS -----			
Actual (Memo)	.00	Original Budget	.00
Encumbrances	.00	Budget Tranfr In	22,391.77
Requisitions	.00	Budget Tranfr Out	.00
Total	.00	Carry Fwd Budget	.00
Available Budget	22,391.77	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	22,391.77
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	DEPT REQ	.00
Actual-Last Yr	.00	SCHOOL COM	.00
Estim-Actual	22,391.77	TOWN ADMIN	.00
	.00	FIN COM	.00
		COUNCIL	.00

G/L ACCOUNT - MASTER INQUIRY

PER	LAST YEAR MONTHLY AMOUNTS		
	ACTUAL	ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	22,391.77
02	.00	.00	.00
03	.00	.00	.00
04	.00	.00	.00
05	.00	.00	.00
06	.00	.00	.00
07	.00	.00	.00
08	.00	.00	.00
09	.00	.00	.00
10	.00	.00	.00
11	.00	.00	.00
12	.00	.00	.00
13	.00	.00	.00
Tot:	.00	.00	22,391.77

----- PRIOR YEARS TOTAL AMOUNTS -----			
2021 Actual	.00	2021 Orig Budget	.00
2021 Closed @ YE	.00	2021 Bud Tfr In	22,391.77
2021 Encumbrance	.00	2021 Bud Tfr Out	.00
2021 Memo Bal	.00	2021 C Fwd Budget	.00
2020 Actual	910.00	2021 Revsd Budget	22,391.77
2019 Actual	3,001.00		
2018 Actual	5,928.20	2020 Orig Budget	.00
2017 Actual	38,599.04	2020 Revsd Budget	23,301.77
2016 Actual	78,463.07	2019 Orig Budget	.00
2015 Actual	58,747.80	2019 Revsd Budget	26,302.77
2014 Actual	11,954.12		
2013 Actual	.00	2021	0.00
2012 Actual	.00	2020	0.00
		2019	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2023 BUDGET		BUDGET
00	.00	2023 DEPT REQ	.00
01	.00	2023 SCHOOL COM	.00
02	.00	2023 TOWN ADMIN	.00
03	.00	2023 FIN COM	.00
04	.00	2023 COUNCIL	.00
05	.00	2023 Revised	.00
06	.00	2024 Estimate	.00
07	.00	2025 Estimate	.00
08	.00	2026 Estimate	.00
09	.00	2027 Estimate	.00
10	.00		
11	.00	2023 Memo Bal	.00
12	.00	2023 Encumbrance	.00
13	.00	2023 Requisition	.00
Tot:	.00		

----- ACCOUNT NOTES -----

\*\* END OF REPORT - Generated by Maxine Kinhart \*\*

G/L ACCOUNT - MASTER INQUIRY

Org code: 84175818 AFFORDABLE HOUSING TRUST  
 Object code: 570000 OTHER EXPENSES  
 Project code:

Type: E  
 Status: A  
 Budgetary: Y

Fund 8400 EXPENDABLE TRUST FUNDS  
 DEPT 175 PLANNING BOARD  
 DIVISION 00 UNDEFINED  
 BUDGETARY 7 SPECIAL PURPOSE  
 DOE FUNCTION 0818 AFFORDABLE HOUSING TRUST  
 LOCATION 00 UNDEFINED  
 PROGRAM 000 UNDEFINED  
 NOT DEFINED 0 UNDEFINED

Full description: OTHER EXPENSES Short desc: OTHER EXP  
 Reference Acct: Auto-encumber? (Y/N) N

PER	ACTUAL	ENCUMBRANCE	BUD TRANSFER	BUDGET
00	.00	.00	.00	.00
01	.00	.00	1,030,575.31	1,030,575.31
02	.00	.00	680.76	680.76
03	.00	.00	1,543.79	1,543.79
04	.00	.00	20.48	20.48
05	.00	.00	25,434.89	25,434.89
06	.00	.00	12,528.03	12,528.03
07	.00	.00	-11,820.05	-11,820.05
08	.00	.00	-6,479.33	-6,479.33
09	.00	.00	-2,454.48	-2,454.48
10	.00	.00	.00	.00
11	.00	.00	.00	.00
12	.00	.00	.00	.00
13	.00	.00	.00	.00
Tot:	.00	.00	1,050,029.40	1,050,029.40

CURRENT YEAR TOTAL AMOUNTS			
Actual (Memo)	.00	Original Budget	.00
Encumbrances	.00	Budget Tranfr In	1,070,783.26
Requisitions	.00	Budget Tranfr Out	-20,753.86
Total	.00	Carry Fwd Budget	.00
Available Budget	1,050,029.40	Carry Fwd Bud Tfr	.00
Percent Used	.00	Revised Budget	1,050,029.40
Inceptn to SOY	.00	Inceptn Orig Bud	.00
		Inceptn Revsd Bud	.00
Encumb-Last Yr	.00	DEPT REQ	.00
Actual-Last Yr	.00	SCHOOL COM	.00
Estim-Actual	1,032,799.86	TOWN ADMIN	.00
	.00	FIN COM	.00
		COUNCIL	.00

G/L ACCOUNT - MASTER INQUIRY

PER	LAST YEAR MONTHLY AMOUNTS		
	ACTUAL	ENCUMBRANCE	BUDGET
00	.00	.00	.00
01	.00	.00	979,608.18
02	.00	.00	.00
03	.00	.00	3,464.27
04	.00	.00	.00
05	.00	.00	.00
06	.00	.00	36,601.29
07	.00	.00	.00
08	.00	.00	.00
09	.00	.00	858.29
10	.00	.00	18.48
11	.00	.00	8,822.10
12	.00	.00	1,200.27
13	.00	.00	.00
Tot:	.00	.00	1,030,572.88

----- PRIOR YEARS TOTAL AMOUNTS -----			
2021 Actual	.00	2021 Orig Budget	.00
2021 Closed @ YE	.00	2021 Bud Tfr In	1,033,469.75
2021 Encumbrance	.00	2021 Bud Tfr Out	-2,896.87
2021 Memo Bal	.00	2021 C Fwd Budget	.00
2020 Actual	150,000.00	2021 Revsd Budget	1,030,572.88
2019 Actual	.00		
2018 Actual	.00	2020 Orig Budget	.00
2017 Actual	.00	2020 Revsd Budget	1,129,608.18
2016 Actual	642,609.51	2019 Orig Budget	.00
2015 Actual	385,614.31	2019 Revsd Budget	1,111,045.90
2014 Actual	313,912.45		
2013 Actual	.00	2021	0.00
2012 Actual	3,200.00	2020	0.00
		2019	0.00

----- FUTURE YEAR AMOUNTS -----			
PER	2023 BUDGET		BUDGET
00	.00	2023 DEPT REQ	.00
01	.00	2023 SCHOOL COM	.00
02	.00	2023 TOWN ADMIN	.00
03	.00	2023 FIN COM	.00
04	.00	2023 COUNCIL	.00
05	.00	2023 Revised	.00
06	.00	2024 Estimate	.00
07	.00	2025 Estimate	.00
08	.00	2026 Estimate	.00
09	.00	2027 Estimate	.00
10	.00		
11	.00	2023 Memo Bal	.00
12	.00	2023 Encumbrance	.00
13	.00	2023 Requisition	.00
Tot:	.00		

----- ACCOUNT NOTES -----

\*\* END OF REPORT - Generated by Maxine Kinhart \*\*



## FRANKLIN HOUSING TRUST

355 East Central Street, Franklin, MA 02038

May 4, 2022

Mr. Michael Kennealy, Secretary  
Executive Office of Housing and Economic Development  
One Ashburton Place, Room #2101  
Boston, MA 02108

RE: MassWorks Site Infrastructure Project – Franklin  
Franklin Ridge Senior Affordable Housing Project

Dear Secretary Kennealy:

The Franklin Municipal Affordable Housing Trust (FMAHT) has been working with JNJUHL and Associates who is the developer of the proposed Franklin Ridge Senior Housing project as well as with other Town Officials on the submittal of a MassWorks application. Franklin Ridge is located off Veterans Memorial Drive in Franklin.

The proposed Water Booster Pumping Station, once completed, will greatly enhance the Town's efforts to create affordable housing for the Franklin community. Not only will the proposed Franklin Ridge Senior Affordable Housing Project benefit from the new Water Booster Pumping Station, but the existing 50 Unit Eaton Place HUD Section 202 Supportive Senior Housing development and the 100+ unit Bright Hill Subdivision will also benefit. The new station would also enhance water pressure and fire suppression support to any proposed development of the town-owned 8-Acre parcel also known as Lot 3 located in the area and will also provide enhanced water pressure to an adjacent condominium complex that was the site of a recent fire that resulted in the loss of 12 units.

The FMAHT urges the Executive Office of Housing and Economic Development to fund the construction of the needed water supply infrastructure in order to assist with the Town of Franklin's ongoing efforts to create affordable housing opportunities for Franklin's senior community, as well as address the ongoing water and fire protection needs of existing housing for the long-term benefit of the Franklin residents already residing within this housing.

The Town of Franklin Municipal Affordable Housing Trust has secured a Housing Choice Capital grant of \$200,000 to design the project.



The MassWorks funds would insure the construction of the Pumping station and the result would be a major economic benefit for the Town of Franklin through the construction of long-term affordable housing and providing hundreds of well-paying jobs in the area.

Sincerely,

Chris Vericker, Chairman  
Franklin Municipal Affordable Housing Trust

Cc: Jamie Hellen, Town Administrator, Town of Franklin  
JNJUHL and Associates LLC  
Franklin Municipal Affordable Housing Trust