

WAYLAND HOUSING PARTNERSHIP

Minutes –March 11, 2013

Submitted by Rachel G. Bratt

Unanimously approved May 13, 2013

Attending: Mary Antes, Rachel Bratt, Fred Moser, Marty Nichols

Absent: Kathy Boundy, Betty Salzberg

Guests: at 8:00, Steven LaFerriere, Brian Boggia, Kevin Goodman

Meeting called to order at 7:46

1. Mary moved approval of minutes from meeting on January 14, 2013. Fred seconded. Minutes unanimously approved.
2. Marty nominated Rachel Bratt to continue as chair of Wayland Housing Partnership Chair; Mary seconded. Re-elected unanimously.
3. Mary provided a brief update about the Habitat project. The ZBA met on February 26 and has requested some changes in the stormwater management plan. This will further delay the ground-breaking, with the likely earliest date now pushed back to June. Fred asked whether there is a need for additional church participation on the Habitat committee. Mary indicated that that would be great.
4. Concerning the Dudley Area Advisory Committee, Rachel said that there had been no meetings and no communications. She had provided written feedback to the draft final report produced by Tighe Bond, but the revised final report has not yet been sent to DAAC members. She expressed continued frustration about the unlikelihood that the final plan recommended by committee members would include any housing on the site.
5. Under “other new business” Mary raised a question about whether WHP should take a stand in relation to the articles to be discussed at the upcoming Town Meeting, concerning the re-use of the Route 20 septic facility. Since our guest speaker arrived, we agreed to postpone that discussion until after that part of the meeting.
6. Steven LaFerriere, Metro West Collaborative Development, a regional housing nonprofit located in Watertown, joined us at 8:00 to discuss how we may be able to connect with them. Steve provided an overview of the origins of his organization. Five community-based organizations got together in 2008 and applied for funding from Mass. Housing Partnership to explore how they could best create affordable housing in several metrowest towns. They hired a consultant (Louise Elving, Viva Consulting) to help answer that question. The decision was to create a new regional CDC, with a new name and mission. Several of the 5 groups continued under their existing names, such as Watch CDC in Waltham and Belmont Housing Trust, but Watertown Community Housing changed its name and mission and became Metro West Collaborative Development. This organization is committed to helping any of 14 local communities, including Wayland, to produce affordable housing. They are eager to help us reach our production goals and want us to keep them in mind if a potential project arises. Currently, the organization has several projects in various stages of development.

Mary suggested that there might be an opportunity for this organization to help jump-start development at the old Kathryn Barton Nursing Home site. Nothing has been done for quite a

while, since the buildings were demolished. Brian will be in touch with Steve to provide information about how to contact the current owner of that property. Members expressed enthusiasm about the potential benefits of that site being developed by a community-based nonprofit organization, as opposed to a for-profit developer. The hope would be that the former would better take into account the needs and desires of the neighbors in designing the new development. Steve emphasized that they are committed to developing projects with strong neighborhood support.

Brian asked whether Steve's group had had any experience purchasing distressed single family homes for lower income occupancy. Steve explained that this kind of small project is not something that they can afford to do.

Rachel noted that it might have been interesting to have been able to assess the relative advantages of working with Metro West Collaborative Development vs. Habitat (on the new Stonebridge project) if we had been aware of them at the time the decision was made to work with Habitat. However, as noted above, the project may have been too small for them.

We finished this discussion at about 8:40 and thanked Steve for coming to Wayland.

7. We returned to the new business question of whether we should take a stand in support of the articles pertaining to the proposed Route 20 development, known as River's Edge. We discussed the fact that there may be some serious opposition to the overall plan, since the site of the proposed new DPW development may be unsuitable for building, due to environmental problems. This could result in the DPW project being moved to the site of the proposed housing development, with the latter being scratched or drastically reduced in size. Mary questioned whether WHP should be prepared to make a statement at Town Meeting in support of the proposed housing. Marty wondered whether we should be in touch with the head of the committee proposing the housing (Becky Stanizzi, Economic Development Committee). Rachel suggested that Marty do that. Since the WHP will not meet again before April Town Meeting, Rachel suggested that a motion be made to the effect that a member of the WHP be prepared to speak in favor of the proposed affordable housing development, when the two relevant articles are discussed at Town Meeting. Mary proposed such a motion, which was seconded by Marty. Unanimously approved.
8. Fred moved to adjourn at 8:50; seconded by Marty.
9. Next scheduled meeting, April 8, 7:45