

Executive Session Minutes
Carlisle Housing Authority
April 28, 2016

Present: Alan Lehotsky, Chair; Mark Levitan; Carolyn Ing. **Absent:** Steven Pearlman; Barbara Bjornson. **Guests:** Karina Coombs, Chair of the Carlisle Affordable Housing Trust and Elizabeth DeMille Barnett, Housing Coordinator.

Executive Session -Per M.G.L Ch. 30A, §§ 21 (a) (6)

Mark Levitan made a motion that the Board enter into executive session pursuant to MGL Ch. 30A, §21(a) (6) to consider the purchase, exchange, lease or value of real property at 125 Maple Street and Concord Street, as discussing the matter in open session may have a detrimental effect on the Carlisle Housing Authority's negotiating position. Carolyn Ing seconded the motion. Ms. Ing, aye, Mr. Lehotsky, aye, and Mr. Levitan, aye. Mr. Lehotsky called the meeting to order at 6:35 p.m.

Discussion followed on the one-acre 125 Maple Street property, whose owner is in the process of selling, and who had approached the Housing Authority to consider the development an affordable home on the property. The property contains a 775 square foot (sq. ft.) two-bedroom home, which contingent upon Zoning Board of Appeals approval, might possibly be expanded to 1,162.5 sq. ft. Additionally, the property has a failed septic system and significant wetland areas, which might well require a waiver for siting a new septic system and additional engineering costs.

Consensus of the meeting was that the subsidy costs associated with developing the property into an affordable home which might be sold for a maximum of \$200,000 far outweighed previous Town subsidies per affordable unit, which had provided to the other affordable housing developments such as the NOAH Benfield Farms apartments or the TILL, Inc. group home.

Preliminary research on entities which rehabilitate/build affordable homes found that the Town of Carlisle or the Housing Authority might expect the following costs: due diligence fees to prior procurement of the property by the Town; legal fees to procure the property, which is currently assessed by the Town of Carlisle at \$389,100; legal fees to dispose of the property to a non-profit at no cost; and a subsidy for the non-profit to cover the home rehabilitation costs (estimated at \$60,000), in order to make the home affordable to an income-eligible household.

It was agreed that a larger rental development such as proposed in the 2015 Town of Carlisle Housing Production Plan on Concord Street should be investigated as a more efficient and beneficial use of resources.

Meeting adjourned: Ms. Ing moved to adjourn the meeting. Mr. Levitan seconded the motion. Roll call vote: Ing, aye; Levitan aye, Lehotsky, aye, the motion approved. Executive session adjourned at 7:24 p.m.

Respectfully Submitted,
Elizabeth DeMille Barnett