



TOWN OF TEWKSBURY LOCAL HOUSING PARTNERSHIP

Meeting Minutes June 11, 2014

The meeting was called to order by Steve Deackoff, Chairman at 7:34 p.m. at the Tewksbury Housing Authority, Saunders Circle. Present were Greg Peters, Ron Roy, and Laura Caplan. Also in attendance were Steven Sadwick, Director of Community Development, Nancy Reed, Planning Board representative, and Melissa Johnson, Recording Secretary.

Ray White, Jay Axson, Melissa Maniscalco, and Scott Wilson, Board of Selectman representative, were not in attendance.

1) **Approval of meeting minutes – December 11, 2013, January 15, 2014, February 12, 2014, and April 9, 2014**

MOTION: Mr. Peters made the motion to approve the December 11, 2013 meeting minutes as presented; seconded by Ms. Caplan and the motion carried 4-0.

MOTION: Mr. Peters made the motion to approve the January 15, 2014 meeting minutes as presented; seconded by Mr. Deackoff and the motion carried 4-0.

MOTION: Mr. Peters made the motion to approve the February 12, 2014 meeting minutes as presented; seconded by Mr. Roy and the motion carried 4-0.

Mr. Peters noted that the April 9, 2014 meeting minutes state that Ms. Caplan was present and she was not.

MOTION: Mr. Peters made the motion to approve the April 9, 2014 meeting minutes as amended; seconded by Mr. Roy and the motion carried 4-0.

2) Shawsheen Place Update

Mr. Sadwick explained that a conference call took place with all of the parties involved in this matter as well as their lawyers, DHCD, and Mass Housing. They are in the process of reaching an agreement and are working to determine a way to keep the 77 units on the inventory. Mr. Roy noted that of the 77 units only 19 are affordable; however, only 7 of the 19 affordable units were being rented as affordable. Mr. Sadwick explained that this project lost its 40B status in 1988 and has been operating based on other agreements that were made. They are trying to determine where the filing will occur: through Mass Housing or through a local initiative from the town to DHCD.

Mr. Peters feels the town should not continue to try to work with the new owners as they have already asked the tenants to leave. Mr. Deackoff disagreed with this and noted that pulling out of the deal would show bad faith. Mr. Peters noted that he feels it was bad faith for them to throw out the Section 8 tenants and that there is no guarantee that they will rent 19 at affordable rate. Mr. Deackoff explained that it is technically no longer a 40B and there is no formal agreement in place. Mr. Sadwick explained that if the deal goes through a regulatory agreement would be put in place. Mr. Roy asked who will oversee this and Mr. Sadwick explained that the overseers would be either DHCD, Mass Housing, or the Tewksbury Housing Authority.

Ms. Caplan asked why the process has taken so long and noted that it has been over one year since the town offered \$1.9 million and, at this point, feels that a deal will never be reached and the units will never be accounted for. Mr. Deackoff explained that the parties involved are trying to determine a way to do this legally and noted that the property owner paid market price for the building.

Mrs. Reed asked if the members are concerned that the money is being tied up on this matter and can be used elsewhere. Ms. Caplan confirmed this and explained that she is also concerned that the units will not be maintained as affordable. Mr. Roy asked who is paying for the attorneys and Mr. Sadwick explained that the property owner is.

3) Habitat for Humanity Update

Mr. Sadwick explained that the Purchase and Sales Agreement is expected to be executed soon. The project has been moving along and is anticipated to begin sometime in the fall.

4) Villas at Meadow View Update

Mr. Deackoff noted that Ms. Maniscalco had sent out an email providing an update on this matter. The Occupancy Permit was issued last week. To date, 19 units have been rented and they are expected to move in on July 1. It is expected that all of the units will be rented by August. The ribbon cutting will likely not take place until some of the units have been occupied.

Mr. Peters requested a walkthrough of the facility. It was suggested that this be discussed with Ms. Maniscalco.

5) Strategy for LHP next project

Mr. Sadwick provided the members with a copy of a list of the projects that the LHP has worked on. Mrs. Reed noted that the LHP did not work on inclusionary zoning and that it was the Planning Board. Mr. Sadwick suggested Mrs. Reed send him her edits.

Discussion took place on veteran's housing. Mrs. Reed explained that the previous veteran's housing project that was being discussed feel through as some felt putting this type of a community on Livingston Street would not be ideal. Mr. Roy asked if there is another possible location without the State being involved and Mrs. Reed noted that there could possibly be and explained that other models of veterans housing could also be discussed such as group homes.

Mr. Sadwick explained that the deal with Common Ground and the Motel Caswell has fallen through and they are actively searching for another site. Common Ground has been made aware of how much the Town is willing to spend. The town would purchase the land and Common Ground would build on the site. Mr. Deackoff requested Common Ground look into town owned land as a possibility.

Discussion took place on the recent sale of the Motel Caswell. Mr. Peters noted that a bowling alley is being proposed. Right of first refusal has been given on the Caswell home located next door. Mr. Peters noted that the deal also includes the building next door that currently operates as Miracle Ear.

Old Business

There was no old business.

New Business

There was no new business.

Adjourn.

MOTION: Mr. Deackoff made the motion to adjourn at 8:24 p.m.; seconded by Ms. Caplan and the motion carried 4-0.