

Town of Milton
Affordable Housing Trust
October 18, 2023
Remote meeting via Zoom

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

Chair Creamer called the meeting to order at 7:04 p.m.

1. On a motion made by Mr. Zoll and seconded by Mr. Callahan, the Trustees voted 4-0 by roll call to approve the minutes of their September 18, 2023 meeting.

T. Callahan	Yes
K. Conlon	Yes
J. Creamer	Yes
B. Zoll	Yes

The Trustees discussed meeting on November 15 (later changed) and December 13.

2. The Trustees discussed the September 19, 2023 meeting of the Governor Stoughton Trustees, at which a public meeting on the Town Farm and the request for proposals for an affordable housing project was held. Trustees noted that abutters raised concerns about flooding and the narrowness of Governor Stoughton Lane for two-way traffic, and that the Chair of the Historical Commission raised questions about re-use of the existing buildings. Mr. Eckart-Lee reported on a conference call between Town officials and the Attorney General's office. Following discussion, the Trustees decided to meet prior to the Governor Stoughton Trustees' November 14 meeting. Instead of November 15, the Trustees' next meeting will be held on November 8 at 7 pm.

3. Chair Creamer reported on the Community Preservation Act funding that the Trust has received for FY24. Mr. Eckart-Lee noted that the current balance of the Trust is \$1,261,229.14. The Chair has been in communication with Sarah McLaren, executive director of Milton Residences for the Elderly ("MRE"). MRE has obtained federal funding for its Winter Valley II project. At a future date, MRE will meet with the Trustees to seek additional financial assistance. Chair Creamer noted that the next meeting of the Community Preservation Committee will be held on November 7.

4. The lottery for the four affordable units at Hendries at Central Station is in process, with an information session scheduled for October 28.

At 8:00 p.m., Mr. Zoll left the meeting.

5. Mr. Eckart-Lee reported that there are no updates regarding the various 40B projects or the Subsidized Housing Inventory. Mr. Callahan noted, with respect to the Ice House 40B

project, that the Town should ensure that the affordable units are marketed at the same time as the market rate units.

6. Mr. Eckart-Lee reported that a public forum on the MBTA Communities Act and Milton's proposed bylaw will be held on November 1 at 7 p.m. at the Senior Center. Mr. Callahan recognized and thanked Mr. Eckart-Lee and Mr. Czerwienski for their extensive work on preparing a bylaw for consideration by Town Meeting. Chair Creamer and Ms. Conlon agreed with Mr. Callahan's comments and added their thanks to the Planning Department staff. It was noted that the State has not yet responded to the Select Board's letter regarding its classification as a rapid transit community. The Select Board's proposed bylaw includes a 10% affordable housing requirement. Mr. Callahan requested that the Trustees vote to take a position on the warrant article at a future meeting.

7. Chair Creamer, Mr. Callahan and Ms. Conlon have reached out to people who may be interested in serving as Trustees or may know of potential candidates.

At 8:21 p.m., on a motion made by Mr. Callahan and seconded by Ms. Conlon, the Trustees voted 3-0 by roll call to adjourn the meeting.

T. Callahan	Yes
K. Conlon	Yes
J. Creamer	Yes

Documents: Meeting minutes, 9/18/23

Respectfully submitted,

Katie Conlon
October 27, 2023