



**Town of West Boylston**  
140 Worcester Street, West Boylston, Massachusetts 01583

## **The Affordable Housing Trust Meeting Minutes September 15, 2020**

**Members Present:** Robert Barrell, Patricia Halpin, Anna Mary Kraemer, Marc Frieden

**Also Present:** Chris Rucho

The Chairperson opened the meeting at 6:01pm. This meeting is virtual with the Zoom application. The required statement was read regarding the suspension of certain provisions of the open meeting law.

The proposal for funding from the Community Preservation Committee was reviewed and approved.

Community Opportunities Group (COG) has been tasked to prepare a checklist for applicants for housing programs, especially first home buyers. The checklist will assist applicants in obtaining required documents to satisfy program eligibility requirements.

A discussion about rents in Town and the affordability of housing was raised. Rents at the 40B developments are set at 80 percent of medium income as determined by HUD. These rents are not very affordable. The Trust needs data on rents in Town which would be needed if the Trust is approached by a developer. The Trust should review the rents at Freedom Village and 92 North Main Street. Perhaps a market analysis would be useful.

Mr. Barrell moved to adjourn the meeting. This motion was seconded by Mr. Frieden and approved by all.

Respectfully submitted:

Robert Barrell