

WAYLAND HOUSING PARTNERSHIP

Minutes – November 18, 2014

Submitted by Rachel G. Bratt

Approved February 17, 2015

Attending: Mary Antes, Chris DiBona, Kathy Boundy, Rachel Bratt, Marty Nichols, Armine Roat, Betty Salzberg, Fred Moser

At 7:50, Rachel called the meeting to order.

Marty moved to accept the minutes of September 30; Mary seconded. Accepted unanimously by all those present who had been at the meeting.

There was a brief discussion on the outcome of the Covered Bridge proposal. Developers withdrew their proposal to locate the affordable units required as part of that development. The two units will be located on-site and will be rentals; ownership will be retained by Mr. Hamlen. Rachel read a letter that she had submitted to the Town Crier in response to a quote in the paper (Nov. 13) indicating that property values would “take a hit” if more affordable housing were to be located in Cochrasset. Her letter (published in Nov. 20 Town Crier) is pasted in below:

In the Nov. 13, 2014, Town Crier (“No off-site units” by Susan L. Wagner), one of the Cochrasset neighbors is quoted as suggesting that if additional affordable units are located in that part of town, homeowners will suffer by taking a “hit” in terms of decreased property values. I disagree with this view. A number of sophisticated research studies have concluded that if housing is well designed, fits in with the surrounding neighborhood, and managed well, affordable housing does not result in negative impacts on the property values of neighboring single family homes. Although I, along with the Wayland Housing Partnership and Wayland Housing Authority, agreed with the neighbors that it was more appropriate to locate the affordable units on-site, at the Covered Bridge location, rather than off-site, this position was based on the intent and specifications of the Town’s Inclusionary Zoning by-law and on the Planning Board’s own guidelines. Our position was not based on concerns about adverse impacts on property values, since such outcomes have not been documented.

Armine was not at the last Housing Trust committee meeting. Mary Antes, who is also a member, reported that there had been 3 meetings so far. The Trust is now an official entity. She reported that they had met with a member of the Sudbury Housing Trust, which has been in existence for 6 years. They feel that the best strategy is to purchase a single house at a time. They buy relatively inexpensive homes (~\$300K) and do only modest repairs (~\$15K). The trust never takes possession of the home, but it does provide a subsidy of about \$185K/unit. They are hoping to hear from members of other local housing trusts. The Wayland Trust may be able to draft an article in time for Town Meeting in the spring that would involve the transfer of CPA money for affordable housing to the Trust.

Chris reported that the River’s Edge committee had reviewed the 9 proposals for legal representation. Anderson and Krieger has been selected and they will help to develop the RFP that will be used to select the developer. The committee will be going on a field trip to see developments, to get ideas. The hope is that the RFP will be ready by mid-spring and that a developer will be selected by the summer.

No major updates about Habitat. One house should be ready to be “buttoned up” for the winter and the foundation for the second should be laid soon. They seem to be doing a better job of accommodating volunteers.

Rachel was asked to clarify when the 40B permit for the “Kathryn Barton” site expires, since nothing is being done there. She will follow up with Sarki.

Fred gave an update of the Clergy Association’s work with homeless families as part of the Family Promise initiative. Local congregations will be involved in January in hosting homeless families, within their houses of worship, for several weeks.

The next meeting will take place on either January 13 or 20, pending a response from the Planning Board about a joint meeting with the WHA, Town Administrator, Town Planner, and WHA Executive Director.

(The meeting was subsequently set for Jan. 20 at 7:30).

At 9:00 Kathy made a motion to adjourn, seconded by Chris.