

**Housing Advisory Board Draft Minutes  
May 11, 2021 Zoom Meeting**

**Meeting called to order at 2:03 P.M.**

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

**Others Present:** Evan Belansky

- 1. Approval of Minutes:** Minutes for March and April 2021 were approved unanimously.
- 2. PILO Discussion.** Mr. Belansky advised that adjustments have been made to PILOs after the sale of the development. Mr. Belansky discussed with Paul Haverty who agrees that Chelmsford is on solid footing to look at adjustments after the sales. The Planning Board is having a work session on 05-19-2021 – Mr. Belansky suggested that board members try to attend.
- 3. Status of Proposed and Pending Affordable Housing Developments –** On May 13, 2021 the Planning Board and Select Board will meet to discuss the proposed development plans for UMass Lowell West. Chelmsford Choice would offer a 100% affordable component for seniors – 60 units all 100% affordable. The proposal is for approximately 400 units with 10% affordable. There will be three story walk-ups and townhouses. Most of the units will be 1 bedroom with some 2 and 3 bedroom units. The property must be rezoned by Town Meeting in order for the development to go forward.
- 4. Status of Subsidized Housing Inventory-** Based on the census, Chelmsford is under 10% in the subsidized housing inventory per NIMCOG. Mr. Belansky projects that Chelmsford will be slightly over 10%.
- 5. Master Plan Update –** The affordability gap is widening in Chelmsford. IN the last 3-5 years we have lost rental inventory due to ownership conversions. Water supply is not an issue, but sewer capacity may require that there are treatment plants built as part of developments. Ms. Diggs suggested that we work to try to reduce property taxes for seniors. The state cap is \$1500 reduction. Chelmsford budgets funds as to how many residents can participate. The HAB and the Age Friendly Initiative should hold a joint meeting to discuss helping people stay in their houses. Master Plan will be completed in 50-60 days.
- 6. Next Meeting – June 8, 2021 at 2:00 P.M.**
- 7. Meeting adjourned at 3:05P.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

