

Town of Carlisle Affordable Housing Trust

Minutes

August 28, 2014

Present: Nathan Brown; John Gorecki; Carolyn Ing; Vanessa Moroney; Peter Scavongelli (participating remotely); and Douglas A.G. Stevenson.

Guests: Alan Lehotsky, Chair, Carlisle Housing Authority; Mark Levitan, Secretary, Carlisle Housing Authority; Alexander Brewster, Reporter, *Carlisle Mosquito*; Elizabeth DeMille Barnett, Housing Coordinator.

1. **Meeting called to Order** at 7:01 pm by John Gorecki, Chair
2. **Approval of Minutes.** Vanessa Moroney made a motion to approve the May 29, 2014 Minutes as amended. Peter Scavongelli seconded the motion. Four aye, two abstention (Carolyn Ing and Nathan Brown), the minutes were approved. Douglas Stevenson made a motion to approve the June 10, 2014 Minutes as amended. Nathan Brown seconded the motion. Five aye, Carolyn Ing abstained, the minutes were approved.
3. **Election of Officers.** Mr. Gorecki began the discussion by outlining the responsibilities of the Affordable Housing Trust Chair and Vice-Chair, which include: setting agendas, calling meetings and running meetings. Following discussion, Mr. Scavongelli made a motion that Vanessa Moroney be nominated as Chair, and that Douglas Stevenson be nominated as Vice-Chair. All aye, the motion passed 6-0. Mr. Gorecki agreed to continue act as Chair for the remainder of the meeting.

3. Old Business

A. 338 Bedford Road

- a. **Carlisle Housing Authority Group Homes for the Intellectually-Disabled Request for Proposal (RFP).** Alan Lehotsky, Chair, Carlisle Housing Authority, reported that Town Counsel is continuing to work with the Attorney General's Office on RFP preparation. The Housing Authority's plan is to hold a public hearing for community input and that following this, that the RFP will be ready for release in Fall 2014.
- b. **Hazard Inspection and Demolition of existing structures.** Mr. Lehotsky reported that several months ago, Elizabeth D. Barnett, Housing Coordinator had discussed planning for the future demolition of the 338 Bedford Road house and structures, with John Luther, Building Commissioner. Mr. Lehotsky noted that Mr. Luther had offered to conduct a hazards inspection prior to the demolition. In June, Mr. Luther conducted the inspection with Ms. Barnett accompanying him. Mr. Luther reported that he had found no hazards.

Ms. Barnett reported that Mr. Luther had proposed that the Trust consider approaching the Town Administrator and the Department of Public Works about having the Town demolish the structures rather than paying to contract this out. Discussion followed on the next steps. Mr. Stevenson proposed that the Town

consider using the building for Carlisle Fire Department training without burning the building down. He asked Ms. Barnett to speak to Mr. Luther about whether this had been done in other communities prior to demolishing a municipally-owned building. Trust consensus was that the current buildings on the property should remain, as they currently serve as security for the property, until the Carlisle Housing Authority group homes developer had been selected and new construction was imminent.

B. NOAH Benfield Farms

- a. Ms. Barnett reported that NOAH had shared with her that 21 of the Benfield Farms senior units had been leased and that three additional units had been applied for and applications were in process. She noted that a Council on Aging Podiatry Clinic was scheduled at Benfield Farms for the early fall and that a chair had been donated by the podiatrist for this purpose.

New Businesses

A. Massachusetts Community Innovation Challenge Grant for a Resource Guide for Septic Systems, Community Water Supplies and Private Wells

Ms. Barnett reported that Boxborough, Dunstable, and Easton, communities which do not have public water and sewage infrastructure (or are hybrids), were interested in joining with Carlisle in Community Innovation Challenge (CIC) grant application requesting \$25,000 to fund a Resource Guide for Septic Systems, Community Water Supplies and Private Wells as information was available, but resource consolidated document did not exist. She explained that there would be a three-fold potential benefit for this collaborative project: 1) providing information to affordable homeowners and renters, who may not be familiar with the costs to be budgeted/maintenance associated with their private water and septic systems; 2) providing information for non-technical board members, who were working on affordable housing development in their communities, e.g., permitting regulations, Community Water Supply Zone One requirements, etc. and 3) providing an opportunity for information to be shared with potential lenders/affordable housing funders, who may not be familiar with the costs/permitting/ongoing maintenance for water and sewage infrastructure required for privately developed affordable housing projects. Ms. Barnett noted that she had consulted the Board of Health Agent, who was very positive about the proposed project.

Mr. Gorecki asked if there was a cost to the Town. Ms. Barnett said none, other than assigned staff time. A number of Trustees, including Mr. Gorecki responded that this application was a positive initiative for the Town.

B. Affordable Housing – Strategic Planning

Mark Levitan, newly elected Housing Authority member, asked that he be allowed to speak briefly to share his interest in working collaboratively and pro-actively with the Affordable Housing Trust on affordable housing strategic planning in the coming year. He noted that he did not feel that the 10% gap in the 2014 Town Meeting referendum for an affordable housing strategy for mixed-income rental housing vote was a strong mandate, he felt it was important to have a broader discussion on Chapter 40B and the Town's strategy. Mr. Stevenson noted that any strategic planning would need to balance local needs with Chapter 40B requirements and would

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require multiple tactics. Mrs. Moroney concurred that this discussion was important, – particularly in view of the need to update the Housing Production Plan in the upcoming year.

4. **Meeting Adjourned.** Mr. Stevenson made a motion to adjourn the meeting and it was seconded by Carolyn Ing. The CAHT voted to adjourn at 8:20 p.m.

Respectfully submitted by Elizabeth DeMille Barnett, Housing Coordinator