

**Housing Advisory Board Minutes
April 17, 2018, Room 206**

Members Present: George Dixon, Connie Donahue-Comtois, John Edward, Tim Shanahan and Deb Taverna

Others Present: Evan Belansky, Community Development, and Donald Van Dyne

Meeting was called to order at 2:00 P.M.

- 1. Approval of Minutes:** Minutes from March 20, 2018 were approved.
- 2. Status of Proposed and Pending Affordable Housing Projects:** The applicant for 61 Carlisle St. continued the hearing to May. The applicant for Brick Kiln Rd. has started the planning process – Chelmsford will be over 10% when they apply. There were no updates on Groton Rd. Cushing Place is under P&S – still in the due diligence time frame. CHA is interested in working with a private developer on UMass West. 61 units submitted for inclusion on the SHI from Dalton Rd., 7 Gorham St. and 271 Riverneck Rd. The most recent SHI includes Mill Rd. and Hunt Rd. Chelmsford's safe harbor expires in August. 104 Turnpike Rd. will appear before BOS before expiration.
- 3. Massachusetts Housing Choice Initiative:** Mr. Belansky will submit before the April 30th deadline and send board members a PDF of documents,
- 4. Initiative to Expand Inclusionary Housing:** Mr. Shanahan was unable to pursue this at the last Planning Board meeting.
- 5. Initiative to Promote Senior Housing:** The CHA will work with private developers on senior housing. Groton Rd. will have a senior component. This board needs to define the true senior housing need. Board members feel there is a broad spectrum of need in Chelmsford – low, middle, and high income and both rental and life lease.
- 6. Initiative on Tax Policy:** Mr. Edward feels tax classification would help homeownership be more affordable. The board needs to research if there are any tax work-off programs based on income as there for seniors. The board should also research if fees could be reduced for the mobile home park.
- 7. Approval of Draft Letter for Town Meeting:** The board voted to approve the draft letter to Town Meeting against Article 26. The letter was signed and Mr. Edward agreed to read the letter at Town Meeting.
- 8. The next meeting is June 12, 2018 at 2:00 P.M.**
- 9. Action Items:** Mr. Edward will read letter at Town Meeting. Mr. Belansky will send the latest SHI numbers. Mr. Shanahan to discuss inclusionary housing with the Planning Board.

Meeting adjourned at 2:50 P.M.