

Town of Carlisle Affordable Housing Trust Minutes

March 27, 2014

Present: Greg D. Peterson, Chair; John Gorecki; Timothy Hult; Carolyn Ing;; John D. Williams and Elizabeth DeMille Barnett, Housing Coordinator. **Absent:** Peter Scavongelli and Douglas Stevenson.

Guests: Alan Lehotsky, Chair, Carlisle Housing Authority

1. Meeting called to Order at 7:05 p.m.

2. Approval of Minutes. John Gorecki made a motion to approve the February 27, 2014 Minutes and Carolyn Ing seconded the motion. Four aye, one absention and two absent, the minutes were approved.

3. Old Business

A. Banta Davis Updates:

- 1. 2014 Town Meeting Preparation.** Trust members discussed preparation for April 2014 Town Meeting (TM). Timothy Hult and Douglas Stevenson said that they were going to make the Article 22(a) Banta Davis Town meeting presentations on behalf of the Board of Selectmen and Trust to continue pursuing an overall mixed-income rental housing strategy to address 40B in Carlisle, while John Williams and Greg Peterson agreed to make the Article 22(b) presentation for a mixed-income rental housing project on Banta Davis. Mr. Hult noted that it will be important to present this TM article within the context of other comparable towns' successful Chapter 40B strategies. Elizabeth D. Barnett, Housing Coordinator, agreed to produce supporting research for the presentations.
- 2. Banta Davis Traffic Study.** Greg Peterson asked Trust members to share any proposed revisions and/or comments by Monday, March 31, as the final step toward producing the Final Report.
- 3. Mixed-income Rental Housing Market and Financial Feasibility Studies Update.** Mr. Peterson asked Trust members to share any proposed revisions and/or comments by Monday, March 31, as the final step toward producing the Final Report.

B. Updates on 338 Bedford Road

- 1. Community Preservation Act (CPA) Funding.** Mr. Peterson reported that the Community Preservation Committee had agreed that the non-restricted funding request would be \$50,000, with the stipulation that it not to be used for Banta Davis, 338 Bedford Road, Benfield, or the Conant Land. It also would have a one-year claw back. He also reported that the 338 Bedford Road application funding would be \$125,000 with up to \$70,000 of that available for predevelopment expenses, and a three-year claw back. Mr. Peterson and Mr. Williams agreed to give the Town Meeting presentation for the two CPA funding requests.
- 2. Request for Proposals (RFP) for Intellectually-disabled housing.** Alan Lehotsky, Chair of the Housing Authority and Carolyn Ing reported that Town Counsel was still reviewing the draft. Mr. Gorecki and Mr. Peterson said they would provide their comments on the draft RFP to Ms. Barnett. The Trust proceeded to discuss ground lease options for working with the Carlisle Housing Authority to develop a two-unit group home. There was consensus that the Trust would likely ground lease to the Carlisle

Housing Authority the area of 338 Bedford Road to be used for the group homes, for the Housing Authority in turn to sub-ground-lease to the developer/operator ultimately selected by the RFP process, and that Mr. Peterson would continue to work with Town Counsel on the next ground lease steps.

C. **Long Ridge Road.** No further developments were reported.

4. **Authorizations:** Invoices were authorized by signature, for VHB for the Banta Davis Traffic Study for \$1,122.44 and for Abacus Associates for the 338 Bedford Road Master Plan for \$8,500.00.
5. **Next Meeting Scheduled** for April 24, 2014, at 7:00 p.m.
6. **Meeting Adjourned.** Mr. Gorecki made a motion and Mr. Williams seconded it. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Elizabeth DeMille Barnett, Housing Coordinator