

BOXBOROUGH HOUSING BOARD MINUTES
April 18, 2012

Housing Board Members Present: Al Murphy, Chair; Ron Vogel, Joan Meyer; Diane Friedman (secretary)

Others present: Elizabeth Hughes, Town Planner; Bob Ludovico; Dick Heaton

I. Minutes

A. Minutes from March 14, 2012 were approved.

II Discussion with Dick Heaton on Draft Housing Needs-Assessment Report

- A. In Boxborough production of housing has driven population growth. Cisco could increase population and people moving East because of the price of gas.
- B. According to census population growth only 2% with close to no new construction. Potential housing need recipients include 1) seniors 712 in 2010 estimated 1,122 in 2020. Seniors can be categorized into 3 groups. a) stay in home, b) need to downsize when spouse out of picture, c) managed care, 2) town employees and teachers and 3) young adults lived here all their life.
- C. Discussion on senior community: Joan mentioned we don't have enough over 55 adult communities. Al mentioned low rent apartments available. Joan mentioned mixed community with senior friendly apartments that do not have a second or third floor; she reiterated it is more expensive to build housing all on 1st floor. Minuteman Village with 96 three bedrooms could use our assessment to formulate a master plan. Minuteman 30 two bedrooms with limited first floor living. Guitterez project with elevators would be an asset. Bob Ludovico brought up building multi floored units, 1st floor for seniors 2, 3 floors for others.
- D. Elizabeth asked Dick to formulate for 72 Stow the above stated options. Dick Heaton said could work on making this clear in the executive summary of his Assessment Report. Al will help and Elizabeth will edit.
- E. Dick asked if there was a desire for managed care for seniors; RFP for small 1st floor living managed care, independent and assisted living or nurse living in the complex. Elizabeth mentioned Volunteers of America could put in a project similar to the assisted living complex in West Concord; LIP local initiative. Al said should highlight this for next week's joint Housing Board and SRCDC meeting.
- F. Channing Wagg sent an email to Al and Elizabeth regarding extremely low income level residents as 20% of households in town.

III. SRDC Meeting

Bob Ludovico mentioned having a questionnaire for our booth at Fifer's Day that Les Fox has reserved. Bob Ludovico said some came to initial SRCDC meeting out of fear of what will happen and it is important to note they became positive wanting to be involved in developing a plan for 72 Stow Road.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted by Diane Friedman

Approved: _____

Date: 5/9/12