

Minutes June 8, 2009

Present were Mary Antes, Kathy Boundy, Rachel Bratt, Dan Brown, Marty Nichols, Betty Salzberg, Maddie Sifantus of housing partnership and guest Brian Boggia of the housing authority.

The minutes of May 11, 2009 were approved with minor corrections.

COVERED BRIDGE

Dev Hamlen, the developer of the new Covered Bridge housing on Rice Road gave a presentation about his project and about the possible financing of a 5-unit existing rental building in lieu of providing a lot for affordable housing in his project.

Hamlen is selling lots in a Conservation Cluster. These lots are mostly one-acre lots, although a few are larger. There are thirty acres in all with 15 to be developed and 15 to be protected. He said that he would be selling ten lots.

In lieu of allocating two units of affordable housing as he is required to do under the town's inclusionary regulation, Hamlen has been discussing financing the purchase and conversion to affordable housing of an existing five-unit rental building in Cochituate.

Hamlen suggested involving the Housing Associates in this transaction. All agreed that this might be a good project for the Housing Associates, which has been inactive up until now.

However, nothing can be done until a financial evaluation of the project is made by a consultant who is a specialist in affordable housing. Hamlen must pay the consultant's fees.

Rachel pointed out that whereas the hourly rate of a consultant might look expensive, the number of hours might be small, and an estimate of number of hours could be made as the first step.

Rachel will send names of possible consultants to Brian Boggia. Hamlen agreed to look into this.

TOWN MASTER PLAN

The Housing Authority and the Housing Partnership expect to comment on the parts of the new Town Master Plan having to do with affordable housing. A joint meeting should take place soon. Mary thought it might be on Thursday night June 18. She will get us copies of what we need to read before that date. All who are able should try to attend that meeting.

HOME CONSORTIUM

It looks like the selectmen and the Planning Board will be gathering materials to support our bid to join the HOME consortium. Mary said there was nothing for Housing Partnership to do here. Selectman Tom Fay will have the main responsibility. The departure of the new town planner is unfortunate at this time, as most participants in HOME meetings are town planners.

DORAN ROAD PROJECT

The RFP has gone out for a consultant to evaluate the Doran Road project. A representative of Housing Partnership must be on the committee to work with the consultant. If Mary, who has worked for some time on this project, is not chosen as the Housing Authority representative, she will be the Housing Partnership representative. If Mary is the Housing Authority representative, Betty will be the Housing partnership representative. All work should take place in the summer. Marty is the alternate representative. No date for meeting will be set until the consultant is hired.

HABITAT

There will be a meeting June 9 at 7:50 in town hall with Habitat and the Board of Road Commissioners about the Stonebridge site for a possible Habitat house. Dan and Betty said they would attend. Marty and Mary will also attend.