

**Housing Advisory Board Draft Minutes
April 13, 2021 Zoom Meeting**

Meeting called to order at 2:03 P.M by Ms. Taverna

Members Present: George Dixon, Connie Donahue-Comtois, Valerie Diggs, Tim Shanahan and Deb Taverna

Others Present: Evan Belansky and David Hedison

- 1. Approval of Minutes:** No minutes were available for approval.
- 2. PILO Discussion with David Hedison** – Mr. Hedison explained that the Inclusionary Bylaw mirrors 40B. In Chelmsford we usually use 60% average income in Chelmsford is \$108,000. A 2 BR house in Chelmsford is around \$280,000. For any development to be 100% affordable, state funds are needed and can take up to 5-6 years to get funding to complete the development. Small developments are more expensive to manage – lotteries, recertification of residents, monitoring recertification each year, etc. There is currently \$870,000 in the Housing Stabilization Fund from PILOs. There was some discussion that the PILO should be recalculated when units sell for more than originally proposed. HAB should continue to discuss updating the Housing Production Plan, where affordable housing can be built (any town owner property available, open space, etc.)
- 3. Status of SHI - UMass West campus** may have a separate building for affordable senior housing.
- 4. 2020 Master Plan Update** – The Housing Plan was updated in 2017 and should be updated in 2022. HAB should wait for the 2020 Master Plan to be completed before beginning the update. The Master Plan is working on housing now. Mr. Belansky will send a draft of the housing section to HAB members.
- 5. Scheduling the Next Meeting** – Next meeting will be May 11, 2021.
- 6. Review of Action Items** – Mr. Belansky to forward draft of 2020 Master Plan housing section.
- 7. Meeting adjourned at 3:24 P.M.**

PILO – payment in lieu of

HOA – Home-Owner Association

HAB – Housing Advisory Board

SHI – Subsidized Housing Inventory

DHCD – Department of Housing and Community Development

PB – Planning Board

CHA – Chelmsford Housing Authority

