

WAYLAND HOUSING PARTNERSHIP

Minutes –October 15, 2012

Submitted by Rachel G. Bratt

Unanimously accepted – November 19, 2012

Attending: Mary Antes, Kathy Boundy, Rachel Bratt, Dan Brown, Marty Nichols

Members of the Wayland Housing Authority (in addition to Mary Antes): Jackie DuCharme, Russ Ashton, Brian Boggia, Executive Director

Other: Pat Reinhardt, Chair, DAAC

Meeting called to order at 7:32

1. Marty moved approval of minutes from meeting on September 10, 2012. Kathy seconded. Minutes unanimously approved.
2. Rachel provided an update on the tentative proposal that was discussed at the last DAAC meeting, which likely will include no housing to be built on the 7+ acre parcel under study; 4 existing homes would, however, be proposed to be acquired from the general area for use as affordable housing. Despite a majority of DAAC members having, in the past, indicated that they would support a proposal with an on-site housing component, Rachel indicated that DAAC members are currently articulating at least two major concerns about housing on-site: (1) The political infeasibility of such a proposal being approved at Town Meeting, given the strength of the neighborhood opposition; and (2) The fact that most of the land is under the control of the Recreation Commission, and the representative on DAAC from that group, Brud Wright, has indicated his strong opposition to on-site housing. The Rec Commission would need to vote to release the land for housing, something which seems very unlikely. The remainder of the parcels are controlled by BOS/tax title.

Additional details of the proposal were provided by Pat Reinhardt, with comments provided by Jackie DuCharme and historical context of the parcel provided by Russ Ashton. Pat explained that the consultants had found that the development of a small number of units, with appropriate septic facilities, would not have any adverse impact on the pond, a concern that had been raised by neighbors at the outset of the discussions. Jackie urged a paradigm shift in the way that the town thinks about affordable housing, which would entail the purchase of existing units that could be converted to affordable housing, rather than the development of new housing. She also underscored that many of the local residents feel that the Dudley Road parcel is the only open space in that neighborhood, since many homes have very small yards. Rachel commented that she felt that a compromise proposal could easily accommodate the housing and leave the great majority of the land as open space for passive recreation, a community garden, tot lot etc. Rachel indicated that the discussion would continue after the meeting with Ed Collins.

3. Ed Collins, the selectmen appointed to work on housing issues, joined the meeting at about 8:10. After introductions, Ed indicated that he was a big fan of Chapter 40B and that he supports

rental housing. He was interested in learning what we would like the selectmen to do concerning housing. Mary Antes briefly described the work of the WHA and Rachel outlined the types of activities in which the WHP is engaged. She also gave Ed a folder with several documents pertaining to the work of the WHP and concerning affordable housing in Wayland. There was some discussion about the desirability of the Town creating an Affordable Housing Trust and of the WHP's desire for the selectmen to create a committee to, hopefully, draft an article for a future Town Meeting. The WHP proposes that such a committee include representatives from existing key committees and with citizen representatives from diverse areas of town.

4. After the meeting with Ed, the discussion on the DAAC proposal continued. Each member of the WHP expressed their view about whether Rachel should vote to support a proposal that does not include at least four units of affordable housing on-site. Several members voiced skepticism about the likelihood of off-site units actually getting acquired for affordable housing. Marty moved that the Wayland Housing Partnership not support any recommendation from the DAAC that does not include at least four units of affordable housing on the Dudley Area parcel. Seconded by Kathy. Motion unanimously approved. Rachel then offered that Betty Salzberg, who was out of town, had communicated via email that she would not be in favor of Rachel voting for any proposal that did not include housing on-site.
5. Mary reminded everyone of the fund-raiser for Habitat, this coming Saturday evening at Russell's. She shared the disappointing news that the project will need to be re-advertised because the prior notice failed to state that the proposed units are in an aquifer district. Given the maximum turn-around time that the ZBA has to make a decision, ground-breaking before the spring is becoming less and less likely. Fund-raising for the project is continuing, with some good financial support being provided.
6. Rachel will invite Becky Stanizzi of the Economic Development Committee to our next meeting to discuss the findings of the feasibility study concerning the Route 20 site, currently being called Rivers Edge.
7. Concerning new members, Rachel noted that she has been in touch with Fred Moser, Clergy Association, and that he likely will look for a lay member from one of the congregations to serve as their representative. Lois Toombs indicated to Rachel that this would likely be a good solution. Mary is in touch with David Wong and she will explore possible new members with him. Members agreed that including a person from the Asian community would be desirable. A question was raised (again) about whether Tripp Jones or Becky Regan might be interested in joining. Rachel said that she would explore those suggestions. We forgot to ask Kathy whether she would contact the new family at the Nike housing; perhaps someone there would be interested in joining our committee.
8. Next meeting: November 19, 7:45.
9. Dan moved to adjourn at 9:23; seconded by Marty.