

Carlisle Housing Authority  
Minutes, April 22, 2019, Nickles Room, Town Hall  
**Members Present:** David Freedman, George Payne, Beverly Shorey  
**Also Present:** Kate Reid, Selectman and Chair, Carlisle Affordable Housing Trust



David called the meeting to order at 3:05 pm.

Beverly moved approval of the minutes of the March 4, 2019 meeting as drafted, George seconded, and the motion passed 3-0.

David reported on the status of the transfer of CHA's legal obligations to the Housing Trust (CAHT). He reported that the Benfield transfer documents had been recorded and that notices were going out to lenders. George questioned why these notices were being sent and David replied that this was apparently standard practice and had been requested by NOAH. Dafna Krouk-Gordon of TILL has not returned the transfer documents on the Group Home so David worked with Town Counsel on a straightforward Assignment of Lease that will reference the original lease and will not require a signature from TILL. David asked for a Motion to approve this new form of legal transfer from the CHA to the CAHT, Beverly so moved, George seconded, the Motion passed 3-0 and the members present signed the document. Kate asked if this meant that the revised lease that had some corrections to typos but that had not been returned by TILL was now null and void; David replied that theoretically if Ms. Krouk-Gordon returned the executed document it could take the place of the original lease. The CAHT will meet Tuesday evening April 23rd to complete the execution of this document. It does not need to be recorded so this will complete the transfer.

There was a brief discussion of the Randy Brown email string with the Community Preservation Coalition that had been forwarded to David as CHA Chair. There was another brief discussion of the CHA passing along to the CAHT the notice regarding a right to comment within the PB hearing on the Woodward ROSC.

With the final transfer of the legal obligations of the CHA to the CAHT completed, David asked for a formal vote to dissolve the Carlisle Housing Authority and to submit the question of its dissolution to Town Meeting. Beverly so moved, George seconded, and the motion was approved 3-0. David confirmed that the other members found acceptable the presentations on two Warrant articles for Town Meeting on April 29, the amendment to the ROSC bylaw and the Dissolution of the CHA. David also confirmed that the other members preferred that he do the presentations as Chair. Kate asked if there should be any concern about combining the amendment to the ROSC bylaw related to the public water supply piping with the amendment as to which housing entity received notice when an ROSC application is received by the Planning Board. David noted that he plans to say that the CAHT is actually better suited than the CHA to receive such notice as it is the entity in town that has access to any funding that would be needed for any buy-down of a unit or units within an ROSC or other negotiation with a developer.

David reported on the communication between Town Counsel and DHCD, that the latter appreciates the explanations the Town had provided with regard to its intentions and that DHCD prefers to wait until after Town Meeting before weighing in on any decision regarding the dissolution of a local housing authority.

George reported various maintenance items at Benfield including interior and exterior lighting, some where progress had been made and others still not addressed (including the ongoing noise issues). He reported that he had discussed some issues with the property manager's agent who had preceded the current representative and was filling in for her while she was on sick leave. George noted several maintenance issues that were several years old that the representative indicated she hadn't been aware of. David reported on the April 18 email from the Board of Health to NOAH informing them of some new issues with regard to the septic system, listing previous issues still not addressed, and requesting their attendance at the next BOH meeting.

#### **Next meeting**

No additional meetings were scheduled. After Town Meeting, the CHA could theoretically meet prior to any decision by DHCD regarding the dissolution.

The meeting was adjourned at 3:40pm.

Respectfully submitted,  
David Freedman

#### **Document on file, discussed at the meeting**

1 – Assignment of Landlord's Interest in Lease of the 338 Bedford Road Property from CHA to CAHT.