



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

The AFFORDABLE HOUSING TRUST

Date / Time / Location of Meeting	January 29, 2018 6:00 P.M.
Members Present	Robert J. Barrell, Marc Frieden, Patrica Halpin, John Hadley
Members NOT Present	, Anna Mary Kraemer by phone
Invited Guests	David Femia, Paula Stuart
Welcome – Call to Order	Time: 6:03 P.M.
Approval of Previous Minutes	The minutes of the January
Motion Originator	Robert J. Barrell
Motion Seconded	Marc Frieden
	This motion was approved by all.
Treasurer – Financial Report	
Motion to Accept	Robert.J. Barrell
Seconded	Marc Frieden
OLD BUSINESS	
Motion to Accept	Marc Frieden
Motion Description	Review and approve invoice no. 1735-01-021 dated October 30, 2017
Motion Seconded	Robert J. Barrell
Discussion	An invoice for professional service contract to be remitted to Community Opportunities Group in the amount of \$4830.00.
Result	After review the invoice was approved by all
NEW BUSINESS	
•	
Motion to Accept	Robert Barrell
Motion Description	Review correspondence from Ms. Stuart regarding subsidy levels for proposed elderly housing at 87 Maple Street
Motion Seconded	Marc Frieden
Discussion	Affordable Housing Trust is concerned that the targeted population would not find rents at 80 percent of median income affordable and suggests doing 20 percent of their rents at 50 percent of income however this will require a much larger subsidy and a greater commitment from the Town
Result	The Trust will study this issue as it advances the RFP for the development
NEXT TOPIC	
•	Review and use the Dracut Template as a guide for discussion for proposed development at 87 Maple Street for next meeting.

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NEXT TOPIC

The cost certification for Afra Terrace was distributed by Ms. Halpin for review. Ms. Stuart has examined the document and is satisfied that it addresses the concerns of the Trust. Ms. Stuart to draft a letter to the Select Board and Zoning Board of Appeals to recommend acceptance of the cost certification. Ms. Stuart advised the Trust to request from Mass Housing an extension of time to allow the Trust, Board of Selectman and the Zoning Board of Appeals sufficient time to examine the cost certification. The time extension to February 28 would be adequate.

Motion to Accept	Marc Frieden
Motion Description	The Trust to forward Ms. Stuart's recommendation to the Board of Selectman and Zoning Board of Appeals and extending the approval notification to Mass Housing to February 28 .
Motion Seconded	Robert J. Barrell
Discussion	
Result	Approved by all present.

NEXT TOPIC

Ms. Halpin inquired as to the number of affordable units rented at the 40B development at North Main Street. Ms. Stuart reported that as of this date no affordable units have been rented.

PROJECT LIST

Review 87 Maple Steps

OTHER ITEMS

1. engineering
- 2.RFP
- 3.DHCD response

NEXT MEETING

February 12, 2018 at 6 PM

MOTION TO ADJOURN

Motion Originator	Robert J. Barrell
Motion Seconded	Marc Frieden
Time of Adjournment	07:45:00 PM

Submitted by: **Robert J. Barrell**
Date Submitted:

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