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TOWN OF CHELMSFORD PATRICIA E. DZURIS TOWN CLERK

**Housing Advisory Board Minutes
June 12, 2018 Room 206**

Meeting called to order at 2:05 P.M.

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

Others Present: Donald Van Dyne

- 1. Approval of Minutes:** Minutes for April 17, 2018 were approved.
- 2. Status of Proposed and Pending Affordable Housing Projects:** Chelmsford Woods expected occupancy date is 08-01-18. Lottery has been completed – approximately 300 applicants. 276 Mill Rd. has been added to the SHI. 271-273 Riverneck Rd. is close to occupancy – 4 units will be affordable – only 2 units on SHI now. 62-68 Riverneck Rd. is paying PILO. 73 Dalton Rd. has been added to the SHI. 7 Gorham St. is on the SHI. 11 Cushing Place proposal is 32 ownership units. 241 Littleton Rd. will pay PILO – foundations have been poured. 93 Brick Kiln Rd. has applied for site approval. 91 Billerica Rd. no updates. 197 Riverneck Rd. - no housing proposed now. 236 Groton Rd. zoning is to be discussed at Planning Board meeting. UMass Lowell West – CHA is in discussions with potential partners.
- 3. Mass. Housing Choice Initiative:** 69 communities qualified and Chelmsford was one of those communities. Chelmsford may be eligible for grants in the future.
- 4. Housing Advisory Initiative Expanding Inclusionary Housing:** There are no new discussions on inclusionary with the Planning Board.
- 5. Initiative Promoting Senior Housing:** UMass Lowell West and Groton Rd. will have senior components. This board should justify the need for senior housing in Chelmsford. No one is sure to what extent this is identified as a town goal.
- 6. Initiative Tax Policy:** Mr. Edward is on the Tax classification policy study committee. This committee's goals are to collect data, make recommendations, and how to implement, if recommended. Housing Advisory should look at residential exemptions such as lower valued properties have lower tax rates, tax deferral for seniors, exemptions for financial hardship (Board of Assessors reluctant to administer), mobile home fee reductions, and how to help if owners of large rental properties pass large increases on to renters.

- 7. The next meeting is scheduled for 07-24-18 at 2:00 P.M.**
- 8. Action Items:** Mr. Shanahan will remind Planning Board that Cushing Place needs to discuss PILO or affordable units with Housing Advisory with proposed changes and check if any discussions planned on the Inclusionary Housing Bylaw. Ms. Donahue-Comtois will have information on senior housing needs in Chelmsford. Mr. Edward will discuss housing issues with Ms. Antul, and then approach other selectmen.
- 9. Meeting adjourned at 2:38 P.M.**