

Municipal Affordable Housing Trust

Agenda

Tuesday, September 13, 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/83113821512> or call on your phone at 1-929-205-6099, meeting ID is 83113821512.

1. Approval of Meeting Minutes – August 9, 2022
2. Housing Trust Bylaw - Election of Officers
3. Housing Update
 - o 5 Mark's Way
 - o Franklin Ridge
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**

**August 9, 2022, 10:00 AM
Meeting Held via ZOOM**

Meeting Minutes

Members Present: Chris Vericker, Maxine Kinhart, Susan Younis, Mary Ann Bertone, Chris Feeley, Judith Pfeffer **Members Not in Attendance:** Jamie Hellen **Attendees:** Bryan Taberner

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.

The meeting notes from July 12 were included in the Agenda. As there was not a quorum, there was no vote taken.

Franklin Ridge Senior Housing Update: Jon Juhl forwarded project update including applications submitted (\$3.42 million MassWorks Application and updated One-Stop Application for Winter Rental Round. Also included was a Projected Development Schedule with a Project completion date of September of 2024. That date is assuming everything goes as planned. Once all financing is in place, we can get a shovel in the ground. After that 18 months till construction completion. Members wanted to know when it is appropriate to start marketing effort. Answer is that it is too soon. Once Construction has begun would be more appropriate. Also John is working with The Community Builders and they will be in charge of marketing efforts. Questions included: Will there be a 70% local preference. Will Eaton Place waitlisted seniors have a preference at Franklin Ridge? What about the Franklin Housing Authority?

Housing Trust Bylaw – Proposed bylaw for including annual elections of Chairman, Vice Chairman, and Clerk positions. 1st Reading of the proposed bylaw was in July and second reading will be at August 17 meeting. Will be able to hold elections in next meeting.

Down Payment Assistance programs: Susan is familiar with the two programs for down payment assistance. The Equity Builder and the HOW (Housing Our Workforce). The Equity Builder is used with affordable houses at 80% and the HOW is for higher incomes of 80% to 120%. Both are Federal Home Loan Bank of Boston programs. Funds are disbursed through eligible lenders. Local lenders include Rockland Trust, Dean Bank, Bluestone, and Bristol County and are approved annually. Both programs include requirement to take a First Time Homebuyers course. These courses are a good way to get the information out. Getting the word out to eligible applicants is not easy. Applicants are required to submit pre-approvals and typically go to mortgage brokers who are not eligible to participate. Funds are disbursed in the spring with some held over till summer. The programs have a five year re-capture and after that it goes away.

Motion to Adjourn: C. Feeley/Second by M. Kinhart Roll Call: M. Kinhart-Yes, C. Feeley-Yes. C. Vericker-Yes, M. Bertone-Yes, J. Pond Pfeffer-Yes, S. Younis-Yes Vote 6-0-0 Meeting Adjourned at 10:55 AM.

Submitted by:

Maxine Kinhart



**TOWN OF FRANKLIN
BYLAW AMENDMENT 22-881**

**A BYLAW TO AMEND THE CODE OF THE TOWN OF FRANKLIN AT
CHAPTER 7 AFFORDABLE HOUSING TRUST FUND, SECTION 7-5
ORGANIZATION AND SECTION 7-7 MEETINGS, QUORUM**

BE IT ENACTED BY THE FRANKLIN TOWN COUNCIL THAT the Code of the Town of Franklin Chapter 7 Affordable Housing Trust Fund is hereby amended at Section 7-5 Organization and Section 7-7 Meetings, Quorum as follows:

§7-5 ORGANIZATION: Delete existing paragraph and insert the following paragraph in its place:

§7-5 ORGANIZATION

The Trustees shall annually elect one Trustee to serve as Chairperson, one Trustee to serve as Vice Chair, and one Trustee to serve as Clerk; the Town Administrator shall not be eligible to serve in any of these positions. The Chairperson shall preside at meetings, and shall be responsible for calling all meetings except as provided in paragraph 7-7, and for timely preparation and posting of meeting agendas and otherwise complying with the notice requirements of the Open Meeting Law, GL Chapter 30A §§ 18 through 25. The Vice Chair shall preside at meetings and perform the other duties of the Chairperson in the absence or recusal of the Chairperson. The Clerk shall have the responsibility to ensure that accurate and timely meeting minutes are prepared. The Chairperson may establish subcommittees and/or ad hoc task related committees to carry out the purposes of the Trust Fund. Chairpersons of the subcommittees may be selected by the members of the subcommittees.

§7-7 MEETINGS, QUORUM

Delete "MGL c. 39 §23, the Open Meeting Law" and replace with "the Open Meeting Law, GL Chapter 30A §§ 18 through 25."

This bylaw shall become effective in accordance with the provisions of the Town of Franklin Home Rule Charter.

DATED: _____, 2022

VOTED:

UNANIMOUS _____

YES _____ NO _____

ABSTAIN _____

ABSENT _____

A True Record Attest:

Nancy Danello, CMC
Town Clerk

Glenn Jones, Clerk
Franklin Town Council