

Approved 11/21/23 by 5-0-0 vote

Boxborough Housing Board
October 25, 2023 meeting
Town Hall, Boxborough, MA 01719
(in-person)

Housing Board Members Present: Al Murphy, chair⁽¹⁾, Channing Wagg, acting chair, Korinne Stephens, Jessie Robinson, Ron Vogel and Diane Friedman (Secretary)

Invited Attendees Present: Wendy Trinks, Becky Neville and Alec Wade

⁽¹⁾**NOTE:** Mr. Murphy resigned the chair; Mr. Wagg temporarily assumed the duties of acting chair.

Mr. Wagg called the meeting to order at 7:00 p. m.

He then introduced, out of order, **III. New Business, C.** and invited Mr. Wade, town planner, to comment on the written communication dated October 20 from Ms. Alisa Gardner-Todreas and Ms. Stephanie Peterson both of MetroWest Collaborative Development (MetroWest), including by reference the October 6 letter from Johnson & Hooper, LLP, representing the estate of the late Charles Twombly in regard to the residential unit located at 80 Summer Road, i.e., Summerfields and subject to the 40B development restrictions contained in the Master Deed and the deed rider which applies specifically to the said property as a deed restricted “affordable housing” unit. Mr. Wade then reviewed the three, numbered, options available to the Town/Housing Board as outlined by MetroWest in the above referenced item.

Mr. Wade ended his review with the recommendation that the Housing Board opt for proviso #2 for the reasons cited therein.

A discussion of the three options ensued and the motion was made *“that the board pursue option #1 by authorizing Alec Wade to proceed to inform the seller within the necessary 30-day period that the Town/Board will exercise its right of first refusal in order to locate an eligible purchaser of 80 Summer Road.”* The motion was made, seconded, discussed and carried by unanimous 6-0-0 vote. Mr. Wade was asked to so inform the cognizant attorney at Johnson & Hooper, LLC, of the decision.

Part of the discussion on the above referenced memo from MetroWest was the resale fee of 2.5% of the resale price due from seller at closing, Korinne Stephens reviewed the deed and stated that the figure should be 1.5%

Mr. Wagg then asked Mr. Wade to remain for a short period while an agenda “Zero” item regarding board organization was introduced. Mr. Murphy then announced that he was resigning the chairmanship of the board but would remain a member into the foreseeable future. The board was unanimous in expressing its

appreciation for his dedication to its efforts and relief that his expertise, knowledge and judgment will remain with the board. This then led to Mr. Wagg's statement that he would take the duties of chair on an "acting" basis but when his current term on the board ends in June, 2024 he probably would not ask for reappointment to the board and might even resign before then due to personal circumstances. This led to observations that more of the board's anticipated increasing prospective work load would have to be absorbed by town staff. A discussion of this ensued and concluded with the understanding that the town would have to address the issue.

I. Minutes

- A. Minutes of the September 6, 2023, meeting: Al Murphy made a motion Mr. Vogel seconded and all members voted to approve the minutes as presented.

II. Old Business

- A. Mr. Wagg spoke to the status of his / the board's application to the Community Preservation Committee (CPC) requesting funds for the preservation of the community housing units existing as 40B deed-restricted "affordable" residences via the H.O.P.E. program, which the board subsequently voted to rename the *Homeowner Opportunity for Preservation Extension* program.

There followed a discussion of various aspects of the application including questions raised by the CPC at its October 5 review. Mr. Wagg cited written responses that had been provided to the CPC as a result and which would be distributed for its consideration prior to its next meeting which will be on November 2. He indicated that he planned to attend this meeting to clarify various items, e.g., why the initial requested amount of \$200,000 had been reduced to \$40,000 and to amplify the proto-type aspects of the H.O.P.E. program.

Mr. Wagg then addressed comments to items II. B. and C, indicating that Habitat for Humanity had expressed interest in the 70-72 Stow Road property and that the Acton Housing Authority had to some degree as well. When the latter's position is clarified, representatives of both parties will be invited to address the board on more specific plans.

- B. Habitat for Humanity is interested in 70 -72 Stow Road, with the land being donated.
- C. Ms. Kelly Cronin of Acton Housing Authority has been invited to walk 70-72 Stow Road with Mr. Wade.

Ms. Friedman suggested having each of the above come to the Housing Board meeting for information purposes. Mr. Vogel and Mr. Wagg commented that it would be good for them to meet with the Housing Board as soon as possible.

D. Mr. Murphy stated the fee for the last appraisal for 70-72 Stow Road was \$3,900 and several entities including the Housing Board believe a new appraisal would be helpful. As an alternative method, he used 2%, 3% and 4% as annual compound growth rates since 2010 applied to the \$850,000 purchase price to arrive at values of \$1,099,565, \$1,248,254 and \$1,415,531 respectively. Ms. Neville stated Ms. Kristen Hilberg, town selectperson and realtor stated \$3,900 for an appraisal was a fair price. Ms. Robinson made a motion to approve \$3,900 for an appraisal of 70-72 Stow Road, Mr. Vogel seconded and the motion was approved for Mr. Murphy to proceed with contracting for the appraisal.

II. (Zero item) It was reported that there are currently 16 households receiving rental support (12 via BRAP and two via APRA) and two more carried with remaining funds from FY'23 due to households exiting the BRAP program. Augmented funds are being requested for FY'25 for the additional two households.

III. New Business

A. Use of MetroWest as a consultant for assessing HOPE program potential projects and related information. There was general approval and Mr. Wade had already stated MetroWest would also be of assistance in the lottery administration and resale of 80 Summer Road.

B. Temporary waiver of occupant restriction at 128 Summer Road. There was discussion and Mr. Murphy made a motion seconded by Mr. Vogel that "That the board approve Virginia Haskins's rental of part of her condo in the amount of a mutually agreeable fee for a period of six months at which time the decision would be reviewed." This was approved by unanimous vote.

C. (Zero item per above, reorganization)

IV. Adjourn BHB Meeting:

The meeting was adjourned at 8:52 pm

Respectfully submitted by Diane Friedman, scribe

Material Reviewed:

Agenda

Minutes 9/6/23 meeting

MetroWest Memo of 10/20/23

Town of Boxborough CPC Final Application for CPA Funding

Material Referenced but not reviewed (see p. 4):

Letter dated October 6, 2023 from Johnson & Hooper, LLP, on file in Town Planner's office,

Preliminary Application for FY'24 Community Preservation Committee funding, on file with the CPC,

Town of Boxborough Community Preservation Committee Final Application (Cover Sheet) for CPA Funding, on file with the CPC,

Master Deed and related documents pertaining to the 80 and 128 Summer Road units for which the Housing Board acts as Monitoring Agent and are on file with the town.