

## Boxborough Housing Board

Thursday, March 10, 2016 at 7:30 PM

Sargent Memorial Library Meeting Room, 427 Massachusetts Avenue

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

**Invited Attendees:** Adam Duchesneau, Town Planner

The meeting was called to order at 7:40 PM.

### I. Minutes

Minutes for the February 11, 2016 BHB Meeting approved.

### II. Old Business

**A. CPA Rental Voucher Program:** In an earlier discussion, Adam, Channing Wagg, Lauren Abraham, and Al decided to remove municipal employees as targeted respondents. In addition, they decided the interview would only be to confirm Applicants satisfied qualifications and to confirm their eligibility. The group also determined there would only be one application. Any appeals will be made to an Appeal Board comprised of a Housing Board member and a Well-Being Committee member. The Rental Voucher Program needs to be approved at Town Meeting.

The Housing Board reviewed the current status of the selection process. Michael asked if the program would pay back rent. Ron commented this should not be a reason to exclude someone. Al stated the program will not pay back rent, but if a tenant wants to work something out with a landlord, the program will not say no. Michael inquired what the status would be for a single-family parent with a minor in the school system. Six additional points will be added under the proposed process. Income from assets will be considered, as well as subsidies from other programs. Applicants will be required to apply for other programs, such as the Federal Section 8 Program. The Rental Voucher Program would help someone until Section 8 is available to them.

**B. Stow Road:** Trying to decide between securing a Comprehensive Permit or modifying zoning (which has to be approved by Town Meeting). Adam stated only single-family dwellings are allowed as-of-right based upon the zoning of this property. Since the Town will achieve its 10% Chapter 40B affordable housing threshold with the *Jefferson at Beaver Brook* project, a zoning change would allow the Town more control over the housing types at the property and avoid Chapter 40B red tape. A 100-unit senior housing development is planned from Town Center property (700 and 800 Massachusetts Avenue). Al brought up mid-range priced housing on the Stow Road site. Diane suggested a coffee shop for the area and making pedestrian access a priority for this location.

### **III. New Business**

- A.** Ron Vogel attended the March 4th CPA Affordable Housing Conference. He mentioned an emphasis on rental housing needs. Community needs and building a base of support was also discussed at the conference. The State reimbursed approximately 30% of the present CPA tax last year.
  
- B.** Comments on Proposed Project at 205 and 233 Flagg Hill Road. Michael and Ron expressed thanks for Adam showing relevant proposed plans. Adam noted the plans proposed one longer driveway to two single-family dwellings and indicated the project will provide some wetlands protection.

### **IV. Adjournment**

The meeting was adjourned at 9:17 PM.

Respectfully submitted by Diane Friedman.