

MINUTES
BOXBOROUGH HOUSING BOARD
March 12, 2014

Housing Board Members Present: Al Murphy, Chair, Diane Friedman, Jeff Handler, Joan Meyer, Ron Vogel
Others Present: Elizabeth Hughes, Town Planner

The meeting was called to order at 7:37 pm.

I. Information Items

- A. The Well-Being Committee, while interested in housing, appears to be presently focused on providing a social-worker type for the residents of Boxborough.

II. Minutes

- A. The minutes of the 15 January 2014 BHB meeting were presented and unanimously approved.

III. Old Business

A. Housing Production Plan

John McIntyre, the housing consultant from the MAGIC Regional Housing Services had planned to attend our meeting to start the process for updating the Housing Production Plan. Unfortunately, John fell ill and could not attend.

The board discussed ways in which the production of affordable units could be increased. Encouraging affordable rentals by zoning changes and inducements to developers was discussed, as well as purchasing units that would be managed by the Acton Housing Authority. If we meet our 10% goal, we could work with developers to provide a large range of affordable housing, such as starter homes for young families.

B. Community Preservation Act (CPA)

1. Rita Grossman and Jean Kangas have asked that the BHB identify properties or projects that would be on the priority list to receive funding from the CPA. After some discussion, we produced the following list:
 - a) Help Pay for Boxborough's Participation in Regional Housing Services.
Paying part or all of the annual membership cost with CPA funds is consistent with the use of CPA funds by a number of other communities.
 - b) Exchange Program for Rental Units
This effort would involve purchasing suitable housing units and gifting them to an appropriate agency, such as the Acton Housing Authority, which would manage them as deed-restricted rental units.
 - c) Inducements to Augment the Variety and Number of Affordable Housing Units
CPA funds to induce developers to provide more affordable housing units or more housing types that Boxborough needs, such as starter homes or empty-nester homes.

IV. New Business

A. Outbuildings on Stow Road property

The BHB discussed David Lindberg's concerns about the two outbuildings, the garage and the shed, on the Stow Road Property. The board discussed a number of solutions, including leveling both structures, boarding up the garage, and fencing off the hazardous areas. Elizabeth pointed out that the stones that comprise the walls of the garage might be needed by a developer of the property to preserve the building style of the property. Elizabeth volunteered to discuss the matter with Dave and Tom Gorman to work out a practical solution.

B. New members

Jeff Handler is moving to Acton, so that he can no longer serve on the BHB. Michael Fetterman has agreed to serve on the board, but has a scheduling conflict on Wednesday evenings. The board decided to change our usual meeting day to Thursday, so that Michael can be a BHB member. The board decided that the next meeting would be on the first Thursday of April, April 3, if John McIntyre can attend.

The meeting was adjourned at 8:45 pm.

Respectfully submitted by Al Murphy