

Town of Milton  
Affordable Housing Trust  
January 2, 2025  
Remote meeting via Zoom

Present: Trustees Sean Bentley, Tom Callahan, Kevin Chrisom, Jr., Katie Conlon, Julie Creamer, Erikk Hokenson, Warren Lizio, Matt Morong and Ben Zoll, and Assistant Town Planner Cheyenne Frazier

Chair Creamer called the meeting to order at 7:02 p.m.

1. No resident offered comments during the Citizens Speak portion of the agenda.
2. No minutes were available to be acted upon at the meeting. The Trustees scheduled the next meeting for January 21, 2025.
3. Mr. Callahan reported that the Town Farm Review Committee has not yet held its first meeting, and that the members' appointments will expire in June. Mr. Zoll will follow up with the Town Administrator about scheduling a meeting of the committee. Mr. Morong questioned whether the Trustees can take any action to help advance the project. Following discussion, it was agreed that Chair Creamer will reach out to Select Board Chair Richard Wells and/or Town Administrator Nick Milano for a status report.
4. Chair Creamer displayed on the screen, and reviewed, a summary of the Town's Subsidized Housing Inventory ("SHI"). According to the SHI, 5.13% (503 units) of Milton's housing units are affordable. If all projects for which Chapter 40B comprehensive permits have been issued are built, 10.08% of Milton's housing units will be classified as affordable on the SHI. Because several of the comprehensive permits were issued more than one year ago but the projects have not moved forward, those projects are not currently included in the SHI. Chair Creamer referenced town data that projects that, by 2030, the percentage could fall to 9.49% as the housing stock increases.

For future meetings, the Trustees requested an update on the sale of the 4 affordable units at 131 Eliot Street, and the number of Milton's affordable units that are restricted to elderly or disabled occupants. The Chair will contact the Ice House developer to request a site tour of the affordable units, preferably on a Saturday, and to obtain a status update on the lottery for the affordable units. The lottery process for the units at 71-73 Warren Avenue is still underway.

5. Chair Creamer and Mr. Callahan reported that the Community Preservation Committee is recommending that \$275,000.00 be awarded to the Affordable Housing Trust for FY26. Town Meeting will act on the recommendation in May.
6. Ms. Conlon reported that, as discussed at the November meeting, the Chair of the Planning Board is open to a joint meeting between the Planning Board and the Trustees with respect to affordable housing in connection with MBTA Communities Act zoning. Ms. Frazier

noted that the Planning Board’s consultant, Utile, gave its final presentation to the Planning Board on December 16, and that the Planning Board is awaiting the decision of the Supreme Judicial Court on litigation brought by the Attorney General against the Town. Mr. Morong suggested that the Trustees should discuss bringing other topics of interest to the joint meeting with the Planning Board. Mr. Zoll recommended that topics be prepared for discussion by the Trustees at a meeting after the January 21 meeting.

7. Discussion of the Work Plan was deferred to the January 21 meeting.

8. Under Other Business, the Chair stated that she will forward a link to a webinar on the new State law relating to accessory dwelling units, in case any Trustees are interested in watching it.

Ms. Conlon asked that the Trustees’ annual report and a vote on funding the shared housing services office (“SHSO”) for FY26 be added to the next meeting agenda. Ms. Frazier will circulate an email on the SHSO prepared by former Planning Director Tim Czerwienski. Ms. Conlon will prepare a draft of the FY24 annual report for the Trustees’ consideration at the next meeting.

Mr. Chrisom requested that the Trustees return to in-person or hybrid meetings, at least on a rotating basis. Other Trustees agreed. The January 21 meeting will be a hybrid meeting.

At 8:20 p.m., on a motion made by Mr. Zoll and seconded by Mr. Chrisom, the Trustees voted 9-0 by roll call to adjourn.

S. Bentley	Yes
T. Callahan	Yes
K. Chrisom	Yes
K. Conlon	Yes
J. Creamer	Yes
E. Hokenson	Yes
W. Lizio	Yes
M. Morong	Yes
B. Zoll	Yes

**Documents:**

1. Agenda
2. SHI list presented by the Chair via shared screen

Respectfully submitted,

Katie Conlon  
Jan. 6, 2025