

WAYLAND HOUSING PARTNERSHIP

Minutes – February 17, 2015

Submitted by Rachel G. Bratt

Unanimously approved, April 21, 2015

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

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

Since we were joined by two residents (Timothy Ta and Chris Orchutt), we started the meeting with “new business” so that we could hear from them.

Both residents live near the Commonwealth Residences site (formerly Kathryn Barton property), which has recently been sold. The new owner is continuing with the original plan to develop 52 units of rental housing, 25% of which will be affordable. The project had been approved by the ZBA perhaps 7-8 (or more) years ago as a Chapter 40B comprehensive permit. The residents voiced their support of affordable housing, but are concerned about the size of the new building and the impact on their properties, which about the development. Members of the Housing Partnership provided information about the 40B process, affordable housing in general, and the strong likelihood that the new development will not have adverse impacts on their properties. In any case, with the developer having the 40B permit in hand, there is not much opportunity for input at this point. We also acknowledged that being in the midst of a construction project is not pleasant and that until the development is completed, it is understandable that there will be some level of anxiety.

Marty moved to accept the minutes, with one correction, of November 18, 2014 minutes; Chris seconded. Accepted unanimously by all those present who had been at that meeting.

Kathy moved to accept the minutes, with one correction, of January 20, 2015; Armine seconded. Accepted unanimously by all those present who had been at that meeting.

We briefly discussed the joint committee meeting of January 20. Chris voiced some degree of optimism about the fact that all the key groups involved with housing got together and, perhaps, will work more closely in the future. However, Kathy felt that there was only limited interest on the part of most of those present, with participation by a few people. We all agreed that closer contact between the various boards last year, when the Covered Bridge proposal for off-site affordable housing had been considered by the Planning Board, would have been beneficial and would have saved everyone a lot of time.

Three new working groups have been proposed based on the Jan 20 meeting. The third group likely will not be able to do much work until after the other 2 produce findings.

- Defining a shared vision and priorities for affordable housing that will help guide decisions
- Monitoring and preserving existing affordable housing,
- Assessing whether there is a need for new zoning or overlay districts, as outlined in Master Plan, and defining which of the options presented in the Master Plan, or other alternatives, are the most desirable.

Kathy raised questions about the scope of the second group. Rachel provided some information, but additional background is needed from Brian Boggia.

Marty agreed to join the Monitoring group, but noted that his term on the WHP expires on 6/30/15 and he is not likely to continue beyond that.

Kathy agreed to serve on the third committee.

No one, so far, has offered to be on the first committee.

Pat noted that the first Habitat duplex is now weather-tight and that interior work is starting. The foundation for the second duplex has been laid and framing is beginning. The project is almost fully funded, but there is a need for additional in-kind contributions.

Fred indicated that the Family Promise Initiative has gone well. Homeless families were housed for several weeks at Temple Shir Tikva, with other congregations supplying supports of various kinds. There will be another round of families coming to Temple Shir Tikva in a few weeks, since another congregation had backed out.

Chris reported that the River's Edge project is moving toward developing an RFP.

Armine reported that the by-laws of the Housing Trust will be finalized soon. The experiences of other towns are being used to inform how Wayland will operate. The Community Preservation Committee is transferring \$397,000 to the Trust.

Members agreed that there was no need for a March meeting.

The next meeting was scheduled for Tuesday April 7, 2015 at 7:45. Subsequently, however, found out that this conflicts with Town Meeting, so another time will be set.

At 9:10 Marty made a motion to adjourn, seconded by Chris.