

Municipal Affordable Housing Trust

Agenda

Tuesday, June 13, 2023

10:00 AM

Virtual Meeting / In-Person

To all residents, this meeting is available to be attended in person and via the Zoom platform. 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 provided on the agenda. Meeting will be held via Zoom and in-person in the Council Chambers, 2nd Floor.

Please click on <https://us02web.zoom.us/j/83715612274> or **call on your phone at 1-929-205-6099, meeting ID is 83715612274.**

1. Approval of Meeting Minutes – April 11, 2023
2. Affordable Housing Update - Maxine
3. Discussion: Franklin Ridge – Jonathan Juhl, Bryan Taberner
4. 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 11, 2023

Meeting Minutes

Members Present: Chris Vericker, Maxine Kinhart, Susan Younis, Judith Pfeffer, MaryAnn Bertone

Members Not in Attendance: Jamie Hellen, Chris Feeley

1. Approval of Minutes – March 14, 2023 – Motion by MaryAnn to **Approve** minutes, **Second** by Maxine. Discussion: Judith asked that future minutes have page numbers and also asked that the following be added to the March 14, 2023 minutes: *Bryan Taberner asked Maxine to give him information on 144 Grey Wolf Drive. That is the over 55 condo that has been vacant for several years due to the owner passing away. He will contact Jamie Hellen with the information to see if perhaps our Representatives can do something.* **Roll Call Vote:** Maxine: Yes, Susan: Yes, Judith: Yes, Chris V.: Yes, MaryAnn: Yes **Vote: 5-0-0**

2. Affordable Housing Update:

Maxine stated that there is an affordable house up for resale. 67 Palomino Drive in the Dover Farms subdivision. It is a 3 bedroom home built around 1997. Resale price is \$310,500.

3. Discussion: Housing Forum

Chris V. introduced Raeleen Galivan as a guest to the meeting. Raeleen is the new Social Services Coordinator at the Senior Center. Raeleen has spent the past month getting acclimated to all the resources. She has seen a big rise in the homeless population. She has been talking with clients and knows the importance of affordable housing. She helps with filling out applications, particularly the CHAMP application which is the Common Housing Application for Massachusetts Programs (State aided public housing) for families, the elderly, and handicapped. Unfortunately there is a long wait, over a 10 year waitlist. She worked with the elderly population for over 12 years at Tri-Valley. She is looking forward to learning from this board and seeing what we can do for the community. She connects people with the shelters that are in the area and tries to help people move forward in a positive way. Chris V. asked if it is really a ten year wait for public housing. She stated it is over 10 years. Rental assistance could be 2-3 years – it is all different. Chris asked if Federal Assistance (Section 8) is 2 – 3 year wait? MaryAnn stated that she knows a family that has been on the list for almost 6 years and is number 500. She said they have 2 children and is living in Rhode Island in a third floor apartment. Chris asked why people would choose public housing as opposed to public assistance that is more portable. Raeleen said Section 8 vouchers are difficult to obtain. When she was working with Tri-Valley, she stated that any time there were issues of homelessness and they couldn't get into shelters, they'd make crisis referrals. So there are resources out there that can assist with brainstorming to try and get people into shelters. You have a better chance to gain housing once you're in a shelter. Chris V. asked if we have any longer term shelters in this community or are they all emergency? She said they are.

Judith asked about the Community Intervention Team. Raeleen said that she had not been a part of it yet, or met the team yet but she will be working with them. She knows that it includes people

from the Fire Dept. and Police Dept. etc.. Everyone gets together and they work with clients who need more resources and who are at risk. She is looking forward to getting involved in that. Danielle (Senior Center Director) told her that it is in the infancy state. It was created last year and is based around the idea to get everyone in one room and get the conversation going. Danielle wants to have a more organized schedule either quarterly, semi-annually or annually. They anticipate having a meeting the end of April or May. Danielle offered the Senior Center for meeting space. The Trust will be invited to attend and will have to decide who to send. Susan suggested the timing is perfect based on what we have been talking about and what they are trying to do and talk about.

Susan stated that she has personal experience with the Section 8 rental voucher through her mom. She added that there are a couple of nuances to the Section 8 mobile voucher system and how you can obtain it. The waits are long and they are difficult to obtain. You have to be severely rent burdened to really move up the list. She was extremely fortunate that after 2 years her mom was actually able to gain one. One of the things she learned through the process is location is very important. Her mom lived in Needham and Dedham Housing Authority ran the Section 8 mobile voucher program. Because the social economic differences of a community like Needham versus some of your outer lying suburbs, the need wasn't as great so the list wasn't as long. The key with the mobile vouchers is you can take them anywhere, but you have to find a landlord to accept them. Typically, the landlord has to accept a lower rent as well in exchange for the guarantee of the federal subsidized payment. So there is an offset. Those apartments are getting fewer and more difficult to find because landlords want the higher rents versus subsidized rents. It was an extremely successful experience for her mom for 1 year. She was paying \$1,800 a month for a senior 1 bedroom apartment. When she got her voucher, she was able to move to Westwood for \$1,400 of which she was obligated to pay \$750. That rent burden allowed her to be independent longer.

Susan stated that Danielle told her they are seeing younger people coming into the Senior Center looking for social services. There is an opportunity for the Senior Center to become a hub of social services networking and not be just seen as catering or caring for an elderly population. Danielle stated that she would like to broaden that spectrum and be able to say we are here and we have resources for everyone.

Raeleen mentioned that they are doing a lot of fuel assistance applications as well as food stamps for under 50 year olds. There are a lot of walk-ins. The cost of food can limit ability to pay rent.

Chris V. stated that short of emergency housing, people are waiting years for any form of rental assistance in this region. We were talking about filling a gap between emergency and longer term but that gap is years long.

Susan said it is important to get information out there about those available resources. She stated that if you are a person who is a planner and you know from an age standpoint that you are going to need senior housing, you can start that process well in advance of actually needing to qualify so you start to move up the wait list.

Judith mentioned that when she was on the School Committee, it was mentioned at some meeting that there was a Community Intervention Team because the School Dept. was part of it for people that have no place to live. She said it is all ages and all groups. Maxine was not aware of Community Intervention Team at town hall.

Susan said there was an interesting Opinion article in the Boston Globe about the crisis of affordable housing in the state of Massachusetts. The state really has to get involved. The towns can only do so much. Area median home in Massachusetts is \$685,000. Franklin is not much lower in the \$500,000s.

Raeleen is looking forward to working with everyone. Working as a team we can come up with some good plans.

Judith took notes of a phone call between her, Susan, and Chris V. Send them to Maxine.

What is the closest shelter to Franklin? In Milford. Saint Mary's has an emergency shelter. There are certain restrictions. It is a cold weather shelter – below 20 degrees. Question on how clients get to the shelters. Raeleen suggested that the issue has not come up but would include friends or relatives. We could get them there. Police have also transported people.

4. Future Agenda

Invite Jon Juhl to give an update on Franklin Ridge senior housing.

Would like to have an in-house meeting next month. Have to offer Zoom as an option. Maxine will arrange.

MOTION by MaryAnn. to **Adjourn**, **SECOND** by Maxine. **Roll Call Vote:** Maxine: Yes, Susan: Yes, Judith: Yes, MaryAnn: Yes, Chris V.: Yes. **Vote: 5-0-0.**

Meeting Adjourned at 10:45 AM.

Minutes prepared by: Maxine Kinhart