

## **WAYLAND HOUSING PARTNERSHIP**

**Minutes – June 2, 2015**

Submitted by Rachel G. Bratt

Approved unanimously, September 28, 2015

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

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

The minutes of April 21 were discussed, with two corrections offered. Kathy moved to accept, Marty seconded. Approved by all those who had been in attendance at that meeting (Boundy, Bratt, Harlan, Nichols and Roat).

The terms of several of our members will expire at the end of June. Marty Nichols has been reappointed by the Wayland Housing Authority and he has agreed to continue serving. He did, however, note that he would step aside if a younger member can be found. Pat Harlan is willing to continue as a Board of Selectmen appointee. Fred Moser, representing the Wayland Clergy, will be leaving us, since his church will be closing this summer. He is working with the Clergy Association to locate another member. Our understanding is that all members of the Housing Partnership must be Wayland residents. Katie Allen may be a possibility. We all wished Fred well in his next assignment and said that we would miss him.

Prior to the meeting, Chris DiBona sent Rachel an email indicating that the River's Edge Committee had not met since our meeting in April. They are moving toward issuing an RFP.

The first family will be moving into the first Habitat home over the summer. Families are continuing to meet every two weeks for educational purposes. Apparently, there is a group of Habitat volunteers traveling in RVs who are heading to the Wayland area, around Oct. 10. They would be available to work on our houses if they can find a place to hook up their trailers. Armine mentioned that there may be such a facility near Hanscom Air Force base.

Armine and Mary reported on the Housing Trust Fund committee. The by-laws have been adopted. There have been several meetings with representatives from other towns with housing trust funds. Two accounts have been set up. There is a need for a separate account for CPA funds. Not counting Town Center funds, there will be \$419,202 in the CPA account and a second with \$51,339. Mary reported that Jackie DuCharme continues to advocate that the Town purchase single family properties under \$350K. Brian O'Herlihy is concerned that this would remove such lower cost homes from the market, thereby limiting options for households looking to buy in that price range. Armine noted that her appointment on the Trust committee had been for just one year. She is likely interested in getting off this committee, since she has taken on another volunteer position at 89 Oxbow. We encouraged her to think about it and that we would discuss in the fall (subsequently, she sent a note to Mary and the chair officially resigning from this committee).

Three housing working groups: The Visions group, chaired by Katherine Provost has completed a draft report. The major need is for rental housing with at least 2 bedrooms. Sarki's group on zoning has not yet met.

Brian's group on monitoring has met once and another meeting will be held soon. Mary reported that member Dan Hill was exploring whether there has been an excess of 20% profit on any of the Town's 40B developments. Profits in excess of that amount are supposed to come back to the Town. There is also a lot of interest in getting the monitoring for two properties to be switched from the current monitoring agents (one by a South Shore group and the other by a Barnstable group) to be transferred to a more local entity, such as the WHA.

Mary reported that at a recent meeting of the Council on Aging, there was renewed interest in the accessory by-law, as a way for seniors to continue residency in Wayland. We agreed that in the fall we should review the by-law and see if we want to recommend changes. When we last discussed this issue, it did not seem that changes were a priority of the Planning Board.

No news about Commonwealth Residences. The planned units are not included on the Town's Subsidized Housing Inventory, toward our 10% goal.

Mary also reported on a new committee being formed to look at Town-owned property. There is a feeling that some school committee-owned parcels may be too small to build on, but that they could be good sites for affordable housing. For example, across from the Alpine field in north Wayland, there is apparently a 2-3 school committee-owned site.

Jennifer van Campen contacted Rachel to find out whether the Finnerty's site may be suitable for a mixed use development, including some affordable housing. She will be following up with the owner of the property. She had thought the CVS proposal was dead.

Following up on the discussion at the last meeting about the Church of the Holy Spirit closing on June 30, Rachel mentioned that she and Fred would be meeting with a consultant the next morning to discuss the possibility that the land could be available, possibly for housing. Sarki has raised the question of whether the land would continue to be used for church purposes, since he thought that stipulation was in the original deed. Fred said that he did not think that requirement was in writing. It is possible that the land could conform to a Conservation Cluster, which requires 5 acres, the size of the church parcel.

Next meeting: Tuesday September 15, 2015

At 8:52 Betty made a motion to adjourn, seconded by Kathy.