

Town of Milton  
Affordable Housing Trust (AHT)  
May 24, 2023  
Remote meeting via Zoom

Present: Julie Creamer, Danya Raphael, Katie Conlon, and Assistant Town Planner Josh Eckart-Lee

Absent: Tom Callahan and newly-appointed Select Board member Ben Zoll

Chair Creamer called the meeting to order at 7:05 p.m. Select Board member Ben Zoll has replaced Erin Bradley as a Trustee but is not able to attend tonight's meeting. Because Frank Davis resigned as a trustee, there are now only five (5) appointed Trustees, three (3) of whom constitute a quorum.

1. The Trustees reviewed, page by page, Massachusetts Housing Partnership's ("MHP") initial draft of a request for proposals ("RFP") for affordable housing at the Town Farm/Governor Stoughton property. The Trustees offered many comments and corrections on the RFP and answered questions that MHP raised in the RFP. It was noted that town counsel has not yet been asked to review the RFP, and should be asked to do so. The Governor Stoughton Trustees will need to review the RFP and determine certain issues, such as whether to lease the property for 99 years and whether the animal shelter will remain at the site. The RFP will also have to be reviewed by the Attorney General's Office.

Following discussion, on a motion made by Chair Creamer and seconded by Ms. Conlon, the Trustees voted 3-0 by roll call to provide the Trustees' comments on the RFP to the Select Board/Governor Stoughton Trustees and to request a meeting with the Governor Stoughton Trustees to discuss the matter.

J. Creamer     YES  
K. Conlon     YES  
D. Raphael     YES

2. Chair Creamer reported that June 1 is the deadline by which preliminary funding applications must be submitted to the Community Preservation Committee ("CPC"). Final applications will be due at a later date. The Chair suggested that the Trustees submit an application similar to the one submitted last year for FY24 funding. Ms. Raphael and Ms. Conlon agreed. On a motion made by Ms. Conlon and seconded by Ms. Raphael, the Trustees voted 3-0 by roll call to authorize the Chair to submit a funding application to the CPC that is substantially similar to last year's application.

J. Creamer     YES  
K. Conlon     YES  
D. Raphael     YES

3. Mr. Eckart-Lee reported that no building permits have yet been pulled for any of the approved Chapter 40B projects.

4. Mr. Eckart-Lee reported that the Planning Department held a community forum on the MBTA communities law last week. Two consultants, Utile and the Metropolitan Area Planning Council, are assisting the Town in evaluating and addressing the requirements of the new law. The Planning Department will hold monthly community meetings, with the next one scheduled for June 15 at 6:30 pm in the Keys conference room at the library. It is anticipated that town boards will bring a zoning warrant article to a special town meeting in December of 2023.

5. Chair Creamer and Mr. Eckart-Lee noted that the marketing process for the lottery of two (2) affordable units at 34 Fairbanks Road has commenced. The lottery will be held on August 3, 2023. Chair Creamer did not receive revised application materials from Maloney Properties for the four (4) affordable units at 131 Eliot Street. However, Mr. Eckart-Lee reported that the Select Board approved the application at its meeting last night. The Trustees still want to schedule a tour of the units at 131 Eliot Street.

6. The meeting agenda incorrectly identified 131 Eliot Street instead of 440 Granite Avenue. Therefore, a discussion of the proposed condominium building at 440 Granite Avenue will be deferred to a future meeting.

7. Chair Creamer proposed that the Trustees reach out to newly elected members of the Select Board, the Planning Board and Town Meeting to provide information about the Trustees' role and recent efforts, the Trust's funding status, and affordable units on Church Street, Brush Hill Road, Fairbanks Road and Eliot Street that have been or will be added to Milton's subsidized housing inventory. The Chair will draft a letter to be reviewed at a future meeting.

7. The Trustees will meet next on June 14. At 8:29 p.m., on a motion made by Ms. Conlon and seconded by Ms. Raphael, the Trustees voted 3-0 by roll call to adjourn.

J. Creamer	YES
K. Conlon	YES
D. Raphael	YES

**Documents:**

Initial draft of Request for Proposals for Town Farm prepared by Mass. Housing Partnership

Respectfully submitted,

Katie Conlon