

## **WAYLAND HOUSING AUTHORITY MEETING**

### **Joint Meeting with the Wayland Housing Partnership**

**March 3, 2014**

Wayland Housing Authority: Mary Antes, Russ Ashton, Jackie Ducharme

Wayland Housing Partnership: Mary Antes, Kathy Boundy, Rachel Bratt, Chris DiBona, Pat Harlan, Fred Moser, Armine Roat, Betty Salzberg

Guests: Ellen Brideau, Julia Junghanns, Sarki Sarkisian

The meeting was called to order to discuss options regarding the town's affordable housing accessory apartment bylaw. A representative from DHCD was not able to come but Sarki, Brian Boggia, and Mary Antes had a conference call with Toni Hall at DHCD. She was not optimistic but she did say that a home-owner could opt out of the regulatory agreement at any point. This means that a landlord could terminate the affordable accessory apartment agreement before the 10 year (or more) requirement was complete. Incentives such as help with the cost of septic improvements, tax breaks, and the use of CPC funds were discussed.

Before Sarki left, the members discussed what should be required of a developer who wants to develop the affordable units off-site instead of within his/her development as required by the incentive zoning bylaw. At the present time, the developer of Covered Bridge has bought two houses off-site for a total of five bedrooms. He is considering converting the garage of one house into a one-bedroom unit. There was agreement that a one-bedroom unit was not desirable. It was the consensus of the members of the Housing Authority that a developer should provide double the number of bedrooms off-site as planned onsite.

There Rivers Edge warrant article was talked about. It was moved, seconded, and voted to support Rivers Edge (Ducharme/Ashton). The vote was 2-0-1 and was later changed to 3-0.

There was a discussion of the transfer of land on Doran Road under the jurisdiction of the Board of Selectmen to the Recreation Department. It was moved, seconded, and voted to support the land transfer. The vote was 1-2.

The Affordable Housing Trust article was discussed. It was moved, seconded, and voted to support the Affordable Housing Trust in Wayland, assuming that provision (d) was included as in the draft we reviewed: "to purchase and develop more than two dwellings which must be approved by the Board of Selectmen and the Planning Board." The vote was 3-0.

The two boards expressed interest in meeting two times a year, one of which would be before Town Meeting.

The meeting was adjourned at 9:15 (Ashton/Ducharme)