

**Town of Wayland
Economic Development Committee
July 23, 2013
Meeting Minutes**

Members present:

Jim Grumbach
Jean Milburn
Sam Potter
Becky Stanizzi
Nick Willard

Guest present: Amy Schectman, Jewish Community Housing for the Elderly (JCHE)

Public: Ed Collins, Cynthia Hill, David Hill, Molly Upton, Linda Segal

Meeting was called to order at 8:37 in the Senior Center (Planning Office was locked due to vacation schedules; signs were posted as to venue change)

Meeting followed agenda order as follows:

- 1) Public Comment – None at outset
- 2) Approve Meeting Minutes - Review/Approval was tabled until after EDC Guest (see below)
- 3) EDC Guests
 - i) Amy Schectman, Jewish Community Housing for the Elderly (JCHE)

Ms. Schectman, director of JCHE, attended to speak about JCHE's potential interest in the Route 20 site, and to discuss JCHE's senior housing model and Shillman House, their recently completed project in Framingham (a handful of prior Wayland residents live there)

 - JCHE runs entirely as a non-profit, has over 1200 non-denominational senior rental units in greater Boston, with 1500 residents
 - Only 3% of JCHE tenants per year leave to go to assisted living or a nursing home – the goal is to provide true age-in-place living with affordable, supportive senior housing
 - JCHE's current preference is to focus on a mixed income model, with some market, some low income and some deeply subsidized rental units – Shillman House reflects this mixed income model
 - A mixed income model allows market units to help subsidize lower income units; it also provides security that if a market rate resident outlives his/her retirement savings, they can stay on a lesser income basis if necessary, they do not lose their housing
 - Shillman House is 150 units, in a single building, primarily 4 story, a green project with geothermal heating, solar and super insulation; the \$25 million project was funded with donations, grants, loans, tax credits and modified loans.
 - Shillman amenities are plentiful: 10,000 sf common areas, incl meals/dining room, bistro/café area, fitness center, meeting rooms, small convenience store, all operating

as non-profit. Services are extensive: on site staff on call 24/7/365, social workers, fitness staff, social and educational programming, shared professional services, shuttles

- JCHE raises \$1.2million per year, most covered by philanthropy, to cover services and programming in order to break even (unique in non-profit world)
- JCHE's "sweet spot" is 150-250 units, to allow 2 full-time social workers with 2 dwelling units on site ("170 squeezes by, while 200 is better")
- At Shillman, typical rents are:
 - Market rate units (60 units – typ size 650sf 1BR and 960sf 2BR) are 1BR \$2400 to 2BR \$3600/mo, which include daily breakfast & dinner and weekly housekeeping
 - Tax Credit / Mid-Low Income units (40 units) rents (max 60% Area Median Income) are \$1050 and \$1120, which includes utilities
 - Highly subsidized units (50 units – maximum 540 sf, and max 30% AMI) have the same rents as Mid-Low, however, the government subsidizes the shortfall from 30% AMI to the mid-low income rents.
- One bedroom units are most popular (initial prediction was that 2BR units would lease better, however, lower price point has been more attractive)
- Desired attributes: ability to get out and about, public transit, main road, stores access, ability to engage in neighborhood. Possibly co-locate a senior center, or restaurant or other public use to encourage shared wider community use? Walking trails on site not as critical.
 - >> EDC to confirm with Sarkis the status of MWRTA buses in Cochituate and if service is pending to Town Center
- Parking was required 1:1 by Framingham – actual use much lower, back parking lot is always empty. One space for every 3 units would suffice there. Initial guess is perhaps 1 for every 2 units may work for Wayland? – further study needed
- JCHE properties do pay property taxes, just as any for-profit property owner would. Amy to pull out Shillman House and other properties' assessments for reference.
- What about recent DHCD funding changes? Amy confirmed DHCD's first priority now is workforce housing; market rate independent senior housing (non-subsidized) is low priority in terms of funding. However DHCD has maintained affordable, subsidized senior housing as a priority, since it is in the state's financial interest to provide affordable housing for seniors instead of paying for expensive nursing home care.
- Amy worked at DHCD in the past, has significant knowledge of policies and procedures. Federal funding has gotten harder, although HUD appropriation bill is currently in the works for new 202 (deeply subsidized senior) housing. [If it does not pass, it will limit the possibilities for the most deeply subsidized senior housing.]
- DHCD grants may be less available than in the past, however tax credits, a primary source of funding, are still available. 4% credits are not limited and projects can get as many as they want. 9% tax credits are competitive – but JCHE has an edge that they are willing to raise significant private funds. (All tax credits are via DHCD, but not DHCD funding per se, so are not subject to state funding).
- Amy discussed, having been on both sides of the table, whether EDC may be better served choosing a developer and bringing that developer to Town Meeting, or getting approvals and putting out to RFP. Typically designating a developer would not be recommended, but it may be useful in this case? She would be willing to undergo such a process, she has done it before.

- EDC to provide JCHE with site plan and links to info on website, for JCHE to review site and provide preliminary site layout ideas. (River Road site was briefly discussed as an alternative option) With smaller overall unit sizes and less parking, overall density could be reduced. Buildings may be separate, but would need to be linked so that seniors do not have to walk outside between buildings in poor weather.
- Public comment: Linda Segal asked if JCHE was interested in or would consider the 50-unit Katie Barton site in Cochituate; Amy responded there may be some synergy with a larger project at River's Edge?
- EDC comments: Amy brought JCHE collateral materials, but noted all info can be found on website, so website link will be posted to EDC web page.
 - JCHE appears to be a very good fit for Wayland, filling a niche that is currently missing.
 - EDC to discuss next steps at next EDC meeting, including the appeal of possibly moving forward with JCHE to future Town Meeting and what this may entail. [Public comment echoed this sentiment] Fall town meeting would be too soon; it would, by necessity both for EDC and JCHE, mean next spring.
 - Question was raised as to whether JCHE program would fit under existing zoning/design guidelines. Parking should be addressed to allow lower parking counts. Zoning should be confirmed to specify a *minimum* of 2/3 age-restricted housing, not a *set rate* or *maximum*, to allow 100% age restricted (JCHE preference).

ii) Kevin Giblin, Brendon Homes
Did not attend; will attend next meeting

2) (tabled earlier)

Approve Meeting Minutes:

May 30 Meeting Minutes were approved 4-0, plus one member not in attendance for May 30 abstaining

Meeting Minutes of June 20 were approved 3-0, plus two members not in attendance June 20 abstaining

4) EDC Priorities

a) River's Edge Wayland (Route 20 Septage / DPW Site proposal)

i) Wireless Communication District review

Jim Grumbach to reach out to potential wireless consultants by next meeting, to locate a consultant to complete a formal review of impacts on wireless district if River's Edge were to be built.

Jim noted that, per email from Sarkis, that Verizon would like to locate in Wayland, however it is not interested in Wayland Center (it's likely already located there, on Sudbury monopole). Verizon is interested in Cochituate, north and east Wayland. This will likely be typical of most cell companies; however it does not reduce the need or value of testing out the Wayland Center wireless district to confirm it still remains a viable district for the Town vis a vis River's Edge.

ii) DPW / Route 20 / River Road siting review

Draft summaries and data have been reviewed informally with Fin Comm, BPW, Housing Authority etc. Input still pending from BPW/DPW/PMBC, and from Brendon Homes on the housing alternative values. Goal is to continue to collect info, and finalize, for EDC

to be able to present to BOS in August. [Public comment: DPW is reportedly giving update on DPW project at next BOS meeting.]

- iii) Housing density / sample project tours – August
Per Amy Schectman, JCHE is happy to provide tour of Shillman House; Charlie Raskin (Shillman resident and prior long-time Wayland resident) is back from vacation in August to be able to provide tour as well
- iv) Town Meeting questions and other follow-up
 - (1) Draft informational summaries: Sudbury agreement termination, demolition, project wastewater, stormwater
On back burner informational “to-do” list; to be completed in coming weeks.
 - (2) Wetlands / Con Comm
An ANRAD still needs to be completed on the Rt 20 site so that we have full information on the wetlands and riverfront boundaries affecting the site. Concern was spending further funds without two-thirds affirmative vote; however, this task was planned in original due diligence scope, we just were not able to complete it since wetlands delineation is not allowed Oct – April each year. Also, regardless of whatever goes on Rt 20 site, full knowledge of the site is needed. Motion made to proceed with ANRAD on Rt 20 site, seconded, approved 4-1. Sam to follow up.
Public comment: Linda Segal noted that Tom Sciacca plans to appeal wetlands decision on access road.
- v) Outreach to potential equity sources
Not discussed; next meeting

Public Comment/ Follow-up Discussion:

David Hill found this EDC meeting very informative, and recommended that EDC work with Waycam to record future meetings, since he had to take the morning off from work to attend. [NB: This morning meeting was scheduled for Amy Schectman’s schedule; meetings will return to evenings next week. David noted value of meeting regardless of timing, to have the ability to watch meetings at home]

Next meeting was scheduled for Thurs August 1 @ 7pm. Sam to follow up with Brendon Homes for Kevin Giblin to attend.

5) Adjourn at 11:28 am.

Minutes respectfully submitted by R. Stanizzi.