

WAYLAND HOUSING PARTNERSHIP

Minutes – May 2, 2017

Submitted by Rachel Bratt

Approved August 1, 2017

Attending: Mary Antes, Joanne Barnett, Kathy Boundy, Rachel Bratt, Armine Roat,

Absent: Chris DiBona, Stephanie May

Carole Plumb, resident

Meeting called to order at 7:35.

1. Unanimously approved minutes from March 7. Motion to approve by Mary; seconded by Joanne.
2. Congratulations to Jennifer for election to Planning Board as Associate Member. Discussed her replacement as representative from Wayland Housing Authority. Perhaps we could reach out to the new Habitat families to see if anyone is interested.
3. Pat Harlan has resigned. This means that we are now short 2 members.
4. Updates on Windsor Place (24 School St.) and Brookside development (Mahoney's site).

24 School St. Project Eligibility has been granted by the state, MassHousing.

Rachel updated committee on various correspondence with Mr. Zieff, concerning Brookside.

Joanne reported that Mr. Zieff was supposed to come to the last Conservation Commission hearing, but there had been an error in informing neighbors of the meeting, so it has been postponed. Additional reviews of the site are being undertaken. Rachel recognized Carole Plumb and asked for any public comment. She is a resident in the 24 School St. area and feels that residents in that area should be compensated in some way for the amount of subsidized housing in that part of Town. She feels that Cochituate bears a disproportionate cost for the Town's affordable housing. Perhaps there could be better walking trails or other amenities for local residents?

5. Update from sub-committee members who are reviewing and revising "40B Process in Wayland." Jennifer and Mary have worked on this. Mary is in the process of drafting a document and will send to Rachel for review, hopefully in time for dissemination to participants in May 9 meeting.
6. Other items on agenda for joint housing committee meeting: May 9.
 - a) Town Meeting approval of using Community Preservation funds to hire a part-time housing consultant.

Rachel noted that Nan had made a list of a large number of tasks for a potential housing consultant, delineated in a Dec. 2016 memo. Committee members felt that it would not be possible to have all these tasks done appropriately with only \$20,000 set aside. In addition, \$5,000 of this amount is needed for monitoring existing

- affordable housing units to assure their compliance as affordable housing. Beth Rust from Sudbury may be able to do the monitoring. Brian Boggia has acknowledged that the WHA would also be able to do this task for \$5,000. Members of the committee seemed particularly interested in the latter option and wondered why monitoring is not being assigned to the WHA, given their in-depth familiarity with the affordable units in Town.
- b) Is the MAHT interested in using some of their funds for the housing consultant. An appropriation of \$25,000, supplemented by the CRA appropriation of \$15,000 (or \$20,000 including monitoring) could make this an attractive half-time position. Mary noted that nobody has officially approached the Trust about allocating funds for this purpose. The Trust will be meeting at 7:00 on May 9 to discuss this issue.
 - c) Thoughts about other recommendations in the housing consultant's report from last October? Members felt that the role of the WHP is important, since we are the only housing advocacy group in Town. The Housing Trust sees itself as a Bank.
7. Mary pointed out that the WHP has recently been reconstituted by Nan. Since we did not submit an annual report, the WHP was officially disbanded and has now been reconstituted. Apparently, our new charge does not include advocacy. Rachel will be in touch with Nan to clarify our role and to make clear that we feel advocacy is a critical part of what we do.

Rachel noted that she had no recollection of EVER receiving a request to submit an annual report. In addition, no member on the committee could recall ever seeing any annual reports submitted by prior chairs. It is possible that the WHP has never been asked to do this. Mary pointed out that the various housing committees' annual reports had never been included in the Town's Annual Report.

At 9:09, Joanne made a motion to adjourn, seconded by Mary.

Joint Housing Committee meeting, May 9 at 7:30
Next WHP meeting scheduled for June 13 at 7:30.