

# MINUTES

## BOXBOROUGH HOUSING BOARD

October 9, 2014

**Housing Board Members Present:** Al Murphy; Chair, Michael Fetterman, Diane Friedman, Ron Vogel

**Others Present:** Adam Duchesneau; Town Planner, Nathan Robinson, Regional Housing Services, Channing Wagg, Boxborough Affordable Housing Trust

The meeting was called to order at 7:30 pm.

### **I: Review of the draft for the Housing Production Plan**

Nathan presented information on the HPP update info. He noted that 23% of our town population will be 65 and over by 2030 and 26% of Boxborough's residential housing people are cost burdened. The *Residences at Beaver Brook* will produce 200 units and keeps us within 40B requirements for some time. We have little land in town that is available to put aside for housing, although some might be obtained by rezoning some areas, such as regions housing along 111 presently zoned industrial and agricultural/residential. Channing wanted more detail on cost burden breakdown with kids below a certain age that would be in the school system. Michael brought up what if the Residences don't happen, do we have another plan? Al suggested that we should refine the HPP as a longer term more broad based housing plan directed towards Boxborough's new master plan. Al brought up there are first time homeowners with young families looking for suitable housing that have income to pay for a house and not live in a condominium. Some zoning for reduced housing lots could help them said Adam. Nathan commented that state and federal funding is available for low income tax credits. Channing mentioned that challenged adult children living with elderly parents are another group that will need housing solutions. Housing for those with the least financial resources could benefit with rental availability. Ron remarked we should finish the HPP and not expand its scope. Nathan commented a lot of the analysis is complete can now make a new plan easily.

### **II: New Business**

Al will represent the Housing Board on the Master Plan Update Committee.

Meeting was adjourned at 9:30 PM.

Respectfully submitted by Diane Friedman