

DUNSTABLE AFFORDABLE HOUSING COMMITTEE
Minutes of 1 Sept. 2015

Mtg. called to order at 3:30 PM

Members present: Carol Bacon, Alan Chaney, Dana Metzler, Mary Moeller

Also present: Peter Georges, Dunstable

Steve Joncas, Bill Lipchitz (Common Ground Dev. Corp,)

Katie Howland (Winslow Architects)

1. Discussion of funding possibilities and strategies to develop community housing at Best Triangle and MUD District
 - First priority for Town seems to be senior housing
 - HUD funding for sr. housing is gone
 - The state Dept. of Housing & Community Development (DHCD) has funds BUT they are already overcommitted, the process is competitive, and only one application round is scheduled for next year rather than 2, and demand exceeds supply!
 - The best short-term approach might be USDA program (because of Town's size -- are we really agricultural? -- though the program is highly competitive and has different standards. 2018 would be the earliest the Town could get going.
 - Town should seek help from Niki Tsongas, Eileen Donohue, Sheila Harrington

2. The Best Triangle
 - Do we have the specs for the site?
 - Steve & Bill explain that a common practice is for the Town to lease a site to the developer, and they do site development & construction. Whoever does it has site control. (Need an RFP .) Pre-development costs include permits, water, waste design, parking, etc. That is, legal, engineering, architecture, etc. Town can help with CPA money, by waiving permit fees, etc. Start with the RFP process (e.g. see Carlisle).

3. The MUD District discussion
 - Need to get Natural Heritage issue clarified. Also recent floodplain specs.
 - Water line?
 - Infrastructure to get there (i.e. road, drainage, etc.)
 - Waste water treatment

4. Mtg. adjourned at 4:41 PM