



*Office of the*  
**Townsend Housing Authority**  
272 Main St., Townsend, MA. 01469

Chairman: Laura E Shifrin (2021)

Clerk: Carol J Tule (2023)

General Member: Natalie Call (2019)

State Representative: Chaz Sexton-Diranian (2022)

Appointed Tenant Seat: BetteAnn Coleman (2020)

Draft of Meeting Minutes  
Wednesday, June 20, 2018  
Selectmen's Chambers

THIS IS AN OPEN MEETING AND ALL ARE INVITED TO ATTEND

I. Preliminaries:

- 1.1 Meeting was called to order at 7:02 p.m.
- 1.2 Roll Call: Natalie Call, BetteAnn Coleman, Carol Tule, Laura Shifrin and Chaz Sexton-Diranian
- 1.3 The Chair announced that the Meeting is being recorded
- 1.4 Pledge of Allegiance was said by all. Veterans were thanked for their service.
- 1.5 Additions/Deletions to agenda unforeseen prior to 48 hrs of this meeting: NONE.
- 1.6 M/S/and voted to approve the minutes of May 9, 2018 as presented with no change.
- 1.7 Chairman's Report: Natalie Call was appointed by the Selectmen last night and Natalie

has been sworn in by the Town Clerk and now we welcome her as a board member. Carol Tule asked that Natalie share some background that she already has with Veteran's Housing. Which was very impressive. She has already worked with Soldier On. Discussion ensued regarding Soldier On. Since 50 units will only be a drop in the bucket of what we need. Perhaps the Town should be looking into other properties that the Town owns. Town Properties Committee needs to be reestablished by the selectmen.

Laura gave some background regarding our Housing Plan and that we need survey in 2019 to write the 2020 plan which needs to be approved by the Town and also MHP. Hopefully we have staff that will be able to write the plan to be voted on.

Further discussion and the "ownership" piece of the Veteran's Housing—can we do this for a 55 and over facility as well. What a win/win for the town (taxes) and "tenant" (equity building) Discussion on restructure the purpose and goals of the Housing Authority. Need to find the Town Vote and how and what was the purpose of the Housing Authority.

1.8 Update from Chaz regarding update on Diane Glidden. At this meeting there has not been a decision that Chaz had. Laura got a phone call from Ms. Glidden with a totally different view point then stated at the previous meeting.

II. Appointments: NONE.

CC: Kathy Spofford, Town Clerk

Mission: "To promote, maintain and provide housing opportunities for income groups who could not otherwise afford to live here."





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III. Work Session:

3.1 Mail: Carol read Natalie's appointment letter

Mail: Carol decision of the Zoning Board on Glidden application for accessory apartment. However it was for a new construction and would not fit the MHP packet application for renewal for moderate housing. This is probably why Ms. Glidden is now concerned about the entire process and does not want to commit for 15 yrs for moderate housing.

We continue to be in a learning process. The board instructed Laurie to reach out to Beth Faxon, zoning administration and then speak with Ms. Glidden.

3.2 Next Steps regarding Veterans Housing. Need feasibility study funds.

The Announcement of the CEDAC funds 11/30 \$10,000.00 still looking for where it is. Laurie has stated that she sent several emails—all emails and calls went unanswered.

Recap of the past Veteran Housing Partnerships that have been interviewed since July 2017.

Laura announced that she had no idea that the land was no longer owned by the Town. They are owned by the Elder Housing. Run by HUD(money for building) who hired RCAP.

The only benefit to the Town was 86 units of affordable housing.

Again discussion that we currently do own more land on Dudley Rd that will be allowed for additional housing. There are no funds for elder housing. Townsend Woods was the last HUD202 funding in the country. Which is why we began talking Veterans housing 5 years ago because there is a possibility for funding. Laurie directed to speak with the Assessors office regarding the taxation on the Veteran's housing.

Discussion on process: Do we have to do an RFP. Laura remembered no RFP with last project of Townsend Woods. What is the process. Staff did it and we have yet to find the papers

Discussion to have road trip to Soldier on. All agreed to work around a date. No formal meeting in Town Hall for July. Road Trip for July will be posted. Carol to set up July 16th with Soldier On to see one of their properties.

Question re Land Use Coordinator update: Laura stated that the Selectmen have not addressed our concern for changing the LUC with the actual job description. Supposedly there are 2 applicants as of last night.

Laurie to speak with Assessor about opportunities available in Town for people to have an affordable unit.

Laurie to see if someone from Soldier On can come to our next meeting as well as Assessor, Selectmen and our State Representative.

3.3 Chaz DHCD (Department of Housing and Community Development)

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3. Next Meeting Date: August 15, 2018 at 6:30 p.m. for preliminaries 7:00 p.m. for appointments

3. Adjournment: 8:29 pm with announcement of the need for a Videographer (this need continues to be advertised on the THA website on Town page.

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