

## MINUTES

Boxborough Housing Board Meeting  
February 10, 2022  
(In Person)

**Housing Board Members Attending:** Diane Friedman, Dolores Fromer, Al Murphy (chair), Ron Vogel, Channing Wagg (meeting secretary)

**Housing Board Member Not in Attendance:** Jessi Robinson, Korrine Stephens

**Finance Committee Liaison:** Maria Neyland (not in attendance)

**Invited Guest:** Les Fox (not in attendance)

### I. Information Items

Chair Murphy called the meeting to order at 7:35 p.m. He reported that:

1. There was no news on The Park at Beaver Brook, and,
2. Rose Gage had resigned from her position as Community Services Coordinator (CSC) and would be missed. He opined that action would need to be taken to avoid loss of Boxborough Rental Assistance Program (BRAP) coverage.

### II. Minutes

Chair Murphy then referred to the minutes of the December 9, 2021 meeting minutes and asked if there was a motion to accept them. The motion was made, seconded and the minutes presented were accepted by unanimous vote.

### III. Old Business

Chair Murphy first alluded to his previous comments on the Boxborough Rental Assistance Program (BRAP).

1. He reported that some American Rescue Plan Act (ARPA) funds, approximately \$12,500 would be made available to fund two additional qualified applicant households for participation in BRAP. In addition, emergency-assistance funds would be administered by the Acton-Boxborough United Way.
2. He then made some brief comments on how the BRAP might be administered until another CSC can be hired to replace Rose Gage's support of the program.
  - a. It is possible that a temporary employee might be hired. Although this might cause issues of confidentiality as would assigning the assistant CSC these responsibilities. He, Chair Murphy, will meet with Carter and Rajon to initiate the next step.
3. He then made some comments on the status of the town's ARPA funds which he understood the town intends to place \$1.2 million of the \$1.7 million allocated to it into a Select Board discretionary account,
4. He then commented on the Housing Board's presentation to the Planning Board regarding Inclusionary Zoning
5. He then commented on the status of the Town's status on DHCD's Subsidized Housing Inventory (SHI). Although the SHI has yet to be officially updated with 2020 Census data, the currently published data seems to indicate that Boxborough will remain well above 10%, as required by M.G.L. Ch 40B.
  - a. In regard to #5, above, Chair Murphy then opined that despite the fact the town is in 40B compliance, it still has a mandate to provide affordable housing for low-income households. To this end, the Housing Board should consider preparing a new Housing Production Plan with an emphasis on a by-law change to encompass Inclusionary Zoning (IZ) with the goal of providing housing to low-income households with income levels beneath what is required for current SHI stock.

There ensued a discussion of the land use/zoning requirements attractive to developers. The elements include issues of density, land, and structure costs and the needed selling prices to make home building feasible. There were comments about prior efforts to change/add pertinent zoning by-laws and how difficult this has been in the past.

It was voted that Chair Murphy would contact MetroWest to explore options for presenting IZ by-law variations to the town.

#### **IV. New Business**

1. Chair Murphy asked for comments on the Annual Report for C/Y 2021. The report was accepted as presented.
2. Member Wagg commented briefly on the board's collaboration with the Sustainability Committee regarding net-zero construction techniques as well as potential collaboration with the Diversity, Equity and Inclusion Committee.
3. There was a brief review of the new law pertaining to MBTA Corridor Communities and its potential effect on Boxborough.

#### **V. Adjournment**

Chair Murphy asked for a motion to adjourn. A motion was so made, seconded and unanimously approved at 8:55 p.m.

#### **List of Documents/ Exhibits used:**

1. Draft Minutes of 12/9/21
2. Draft Annual Report for C/Y 2021
3. Analysis of future status on the Subsidized Housing Inventory

Respectfully submitted by Channing Wagg, meeting secretary