

**TOWN OF TEWKSBURY  
LOCAL HOUSING PARTNERSHIP MEETING  
January 14, 2021**

**Call the Meeting to Order**

Due to the Open Meeting Law policy set forth by the Governor during the current State of Emergency the meeting will be held as a virtual meeting.

Ms. Reed called the meeting to order at 7:00pm. Members present at the meeting were Nancy Reed, Vincent Fratalia, Laura Caplan, Melissa Maniscalco and James McMullen. Also in attendance were Steve Sadwick and Anna McGinty. Anne Marie Stronach joined the meeting late. Paula Blois did not attend.

**1. Approval of Minutes**

**MOTION:** Mr. Fratalia made a motion to approve the Jan. 15, 2020 meeting minutes. Ms. Maniscalco seconded the motion. Motion unanimously approved based on roll call with Nancy Reed, Vincent Fratalia, Laura Caplan and Melissa Maniscalco voting to approve.

**2. Discussion about Administrative Assistance.**

Mrs. Reed discussed her conversations with Steve Sadwick and Richard Montuori about various options to consider for getting assistance for the committee/town. There are regional affordable housing groups in our area. One is centered in Reading – Metro North Housing Group - covering Woburn, Reading, No. Reading, Saugus and Wilmington. The other is centered in Concord and covers Burlington, Acton, Bedford, Concord, Lexington, Lincoln, Maynard, Sudbury, Wayland and Weston.

Steve Sadwick and Nancy Reed participated in on a virtual Metro North meeting to see how the group worked. They are centered on record keeping, monitoring of units and compliance with DHCD regulation – not addressing production of affordable units. Mr. Sadwick and Mrs Reed later met with Liz Rust, the affordable housing consultant working with both regional groups, to see what her recommendations might be. Liz mentioned that the town could develop a Trust Fund Action Plan or a Development Corporation for Affordable housing. It was discussed that these do not directly help us produce affordable housing units.

One other option discussed was to see if NMCOG, through Director Beverly Woods, can assist us in planning. The thought is that her office could manage a regional group with DLTA ( District Local Technical Assistance ) funds, once approved by the State. This RFP should go out by the end of January.

Mr Sadwick noted that Liz Rust mentioned that David Hedison, of Chelmsford Housing Authority is a great resource and that he manages a non-profit for housing there. Mrs Maniscalco agreed.

**3. Update 5 Year Housing Plan 2017- 2022 July** – This is a reminder note, most likely NMCOG will be brought in to do this as in the past.

**4. Other Business**

Melissa Maniscalco mentioned that she was contacted by the owners of 2122 Main Street, next to Donna's Donuts, regarding the affordable units on the approved site plan. Other approved sites were discussed as to their status, such as the former Discount Madness. Also, the former police station location was discussed as having 18 units with some affordable.

Mr. Sadwick mentioned that the Governor has signed the Economic Development / Housing Choice bill that allows changes in zoning that involve housing to be a simple majority rather than 2/3rds majority at town meeting.

Laura Caplan asked about the status of the Trahan School reuse and reiterated that it would be a great location for some affordable housing and park area as had previously been discussed by the committee.

Mr. Sadwick mentioned that the town has applied for a Housing Choice Grant for sidewalks on Rt 38 from Victor Drive to Colonial Drive.

**MOTION** by Mr Fratalia to have the Chair send letters of support for this grant to our 3 state legislators. Motion was seconded by Mrs. Maniscalco. Motion unanimously approved based on roll call with Nancy Reed, Vincent Fratalia, Laura Caplan, James McMullen, and Melissa Maniscalco voting to approve.

### **Veteran's Housing Update**

Mr. Fratalia updated the Partnership of the development at 1660 Main Street. Soldier On Veterans group will be driving the project and they are looking to come to our February meeting. Mrs Reed will follow up to get our next meeting scheduled and let all know when it is so they can plan accordingly.

### **5. Adjournment**

**MOTION:** Mr. Fratalia made a motion to adjourn at 8:10 pm. Motion seconded by Ms. Maniscalco. Motion unanimously approved based on roll call with Nancy Reed, Vincent Fratalia, Laura Caplan, James McMullen, and Melissa Maniscalco voting to approve.

**Approved as amended: May 19, 2021**