

Minutes Housing Partnership May 3, 2010

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

The meeting began with a presentation by Hank Rauch of Habitat for Humanity to explain the upcoming warrant article to sell three acres of land on Stonebridge Road for use for constructing affordable housing. Four units in two duplexes are proposed.

In the audience were several people who wanted to become involved, including a woman who had just moved to Wayland from Maine and had helped build five Habitat Houses there. Brian Boggia of the Wayland Housing Authority was also there as well as a reporter from the Crier.

Rauch explained that the four units would be counted in the affordable housing inventory for Wayland under the state 40B law and would be deed restricted.

He provided the following background information about how a Habitat project generally works: Habitat manages the 30-year mortgages, which are interest-free; the amount of the mortgage depends on the finances of the future owners. The mortgage payments, utilities, tax and insurance should be 30% of the family income. If a homeowner had a set-back like losing his/her job, Habitat will talk to the individual and may give him/her a mortgage-free time period to get back on his/her feet. Habitat's aim is to make the home owners succeed.

Habitat has both volunteer and paid professionals to supervise volunteer crews. Over 1000 people worked on the Sudbury Habitat house on Dutton Road. One of the goals of Habitat, as exemplified by the Sudbury experience, is community-building.

Although teenagers are welcome, state laws require that they be at least 14 years old to work on a construction site. However, younger children can help in other ways. They can help in fund-raising, or help feed construction volunteers, for example.

Rachel Bratt made a motion that the Housing Partnership support the Habitat article (article 24) in the town meeting. Maddie Sifantus seconded and the vote was unanimous.

Mary Antes will present the lead argument at town meeting in support of article 24. Mary will also see that there are handouts with a map of the Stonebridge property Habitat proposes to use.

Maddie Sifantus will also speak and will see that a member of the Wayland clergy who also lives in Wayland speaks as well. Maddie suggested Jim Pocock of the Congregational Church. Maddie is a clergyman who lives in Wayland, but her Church is not in Wayland. She reported that all the clergy at the last Wayland Clergy association meeting were enthusiastic about the Habitat House.

Rachel had some corrections to the April 12, 2010 minutes. Dan Brown moved approval of the April 12 minutes with Rachel's corrections. Mary seconded the motion and the vote was unanimous.

In the April 12 meeting, we voted to oppose Article 15, transferring the Doran Road parcels to the Conservation Commission and the Wastewater Management District Commission on the ground that the transfer was premature and that a proposed planning use of the study of the parcel was warranted. Mary told us that Susan Weinstein of the Housing Authority will present the initial speech opposing the article.

Mary's letter to the editor opposing Article 15, based on it being premature and uninformed by a proposed study of the parcel, including some suggestions from Fred Turkington, was discussed. Rachel had several additional suggestions for wording.

Kathy Boundy moved to accept the letter to the editor written by Mary and amended by Rachel at this meeting. Dan seconded the motion and the vote was unanimous. The letter will be signed by both the housing partnership and the housing authority.

Betty was asked to contact John Thomas and David Wong who have not been attending regularly.

The meeting ended at 9:30.

Betty Salzberg