

Carlisle Housing Authority (CHA)
Meeting Minutes
November 28, 2016

Present: Mark Levitan; Chair, Alan Lehotsky; Vice Chair, Steve Pearlman, Barbara Bjornson, Carolyn Ing, Elizabeth DeMille Barnett, Housing Coordinator.

Guests: Kerry Kissinger, Selectman Liaison, Stephanie Hackbarth.

1. **Call to Order: Mark Levitan, Chair, called the meeting to order at 7:33 p.m.**

2. **Old Business**

1. **Benfield Farms Update.** Elizabeth DeMille Barnett, Housing Coordinator, reported that there is currently one vacancy for a rental unit.
2. **Till, Inc.** - Ms. Barnett had received a the suggestion from a Carlisle resident, an architect, who had attended the Toward Independent Living and Learning, Inc. (TILL) Open house, that TILL should consider applying for the International Union of Architects Friendly and Inclusive Spaces competition. Ms. Barnett reported that she had passed this suggestion on to TILL and that the TILL team was seriously considering this.
3. **Department of Housing and Community Development (DHCD) Commissioner Training.** Steven Pearlman represented the Carlisle Housing Authority at this mandatory DHCD training session for housing authority commissioners. He reported that although the training was designed for primarily for Housing Authorities which manage large developments; he found the conflict of interest training particularly helpful. He noted that Authority Board members are considered Special Municipal Employees and are considered state employees in regard to conflict of interest issues. Mr. Pearlman said that it is important to know that when the State Ethics Commission is asked to decide on conflict of interest cases, if all the facts are properly disclosed, their decisions are final.
4. **Social Media Outreach-** Mr. Levitan said the Housing Authority's Facebook page is a place to share news and not opinion. Alan Lehotsky said that he recently shared a New York Times article on Low Income Housing.
5. **Inclusionary Zoning (IZ)** – Mr. Levitan began the discussion with a review of the prior Joint Planning Board and CHA meeting on the topic. He noted that the CHA's goal had been to have IZ on the Town Warrant for Annual Meeting in the spring. His presentation had been an attempt to highlight the IZ advantages to the town in its mission to develop affordable housing, byreferencing other towns where IZ had been successful. Mr. Levitan noted that his presentation had been followed by a statement read by former Planning Board member David Freedman, who believed that IZ would encourage unwanted Chapter 40B development as well as other unintended consequences.

Discussion followed. Consensus was that the Joint Meeting had not been successful as there never had been an open discussion among the two boards on IZ as had been planned. It also was noted that the *Carlisle Mosquito* and the Planning Board had copies of Mr. Freedman statement and that the CHA had not received a copy prior to the meeting. Mr. Levitan noted

that it was unlikely that Inclusionary Zoning would be on the Warrant this year. Mr. Pearlman encouraged the CHA to ask to hear the Planning Board's specific objections to the IZ proposal.

Mr. Levitan said with the CHA's consensus he would offer to write a letter to the Carlisle Mosquito for publication addressing the objections in the statement read at the Planning Board Meeting. Mr. Pearlman offered to assist. Mr. Pearlman said that it was the Town's goal to stop unwanted Chapter 40B's as the ramifications for the town were negative, as well as divisive for Town's residents.

3. New Business

- 1. Carlisle Affordable Housing Trust (CAHT) Meeting update.** Carolyn Ing reported that the next CAHT meeting has been scheduled for January 12, 2017. The CAHT is considering the prospect of holding an affordable housing forum in the spring.

4. Liaison Reports

- 1.** Mr. Pearlman reiterated that he has attended the Affordable Apartment ByLaw Committee, and they are meeting to discuss possible options the town might have. Lincoln was mentioned as a community which had an affordable apartment bylaw. Ms. Barnett noted that Lincoln's bylaw allows existing outbuildings, with specific permitting guidelines for age of structure, design, and parking.
- 5. Housing Coordinator Report-** Ms. Barnett reported that there had been 14 housing inquiries in October- and 15 housing inquiries in November totalling 30, at approximately 1.35 per day (days she is in the office). She also reported that a group of elected leaders and board members from the Town of Harvard had contacted her to ask if she might speak with them on developing affordable housing for seniors. The Harvard group came to Carlisle Town Hall for this meeting. The Lexington Housing Commission also had asked her to speak on an affordable housing development, which she did in Lexington as a volunteer. Ms. Barnett reported that she has learned that the Town of Weston is in discussion to build a 250-unit development which would allow Weston to reach their 10% Chapter 40B requirement. She also reported that she was invited to tour Chelmsford Woods, a new rental development in Chelmsford, with 58 units in Phase One. She noted that Phase two, with another 58 units, will bring Chelmsford to the Chapter 40B 10% goal. Finally, she reported that Dunstable, a rural town with a population of 3,179, with private wells and septic was in the process of developing a commissioned Master Plan.

6. Next Meeting- December 12th, 2016

Meeting adjourned at 8:42 p.m.

Respectfully Submitted,
Stephanie Hackbarth