

## WAYLAND HOUSING PARTNERSHIP

### Minutes – May 6, 2014

Submitted by Rachel G. Bratt

Unanimously approved June 3, 2014

Attending: Mary Antes, Kathy Boundy, Rachel Bratt Chris DiBona, Pat Harlan, Marty Nichols, and Betty Salzberg

1. Minutes from meetings of February 10 and March 3 (with correction) unanimously approved, with the exception of Marty who abstained, since he had not been at either meeting.
2. Rachel updated the committee on a recent meeting with Sarki and Steve Laferriere, who works for a regional nonprofit affordable housing development organization, Metro West Collaborative Development. Steve had met with the Housing Partnership over a year ago, to see if we had any development opportunities. At that time, we had mentioned the Kathryn Barton site as a possibility. The purpose of the recent meeting was for Steve to update us on his recent contacts with the owner of the parcel. The owner would like to sell the parcel, which is permitted for 52 rental units (25% affordable), under Chapter 40B. He is asking \$5 million for the property, which both Sarki and Steve feel is about double the market price. The current asking price is way too high for Steve's group to consider. But, he outlined some thoughts about how he would want to develop the site, if they were able to acquire it. He would like to see more than 25% of the units designated as affordable. Although the conversation was purely hypothetical, we discussed various options, including a mixed homeownership and rental development, with some market rate units, as well as a (hopefully) majority of affordable units. The number of units approved for the site, 52, is based on the type of septic facility that would be most cost-effective, handling 10,000 gallons/day. We also discussed a new state requirement concerning a minimum of 10% of the units needing to be 3-bedroom. Rachel said she would get more information about this (see footnote, below).<sup>1</sup> Steve said he would do some additional reviewing of the building permitting materials. He also offered to meet with the Housing Partnership again, perhaps next fall.
3. We briefly discussed the various Town Meeting articles, which passed in April. We are very pleased that the Town now has an Affordable Housing Trust. While there is

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<sup>1</sup> Massachusetts 2014 Qualified Allocation Plan (required for the allocation of federal Low Income Housing Tax Credits), directs all projects seeking funding from DHCD to fit within one or more of the following four priority areas: 1) housing for extremely low income (less than 30% of area median income) individuals, families and seniors; 2) investment in distressed and at-risk neighborhoods; 3) preservation of existing affordable housing; 4) family housing production in neighborhoods and communities that provide access to opportunities. At least 65 percent of the units in a project must have at least 2-bedrooms and at least 10 percent of the units must have at least 3-bedrooms, unless this is shown to be infeasible or not supported by public demand. See p. 2 of: <http://www.mass.gov/hed/docs/dhcd/hd/lihtc/final2014qap.pdf>

disappointment about the result of the Dudley parcel debate, we are pleased that, at least, there is a commitment from the Town for at least \$600K for housing. While this money was already earmarked for housing, it is a substantial sum and it is “on the record” as having to be available before the final four parcels of the Dudley land is transferred to the Recreation Commission. Rachel noted that working with Selectman Joe Nolan to craft the compromise perhaps showed our good faith, collaborative efforts to promote the affordable housing agenda.

4. Mary mentioned continued frustration about there being a long wait (til July) to sign up to help with the Habitat project. This has been an ongoing issue, with the Habitat view apparently being that the longer it takes to get the housing built, the more opportunities for fund-raising and advertising the Habitat project. In contrast, members of the Housing Partnership would like the homes completed as soon as possible, to accommodate the families needing them. Mary noted that building only takes place 2 days/week. Habitat could add a third day if another construction supervisor were available. Pat Harlan said that she was not happy with the request for \$100 for women to participate in Women’s Build week. Others agreed that this did not seem like a good way to go about getting volunteers or fund-raising.
5. Mary mentioned that the Board of Selectmen will shortly be asking the Housing Partnership to name someone to serve on the new Housing Trust. Rachel asked members to think about whether they would be interested.
6. We scheduled our next meeting for Tuesday, June 3 at 7:45.
7. Marty moved to adjourn at 8:55; Betty seconded.