

Carlisle Affordable Housing Trust

January 18, 2022

Zoom Meeting Minutes

Approved February 15, 2022

Members present: Mark Levitan, Kate Reid, Beverly Shorey, Maureen Deery
Absent: Gina Fox, Carolyn Ing, Bertide Neptune

Public participants: Virginia Turner, Frank Vasquez, Rose Vasquez

Meeting was called to order at 7:09 pm.

Community Input

Virginia (Ginny) Turner a Benfield Farms resident wrote a letter to her neighbors with an attached survey asking residents to answer a few questions regarding the dust coming through the vents a Benfield she expects to have enough input from the community to deliver the information to NAOH, the Board of Health and the Affordable Housing Trust soon. She mentioned that there are non-English speakers who cannot read the letter. Mark Levitan will ask his neighbor to translate the document. NOAH had an inspection done in October Ginny would like to see the results.

Grant Application to CPA: Kate Reid led the discussion regarding applying for a grant to fund an Opportunity Fund with the \$505,781 currently in the housing pot.

A Motion to fund an Opportunity Fund with the entire \$505,781 which will be used for legal support, education, mitigation in support of affordable housing was made by Mark Levitan and second by Beverly Shorey.

Roll Call Vote: Deery aye, Shory aye, Levitan aye, Reid aye the vote was unanimous.

Kate will make a separate request to have CPA funds be automatically made every year directly to the Opportunity Fund.

Buildable Land Update: Kate reported that it will be at least another year before the tax taking of the two land court parcels can be released. There is an 8.25 acre lot at 302 Cross Street that may require an easement with abutters.

ARPA Funds Requested: Beverly wrote a grant for HPP funds and Maureen wrote for funds to clean the duct at Benfield, for an Alen BreatheSmart 75i True HEPA Air Purifier for the Social Workers office and additional money to help pay for the septic system.

Kate reported that the rules for requesting funds was made easier but may not cover some of our requests. Members suggested that Maureen ask the COA to fund the Air Purifier. The other items we will need to wait on.

State Fund: Mark and Kate asked our State Representative and State Senator to help NOAH get some financial relief for the septic at Benfield. Our local representatives are working with the representatives for East Boston where NOAH is headquartered on earmarked funds.

Rocky Point Update: Beverly Shorey led the discussion Attorney Ethan Dively received a call from the attorney for the bank that owns the Rocky Point unit.

He said that his client was prepared to renovate the unit as long as they would be reimbursed out of the sale proceeds...and then proceeded to say that they still dispute the sale price limitation on the property. I told him that while the Town is interested in seeing the property fixed up and lived in, that he would have to work out the details with CHAPA.

Hopefully this is a sign that the owner is getting tired of paying the taxes and condo association fees and is ready to move forward on this unit. As CHAPA has responsibility for marketing the unit and determining its sale price, there's not much for us to do except to follow along. Ultimately, because the affordability restriction is permanent, this is an investment that the foreclosing lender is losing money on. Unless something changes, I see no reason to propose the use of Affordable Housing Trust funds when we can likely wait them out.

Carlisle Housing Production Plan (HPP): Kate Reid announced the names of the people on the committee. The committee drafted demographics for the first meeting and will forward information to the Trust members as the committee does more work.

Benfield Update: The septic is still not operational.

CAHT Mailbox: Mark led the discussion on the mailbox and the best way to use it. Members of the CAHT who want to use the mailbox should contact Kate.

CAHT Website: Mark led the discussion on updating and branding the CAHT site. Mark is working with Gretchen on making the site user friendly. He is thinking about having a landing page. Mark will send us updates so that we can make suggestions.

Meeting adjourned at 8:48 pm.

Respectfully submitted,
Maureen Cosgrove-Deery

Next meeting: Thursday, February 15 at 7:00 pm.