

## Minutes Housing Partnership January 11, 2010

The meeting was called to order at 7:30 pm. Present today were Mary Antes, Kathy Boundy, Rachel Bratt, Dan Brown, Marty Nichols, Betty Salzberg, Maddie Sifantus and David Wong

Rachel Bratt moved to approve the minutes of October 19 and November 9 and Marty Nichols seconded. The minutes of both meetings were approved unanimously. There are no minutes for December 2009 since a quorum was not present at the meeting.

The article on the proposed transfer of land on Stonebridge road should be put in the Spring Town Meeting Warrant by the DPW or the Planning Board. This land is proposed to be turned over to Habitat for Humanity. Maddie Sifantus said the clergy are ready to support such an article. Mary said that a meeting of the land use committee (representatives of several departments in town) concerning this is scheduled in February and will include Habitat members.

There was a question as to whether Maddie Sifantus, who has been representing the clergy on a "temporary basis" for three years is a sworn-in member of the committee. Maddie will see Lois, town clerk to clarify this.

Betty agreed to contact John Thomas, who has not been attending meetings, to see if he still wants to be on the committee.

Mary walked the Doran Road property with Tom Fay. Mary said that Fay said that the selectmen will have a meeting with abutters about this project.

There was no enthusiasm for moving the historic house on Wayland Forest (137 Boston Post Road) to another location and using it for affordable housing. This is because we don't know how much it would cost to move it and fix it up and we don't have land to move it to. Members thought it would probably be too expensive to move any distance.

The suggestions made by Mary and Rachel a year and a half ago on accessory apartments were reviewed. It was decided to keep three of the suggestions. These allow a new construction to have an accessory apartment (as was proposed for the Michael Road development) and also would reduce from ten to five years the amount of time an accessory apartment under WHA rental assistance would have to stay in that program. It was hoped that making the change at a town meeting would alert people in town that they can have accessory apartments.

The master plan review committee has discussed this issue and has pointed out accessory apartments as a way to help elderly people stay in their homes in Wayland.

The suggestion of town planner Sarkis Sarkisian to have Dev Hamlen purchase for the town of Wayland a house on the corner of school street and route 30 was viewed

favorably. No vote was taken on this issue. It was felt that more information about the house and its financing had to be presented formally. Mary reiterated that anyone satisfying the inclusionary law must pay for equivalent housing off-site. Hamlen is pricing his lots at more than twice the cost of this house. So we have to know what the house costs and what it costs to fix it up and what else Hamlen would pay for, before suggesting that he has satisfied his obligation under the inclusionary law.

A discussion about buying low-cost houses in general took place. Real estate prices are relatively low right now and it might make sense to buy some houses with CPA money or funds from inclusionary law developers and then sell them or use them as rental properties satisfying the 40B law.

The idea of an affordable housing trust so that existing housing could be bought without going to town meeting was viewed favorably. The idea would be to put money from developers like the town center developers or any inclusionary housing developer who is paying for off-site affordable housing into a fund. Also, the required 10% CPA money each year to be used for housing could be put in the fund. Then when a suitable house came on the market, the fund could be used immediately to buy the house, without going to town meeting. No vote was taken on this issue.

There should be an article on a housing fund put in the Spring Town meeting warrant. There was such an article last fall, but it was passed over. Some town residents thought the wording gave the selectmen too much power to make decisions about affordable housing projects.

We looked at the Housing Production Plan of 2005. A revised plan needs to be submitted to the state. The 2005 one expires March 23, 2010. No credit for affordable housing progress is possible without a revised plan. The town planner is aware of this and has some ideas about additional places affordable housing could be put. He has suggested a further modification of the MultiUse Overlay District zoning law to allow a large rental project with 25% affordable units in the MUOD.

The meeting ended at 9:15 pm.

Betty Salzberg