



Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

The Affordable Housing Trust Meeting Minutes October 20, 2022

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

ALSO PRESENT: Dave Femia, Chris Berglund, Lynne Sweet, Elizabeth Chapot

Chairperson opened the meeting at 6: 32 PM

The above members answered present to the roll call

The minutes of the August 11, 2022 were reviewed and approved on a motion by Ms. Cairns, seconded by Mr. Frieden, and approved by all.

Ms. Sweet of LDS consulting is present to discuss preparing the Subsidized Housing Inventory required by the Commonwealth to be submitted every two years. At this time there is some confusion as to the total units listed on the inventory. It appears that four units may have been lost, however, this may be corrected.

Ms. Sweet explained that the subsidized housing units are overseen by a monitoring agent outlined in the regulatory agreement for rental units and a deed rider for sale units. In some instances, the homeowner or monitoring agent fail to adhere to the legal requirements. Often the units that have fallen off the inventory may be restored. The Town of West Boylston is responsible for monitoring the five for-sale units at Lancaster Commons and the two units at the Angell Brook development. The for-sale units at Afra Terrace are monitored by CHAPA.

Of particular concern are for-sale units lost from the inventory and the abuse of the primary residence requirement. Trust members questioned the role of the homeowner, banks, and the closing attorney to maintain the transfer of the requirements of the deed rider. Ms. Sweet offered to contact CHAPA to seek restoration of the deed riders. It appears that several may be interpersonal transfers and may be restored with little effort. The abuse of the resident requirement may be difficult to enforce.

The Trust desires a proposal from LDS to monitor the above units (Lancaster Commons and Angell Brook). This involves an annual review of the ownership. Additionally, the Trust seeks LDS to resolve outstanding issues with units not monitored by the town but by others to preserve units on the SHI. LDS would also send to the Commonwealth the updated inventory. LDS will forward a proposal.

There was a discussion of the of affordability at the rental developments at Franklin Street and 92 North Main Street. Ms. Sweet explained that these unit rentals are governed by

monitoring agents who are responsible to assure compliance. LDS will contact the monitoring agents.

Mr. Frieden moved to adjourn meeting at 7:45 PM. This motion was seconded by Ms. Cairns and approved by all.

Respectfully submitted:

Robert Barrell