

## **Town of Carlisle Affordable Housing Trust**

### **Minutes**

September 23, 2014

**Present:** Vanessa Moroney, Chair; Nathan Brown; John Gorecki; Carolyn Ing; Peter Scavongelli; and Douglas A.G. Stevenson.

**Guests:** Luke Ascolillo, Chair, Conservation Commission, Carlisle Housing Authority; Alan Lehotsky, Chair, Carlisle Housing Authority; Steven Pearlman, Carlisle Housing Authority; Robert Zielinski, Reporter, *Carlisle Mosquito*; Elizabeth DeMille Barnett, Housing Coordinator.

1. **Meeting called to Order** at 6:35 p.m. by Vanessa Moroney, Chair
2. **Approval of Minutes.** Postponed to next 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. Following this hearing, it is expected that the RFP will be ready for release in Fall 2014. Mr. Lehotsky also reported that in early September, the Department of Developmental Services issued a policy change which limited duplex group homes to four bedrooms each. He noted that the policy changed did allow for a process to request an exemption. Vanessa Moroney noted following this news, that the Housing Coordinator, working with Town Counsel, had drafted a letter from the Housing Authority and Affordable Housing Trust Chairs requesting an exemption. Discussion followed. Douglas Stevenson expressed his disappointment with the policy change, and inquired as to whether the Town's state elected officials had had been asked to support the Town with this matter.

#### **B. Community Preservation Committee – Carlisle Affordable Housing Trust Agreements**

Mrs. Moroney began the discussion by asking John Gorecki to share his concerns about the two Community Preservation Committee (CPC) and Carlisle Affordable Housing Trust (CAHT) agreements. She noted that Grant Agreement 2014-1 is for \$125,000 of Community Preservation Act funds to be used toward the procurement and development of group homes on the 338 Bedford Road property as well as for the demolition of the existing structures. Grant 2014-2 is for Community Housing funds under M.G.L. Chapter 44, to be used for education and toward future projects not including the Benfield Farms project, or projects on the Conant, Banta Davis or 338 Bedford Road properties.

Mr. Gorecki provided a point by point list of concerns with both of the grant agreement requirements. Many of his concerns were directed toward the appropriateness of such an agreement between two Town governmental entities. They included reporting

requirements, and the potential of requirements to impede the ability of the Trust to conduct its work, e.g., confidential negotiations for the acquisition of real property, etc. Luke Ascolillo, Chair, of the Community Preservation Committee was invited to speak and to address the process in which the agreements were developed. He noted that he had worked closely with Town Counsel and the former Chair of the Trust on the agreements. Mr. Ascolillo noted that many of the requirements, such as posting a sign that the project had received Community Preservation Act funds or reporting requirements were state requirements. Steven Pearlman, Housing Authority member and Community Preservation Committee (CPC) member asked Mr. Ascolillo, when the agreements had been approved by the CPC? Mr. Ascolillo answered prior to Town Meeting.

Following discussion, it was agreed that Mr. Gorecki, Mr. Ascolillo and Mr. Pearlman would work together on drafting revisions to both agreements with the goal of meeting CPC, CAHT and Town Counsel's approval.

### **C. CAHT Trustee Opening**

Mrs. Moroney reported that Town resident, Karina Coombs, had expressed interest in the Trustee position opening and that a letter of interest from Mrs. Coombs was expected shortly.

4. **Next meeting date:** Thursday, October 16, 2014
5. **Meeting Adjourned.** Mr. Gorecki made a motion to adjourn the meeting and it was seconded by Mr. Stevenson. The CAHT voted to adjourn at 6:55 p.m.

Respectfully submitted by Elizabeth DeMille Barnett, Housing Coordinator