LITTLETON AFFORDABLE HOUSING TRUST MEETING
TUESDAY, NOVEMBER 12, 2019
6:30 p.m.
ROOM 103
SHATTUCK STREET TOWN OFFICES
37 SHATTUCK STREET

Present:
Absent:
Guests:

Proposed Agenda

1. Discussion – 245 Foster Street – Nordblom property potential development

2. Rental Voucher Program
   A. Review Applications
   B. Vote on Approving Applications

3. Assabet Regional Housing Consortium
   A. Review Funding Request
   B. Vote on approving funding request

4. Littleton’s Perspective on Housing Choice Initiative

5. What’s Next?
   A. 1-year/5-year AHT Work Plan
   B. Grant Program – Stow example
   C. Affordable Unit Buy-Down
   D. Other Ideas?

6. Minutes of Prior Meetings: September 10, 2019; October 8, 2019

7. Member Updates

8. Meeting Adjourn

Next Meeting: Dec. 10
Minutes approved 12/10/19

Members Present: Bartlett Harvey; chair, Cindy Napoli; vice-chair, Nina Nazarian; Town Administrator, members Maureen Donnelly, Millie McGovern, and Mark Montanari.

Absent: Angus Michaels
Guest: Maren Toohill; town planner, and Liz Tretiak; Elder and Human Services Director, Robert Long, Nate Long.

The meeting was called to order at 6:39 p.m.

1. Rental Voucher Program:
   a. Review Applications: Tretiak recommended applications #1 and #2, and those were accepted. The applications were from one person low income, 6 points, and a four person household, 8 points. 3 additional applications are in process.
   b. Vote on Approving Applications: voted and unanimously approved applications #1 and #2 for the Rental Assistance Program for a period of 12 months, in accordance with the RAP guidelines: 4:0.

   Cindy Napoli and Nina Nazarian arrived.

2. Discussion – 245 Foster Street - Nordblom property potential development: Land owners Robert and Nate Long were present to discuss the proposed development. The site, close to the train station, consists of 34 acres. They propose to build 220 townhouses/condos, 22 of which will be affordable rental apartments and senior residences. The site will have commuter and retail parking, and commercial/retail units.

3. Assabet Regional Housing Consortium:
   a. Review Funding Request – Harvey will go to the Community Preservation Committee for funding from the administrative fund. Toohill will find out where funding has come from in the past.
   b. Vote on Approving Funding Request – Donnelly moved that the Affordable Housing Trust strongly request that the Community Preservation Committee fund the Assabet Regional Housing Consortium from their administrative fund. Napoli seconded. Accepted 6:0. Should they not fund it, the Affordable Housing Trust will reluctantly fund it.

4. Littleton’s Perspective on Housing Choice Initiative: Discussed the Governor’s bill 3507 “Housing Choice” legislation that would change voting requirements for certain zoning amendments to increase housing density for “starter home” districts, 40R districts, or

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similar. The voting requirement would change from the current 2/3 vote to a simple majority at town meeting, and from a supermajority (4/5) to majority (3/5) for the local board decisions. Donnelly moved that the Affordable Housing trust be in support of the MA House Bill 3507 for a simple majority at town meeting. Montanari seconded it. Passed 5:0. Nazarian abstained.

5. **What’s Next?**
   a. 1 year/5 year AHT Work Plan – Napoli proposed creating affordable housing for veterans. Indicated that the Durkee Farm property has a one unit house, and a barn that could become multi units.
   b. Grant Program – Stow example
   c. Affordable Unit Buy-Down

6. **Minutes of Prior Meetings:** September 10th, 2019; October 8th, 2019; Nazarian move to approve the minutes as written. Montanari seconded. Approved 6:0.

7. **Member Updates:** none

8. **Meeting Adjourn:** Harvey moved to adjourn, and Montanari seconded. Meeting adjourned at 8:35 PM.

Next Meeting: December 10th at 6:30 P.M.

**Documents:**
Agenda
Perspectives on Housing Choice Initiative