

WAYLAND HOUSING PARTNERSHIP

Minutes –January 13, 2014

Submitted by Rachel G. Bratt

Unanimously approved February 10, 2014

Attending: Armine Roat, Rachel Bratt, Pat Harlan, Kathy Boundy, Betty Salzberg, Fred Moser and Mary Antes, Marty Nichols

1. Our meeting had been posted to begin at 7:00 so we could attend the public comment portion of the Board of Selectmen's meeting. Several members presented their opinions on the article under consideration concerning the Dudley Road parcel of land. Members (Salzberg, Roat, Harlan and Bratt) spoke in favor of there being a set-aside for the possible development of housing, as part of any transfer of the land under the control of the Board of Selectmen to the Recreation Commission.
2. At 7:45 members met for the business portion of our meeting. Armine moved approval of minutes from meeting on November 18, 2013. Pat seconded. Minutes unanimously approved, with exception of Marty who had not attended that meeting.
3. About 35-50 people attended the brick-laying ceremony on Stonebridge Road on Saturday, launching the construction phase of the Habitat project. Both Pat and Fred attended; Mary was one of the speakers. Construction will be taking place on Thursdays and Saturdays and there are volunteer opportunities, but sign-up needs to happen in advance. Only about 12 volunteers/day can be accommodated. There is a need for additional people to oversee the construction. It is expected to take about 2 years for the 4 units to be completed.
4. Rachel provided an update on her work to nudge the selectmen to appoint a committee to discuss the Housing Trust issue. She and Mary made a presentation to BOS on December 16 and she met with Interim administrator Robert Mercier and Selectman Ed Collins. She also prepared a one-page hand-out on what the composition and charge of such a committee might be. This had been sent to Mercier. Kathy pointed out a typo...Rachel has recommended a committee of 5 people, not 9.
5. Chris DiBona, Pat's daughter, has expressed an interest in joining our committee, filling the remaining open slot. She has experience managing a mixed income development in Littleton and currently works part-time at the middle school. She would be the appointee from the school committee and will be meeting with them this week.
6. There was a brief conversation about the River's Edge development and the problem of its proximity (some 400 feet) to the Sudbury cell tower. There is a Wayland ordinance that no cell tower should be built within 900 feet of housing. Is this a problem? We agreed to discuss with Becky Stanizzi at our next meeting.

7. Mary noted that she thought all 12 of the 1-BR units above the stores at the Town Center were rented, but she thought some were rented by market rate tenants. The rents are quite high (about \$1200/month) and it is hard to find people who fit the income criteria for affordable units and who can afford that rental. It was also noted that the WHP had been opposed to the developer's request to replace the 25% affordable condo units with these rental units. The latter do not provide housing opportunities for families, while the former would have. The WHP position on that article had been voted down at town meeting several years ago, thereby paving the way for the development of the rental apartments.

Marty moved to adjourn at 8:50; Kathy seconded.

Next meeting: Monday Feb. 10, 7:45 pm