

WAYLAND HOUSING PARTNERSHIP

Minutes –November 19, 2012

Submitted by Rachel G. Bratt

Unanimously approved, January 14, 2013

Attending: Mary Antes, Kathy Boundy, Rachel Bratt, Dan Brown, Fred Moser, Marty Nichols, Betty Salzberg

Meeting called to order at 7:50

1. Members introduced themselves to our new member, Rev. Fred Moser, who is a member of the Wayland Clergy Association and will be the representative from that group. [Note: in a separate email communication from Town Clerk Lois Toombs, the chair was told that the Board of Selectmen had made the appointment official at their meeting held at the same time as ours.]
2. Marty moved approval of minutes from meeting on October 15, 2012. Mary seconded. Minutes unanimously approved.
3. Mary provided a brief update about the fund-raising efforts for the Habitat project. A total of \$712,000 is needed; one-half of that must be raised by the town, with CPA funds covering the rest. Of the CPA funds, \$150,000 comes as a grant, the remainder must be matched dollar for dollar through fund-raising. \$213,000 is needed by ground-breaking, which will likely not take place until the spring. Of the 4 units, 2 will go to eligible households with Wayland connections, the other 2 to anyone eligible. There is a fund-raiser on Thursday, Thanksgiving, accompanying the football game. Rachel and Betty will help with that.
4. Rachel noted that the final DAAC meeting is scheduled for December 10. Based on the last set of conversations, she does not think that there will be any affordable units included in the plan. As discussed and voted on at the last meeting, Rachel will oppose any plan that does not include at least 4 such units. Mary said that the Wayland Housing Authority had had a similar discussion and vote, with the vote being 4 to 1; thus, the majority of WHA members concur with the WHP that we should not support any plan without at least 4 affordable housing units.
5. Becky Stanizzi, Chair of the Economic Development Committee, presented the findings of the feasibility study concerning the Route 20 site, currently being called Rivers Edge. She noted that \$360,000 had been allocated from the town for a feasibility study. There were, in their minds, two possible “deal-stoppers”—environmental and market issues. The study has now complete and can be found on their website. She provided two summary statements, which she discussed.
6. Concerning the environmental issues, while there will be some modest clean-up, none of the problems appear to be particularly onerous or project-threatening. Concerning the market, if all 216 units were not age-restricted, all units could be easily filled. However, if all units are age-restricted as was planned, it could be more difficult. The best option appears to include a majority of age-restricted units (75%) with the remainder set aside for any household. 25% of

each group of units would be rented to households at 80% or less of area median income, thereby enabling the entire development to count toward the town's 10% goal. They are eager to keep the overall bedroom count down, so that overall costs will be kept down. Their feeling is that, for a market rate 3-4 bedroom unit, most households would choose to buy, rather than rent, since the rental cost (likely around \$3000/month), would discourage renting.

7. The next step is to begin to layout what the buildings would look like on the site. Their hope is to do all the pre-approvals and to get whatever zoning changes needed at town meeting, before selling the land to a private developer. This will expedite the development process.
8. Marty asked about the feasibility of using Mass. Chapter 40R. Becky's response was that it was likely not worth it, since the process is time-consuming and likely there would not be sufficient net benefit.
9. Sudbury is on the hook for ½ of the demolition costs of the septic facility. Fred Turkington is working with them on those details.
10. Members praised the work of Becky's committee and thanked her for her presentation.
11. Mary noted that Jackie DuCharme raised a question about accessory apartments. Mary and Rachel had marked up our existing by-law with some suggested changes. These had gone to the selectmen several years ago, but there has been no response. Mary will talk to Sarki about the status.
12. December meeting will not take place; Next meeting: January 14, 2013, 7:45.
13. Dan moved to adjourn at 9:15; seconded by Kathy.