

Town of Milton  
Affordable Housing Trust  
August 29, 2023  
Remote meeting via Zoom

Present: Trustees Julie Creamer, Danya Raphael, Tom Callahan, Ben Zoll and Katie Conlon, and Assistant Town Planner Josh Eckart-Lee

Chair Creamer called the meeting to order at 9:00 a.m.

1. On a motion made by Mr. Zoll and seconded by Mr. Callahan, the Trustees voted 4-0-1 by roll call to approve the minutes of the July 14, 2023 meeting.

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

The next meeting will be held on Friday morning, September 15, at 8:00 a.m. The Trustees will attend a meeting of the Select Board/Governor Stoughton Trustees on September 19, at which a public meeting on the use of the Town Farm for affordable housing will be held.

2. Chair Creamer and Mr. Eckart-Lee reported briefly on the status of the Request for Proposals for the Town Farm, which is being or will soon be reviewed by the Attorney General's office at the request of the Governor Stoughton Trustees.

3. Chair Creamer and Mr. Callahan, who serves as chair of the Community Preservation Committee ("CPC"), reported that the CPC has invited the Affordable Housing Trustees to submit a second round funding application. The CPC received funding requests totaling approximately \$3 million, but only approximately \$1 million is available for FY 2024. Milton Residences for the Elderly ("MRE") had submitted a request for gap funding for 6 of the 36 new affordable units to be constructed at Winter Valley. The CPC did not invite MRE to submit a second round application. Instead, the CPC referred MRE to the Affordable Housing Trust, noting that many communities refer similar requests to local affordable housing trusts for assistance. The Trustees authorized the Chair to contact MRE and have a preliminary discussion about its needs, and to invite a representative of MRE to the September 15 meeting.

4. Chair Creamer and Mr. Eckart-Lee reported on the lottery for two affordable condominium units at 34 Fairbanks Road. There were 35 applications, including from 10 local preference applicants and 20 from minority applicants. The selection process is pending.

5. The lottery materials for four affordable units at Hendries at Central Station (131 Eliot Street) are still being finalized. An update will be provided at a subsequent meeting.

6. The Trustees briefly discussed the Town’s current Subsidized Housing Inventory (“SHI”). As of February 6, 2023, 7.76% of Milton’s housing units are on the SHI. The Trustees are pleased to see the percentage increasing, because for many years the percentage was less than 5%. Mr. Callahan suggested that the Trustees consider writing a letter to the editor of The Milton Times to celebrate the beginning of construction of the first 40B project in Milton, the condominium development at the former “Ice House” property on Blue Hills Parkway.

7. The Trustees have been invited to a September 6 meeting of the Master Plan Implementation Committee (“MPIC”). Chair Creamer stated that the MPIC is nearing the end of its 10-year term, and is working to identify topics in the master plan that need further work. To that end, the MPIC would like to discuss the master plan’s recommendations for housing with the Trustees.

8. The Trustees did not reach agenda items 7 (MBTA Communities law) or 9 (outreach to potential new Trustees) due to the lateness of the hour. At 10:00 a.m., Mr. Callahan and Ms. Raphael left the meeting. At 10:01 a.m., on a motion made by Mr. Zoll and seconded by Ms. Conlon, the Trustees voted 3-0 by roll call to adjourn.

K. Conlon	YES
J. Creamer	YES
B. Zoll	YES

**Documents:**

Minutes of July 14, 2023  
Draft of Request for Proposals for Town Farm  
Chapter 40B Subsidized Housing Inventory dated February 6, 2023  
Letter dated August 22, 2023 from Executive Office of Housing and Livable Communities re:  
34 Fairbanks Road  
Affirmative Fair Housing Marketing Plan, Hendries at Central Station  
Purchase Price calculation information for Hendries at Central Station

Respectfully submitted,

Katie Conlon  
August 29, 2023