



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

The Affordable Housing Trust Meeting Minutes April 1, 2021

MEMBERS PRESENT: Robert J. Barrell, Marcia Cairns, Marc Frieden, John Hadley, Anna Mary Kraemer, and Patricia Halpin

ALSO PRESENT: Chris Bergland, member of the Housing Authority; Mr. Ali, local developer

The meeting opened at 6:00 PM

Following the roll call the required statement was read as prescribed by the Governor's order. The meeting was held remotely using Zoom software.

Mr. Ali has under agreement a parcel on land located between the strip mall hosting the Post Office and the mall hosting Walmart on RT 12 across from Flagg RV. Mr. Ali indicated that he may entertain an affordable senior housing development.

To date the Affordable Housing Trust has been unsuccessful locating a site for development in part due to environmental concerns (wetlands) and in part, the expensive acquisition costs. The Trust desires a garden style elevated building. This site does offer access to shopping.

Mr. Ali suggested that the site would support 48 units with 25 percent affordable. The problem is defining affordable. The experience of the Trust is that 80 percent of medium income is not affordable. The Trust needs to have some units at 60 percent of medium.

Before the Trust continues any future discussion with Mr. Ali, he needs address outstanding issues with the Planning Board. A draft financial statement would be needed to determine viability of the project.

Mr. Barrell moved to adjourn the meeting at 6:45 p.m. This motion was seconded by Mr. Hadley and approved by all.

Respectfully submitted:

Robert J. Barrell