

Boxborough Housing Board
Thursday, March 2, 2023
Town Hall, Boxborough, MA 01719

Housing Board Members Present: Al Murphy, Chair, Korinne Stephens, Channing Wagg, Delores Fromer, Jessi Robinson (by remote) and Diane Friedman (Scribe)

Invited Attendee: Wendy Abetz

Meeting called to order at 7:35 PM

I. Informational Items

- A. The Boxborough Emergency Assistance program has dispersed funds to fourteen applicants. Wendy Abetz noted most of the monies went for mortgage, rent and some utility needs. A lot came from police referrals and mention in The Boxborough Bee and through the Acton Boxborough United Way. Wendy stated they have \$105,000 for the program and administration of the program.

II. Minutes

- A. Minutes of the February 9, 2023, meeting: All members voted to approve. Jessi Robinson and Korinne Stephens did the minutes from a recording.

III. Old Business

- A. Boxborough Rental Assistance Program (BRAP)
 1. Wendy Abetz gave an update: fourteen spots, twelve through BRAP and two with ARPA funds.
 2. Al Murphy made a motion Channing Wagg seconded the motion, to recommend a warrant article at town meeting for Boxborough Rental Assistance Program as part of Community Preservation Act for twelve families. 6 Yea. 1 Absent.
- B. Regional Housing Service. It was agreed that we need this program. Al Murphy is asking for \$12,000 from CPA Funding. Channing Wagg made a motion to recommend at Town Meeting, Delores Fromer seconded, 6 Yea and 1 absent. Vote passed.
- C. Road acceptance at Boxborough Meadows. Al Murphy drafted a Memo for the Board of Selectmen stating the need to either approve the insertion of an article to vote on the matter at Town Meeting or defer the discussion until the Housing Board can present an informed recommendation of a possible warrant article. Alex Wade thought first to accept roads and then worry about monies. Channing Wagg wants to review what other towns do to accept public versus development roads. Channing Wagg made a motion to formally recommend warrant article asking for the town acceptance of a roadway, Al seconded. 4 Yea, 2 abstentions (Korinne Stephens and Jessi Robinson abstained as Boxborough Meadows homeowners.), 1 absent.
- D. Water quality at Boxborough Meadows. A discussion ensued surrounding formalizing a policy for well water remediation and continued maintenance and upkeep of said equipment. Referring back to the May 19, 2022, minutes it was agreed that the policy should clarify the intent of the BHB for any 40B unit who may be impacted by water quality issues. Channing was tasked with this to present at the April meeting.

IV. New Business

- A. Stow Road discussion was tabled till the meeting of March 9 when Al Murphy and Channing Wagg will make a presentation.
- B. Boxborough Affordable Housing Maintenance Program. Korinne Stephens brought up to ask Wendy Abetz to make a list of the needs to improve housing for the preservation program. Wendy Abetz agreed to do so and will talk to the town administrator Mike in June. Keeping the units safe, up to code and in working order will help to ensure current habitable living conditions and allow for fluid transition once a home does come up for resale was discussed.
- C. Al addressed the importance of creating the maintenance program and suggested that both Korinne Stephens & Jessi Robinson draft policy and procedural guidelines to present at the April meeting for the BHB to review. BHB cannot attempt to apply for funding until a program is unified. Time is of the essence to ensure timely applications for funding are administered. Korinne Stephens made a motion; Al Murphy seconded that Korinne Stephens and Jessi Robinson write up a draft program for our next meeting in April. Motion passed unanimously.

Concluding thoughts: Final discussion surrounded the overall sentiment of the BHB that both water quality and preservation of the physical homes are of the utmost concern and BHB will continue to support these efforts. Channing added that basic needs of safety and security align with these efforts.

V. Adjourn BHB Meeting:

The meeting was adjourned at 9:30 pm.

Respectfully submitted by Diane Friedman, scribe.