



Town of West Boylston

140 Worcester Street, West Boylston, Massachusetts 01583

The Affordable Housing Trust Meeting Minutes November 10, 2022

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

ALSO PRESENT: Dave Femia, Chris Berglund, Lynne Sweet, Elizabeth Chaput, Roger Wellington, Jen Warren-Dymont

Chairperson opened the meeting at 6: 02 PM

The above members answered present to the roll call

The Chairperson requested that the unfinished general land analysis begun to determine land available for development be completed as previously contracted with William Scanlan. The existing contract may be used; this may be completed at a cost of \$1000.00. The information is necessary for discussions with developers of subsidized housing. Mr. Frieden moved that the Trust contract with Mr. Scanlan to complete the contract for \$1000.00. Ms. Cairns seconded this motion which was approved by all.

Ms. Sweet of LDS is present to discuss the state required submission of the Subsidized Housing Inventory (SHI) which must be submitted every 2 years. Ms. Sweet's review uncovered some conflicting information with regard to the number of subsidized units. Ms. Sweet explained that the Town is responsible for monitoring the units at Lancaster Commons and Angell Brook. The SHI reported that 6 units are at located at Lancaster Commons and 2 units at Angell Brook. LDS has determined that Lancaster Commons has 5 units not 6 based on a review of assessor records. It is unknown how this difference was recorded. This difference may be because the number of units proposed in the comprehensive permit were not completed. The SHI must be adjusted to reflect the difference.

The discussion turned to the units at Afra Terrace. The concern is that a few of the units did not have the required deed rider properly recorded or the multiplier is incorrect. The consequence for failed recorded deed rider is that units will not be counted on the SHI. LDS has contacted the monitoring agent, CHAPA, and has been advised corrections have or shall be made. Additionally, a unit appears not to be the principal residence of the buyer. This is a violation of the deed rider and very difficult to substantiate. The monitoring agent has been advised.

Also discussed are the number of increased units reported for group homes. The location of the group homes is sensitive and confidential. The state obtains those numbers directly from DDS and DMH. Ms. Sweet offered to confirm group home numbers. In some instances, a

group home may not have conformed to affordability restrictions and therefore not counted on the SHI.

Ms. Sweet confirmed that the number of subsidized units on the SHI is 226. The number of units to make 10% is based on the census data counting the number of housing units.

A query regarding the rents at developments at Franklin Street and North Main Street was answered. The subsidized rents at these developments are controlled by an executed regulatory agreement outlined in the comprehensive permit and reviewed by an assigned monitoring agent.

It was agreed that the communication to homeowners with deed riders and monitoring agents would be initially contacted by the Town Administrator, followed by LDS.

Mr. Frieden moved to authorize LDS to follow up on the SHI report and issues with deed rider problems. This motion was seconded by Ms. Cairns and approved by all.

Mr. Frieden moved that LDS complete the monitoring this year. This motion was seconded by Ms. Cairns and approved by all.

Mr. Frieden moved to adjourn which was seconded by Ms. Marcia Cairns at 7::34 P.M.
Approved by all.

Respectfully submitted:

Robert Barrell