

Town of Milton  
Affordable Housing Trust (AHT)  
June 14, 2023  
Remote meeting via Zoom

Present: Julie Creamer, Danya Raphael, Tom Callahan, Benjamin Zoll, and Assistant Town Planner Josh Eckart-Lee

Absent: Katie Conlon

Chair Creamer called the meeting to order at 7:03 p.m. The Trust welcomed new Select Board appointee, Ben Zoll.

1. The minutes from March 31, 2023 and May 24, 2023 were reviewed and a motion was made to approve them by Tom Callahan and seconded by Danya Raphael, the Trustees voted 3-0-1 by roll call to approve.

J. Creamer	YES
D. Raphael	YES
T. Callahan	YES
B. Zoll	ABSTAIN

2. Marion McEttrick, attorney for Oranmore Development who are developing 440 Granite Avenue, presented their project and the affordable units in that unit. The development will have 2 affordable units and will aim to make the units more affordable for residents earning less than 80% AMI. The team is looking at that option but not yet at a point to make the final decision on affordability and may still make a payment to the Affordable Housing Trust in lieu of additional affordability for those units. Chair Creamer asked for clarification on whether the affordable units would be eligible for deeded parking, which was confirmed by Ms. McEttrick and each unit is eligible for an MBTA pass. Chair Creamer also asked whether a lottery agent has been selected, which has not yet happened. Chair Creamer noted that SEB Housing is managing the lottery for the units at 34 Fairbanks and Maloney Properties are managing the lottery at 131 Eliot. Chair Creamer asked whether there would be a local preference for the units, which was not specified in the permit for the development, though one of the two units would be eligible. Trustees recommended that there not be a local preference, citing racial equity concerns and the racial homeownership gap that exists in Massachusetts. Trustees discussed difficulties with finding buyers for ownership units below 50% AMI, and discussed aiming for 50-60% AMI as an affordability range.

Chair Creamer highlighted that the lottery for the affordable units at 34 Fairbanks Road is open, details can be found at: <https://www.townofmilton.org/planning-community-development/pages/affordable-housing-lottery-34-fairbanks-road>

Chair Creamer discussed the affordable units at 131 Eliot Street, the lotteries for which will be opening shortly. Trustees scheduled a walkthrough of the site at 4:30PM on Monday, June 19<sup>th</sup>

3. Chair Creamer recapped the discussion held on 6/13 with the Select Board and Governor Stoughton Trust regarding the Town Farm. Member Callahan clarified that the Trustees prefer that the animal shelter be located at its currently proposed location on Randolph Ave. Member Zoll spoke to the interests of the Select Board as seeing some affordable housing on the site, and not having the animal shelter cancel out affordable housing. Chair Creamer noted that there are a number of precedents of developing affordable housing on former poor farms. Trustees were grateful to hear that the anonymous donor that required that a shelter be kept on its current site is not opposed to having affordable housing exist in harmony with that. Member Zoll discussed the potential liabilities of having a shelter in close proximity to residential units. There was interest from the Governor Stoughton Trustees that the RFP for the site be as broad as possible to cast the widest net for potential developers.

The Assistant Town Planner will send out the drafts to the Trustees, with Ben Zoll withdrawing from this process due to his position on the Gov. Stoughton Trust, for comment and revisions from the Trust. Chair Creamer noted that the Gov. Stoughton Trust will rely on this document in some way as part of their conversations with the Attorney General. Chair Creamer noted that 88% of the Town's SHI is senior units, and so the Trust is more interested in promoting family housing at this site.

4. The Assistant Town Planner updated the Trustees that the Zoning Board of Appeals is finalizing their 728 Randolph 40B decision. There were no other 40B updates, though it was noted that demolition has begun at the Ice House site.

5. The Assistant Town Planner updated the Trustees on the upcoming MBTA Communities Public Forum on 6/15 at 6:30PM in the Milton Public Library's Keys Room. Details for the event can be found at: <https://www.townofmilton.org/planning-community-development/events/152676>. Additional MBTA Communities information can be found at: <https://www.townofmilton.org/planning-community-development/pages/mbta-communities-multi-family-zoning-requirement>

6. Chair Creamer discussed that outreach may be successfully done at the MBTA Communities Public Meeting. She also discussed having Trustees that are also Town Meeting members do outreach to the newly elected Town Meeting members in their respective districts. Member Zoll recommended posting to the Milton Neighbors and Everything Milton Facebook groups might be useful outreach tools, and outreach to Moderator Hiss may provide insight.

Motion to adjourn made by Tom Callahan, seconded by Julie Creamer. The Trustees voted 4-0 by roll call to adjourn. Meeting adjourned at 8:27.

J. Creamer	YES
D. Raphael	YES
T. Callahan	YES
B. Zoll	YES

**Documents:**

Revised draft of Request for Proposals for Town Farm prepared by Mass. Housing Partnership  
Minutes of the Trustees of the Affordable Housing Trust for March 31, 2023  
Minutes of the Trustees of the Affordable Housing Trust for May 24, 2023

Respectfully submitted,

Joshua Eckart-Lee