

Municipal Affording House Trust Fund (MAHTF)

Meeting Minutes—February 4, 2015

Wayland Town Building

ATTENDANCE: Mary Antes; Jacqueline Ducharme; Brian O’Herlihy; Armine Roat; and Susan Weinstein

ABSENT: Stephen Greenbaum; Kevin Murphy

PUBLIC COMMENT: None

NOTES:

Mary Antes called the meeting to order at 7:35 PM.

1. January minutes were reviewed. Susan Weinstein moved that the minutes be approved, with revisions. Brian O’Herlihy seconded the motion. The motion passed unanimously.
2. Treasury Report: Brian O’Herlihy discussed his efforts to set up a financial MAHTF account at the Village Bank. He spoke to Patricia MacNeil, an employee from Village Bank
 - Brian O’Herlihy discussed with Ms. MacNeil the size of the account to ensure the MAHTF financial account was secure. She informed Mr. O’Herlihy that there had never been any reported loss.
 - Brian indicated that Village Bank would want the board to pass a resolution, authorizing identified signatories for the MAHTF financial account. Brian O’Herlihy suggested that Trustees consider being signatories and handed out, to the Trustees of the MAHTF board, the New Account Information Form, which would need to be signed.
 - Brian O’Herlihy, when reviewing materials for the MAHTF financial account, felt there should be further discussion in determining if the MAHTF financial account should, in fact, be a separate financial entity, from the town of Wayland, which the Trustees initially endorsed, or if we should have the MAHTF financial account a separate financial account within Wayland’s treasury.
ACTION: Brian O’Herlihy will further investigate these issues for further consideration, and will discuss with Mark Lanza, Town Counsel and Paul Keating, Town Treasurer.
3. Update on the CPC warrant article for Wayland Town Meeting: Sue Weinstein reported that there will be a CPC meeting next Wednesday, February 11, 2015. The warrant article, if passed will designate CPA funds for community housing go to MAHFT. This warrant article seems to be moving forward. Ms. Weinstein will speak to the warrant article at Town Meeting. There was some discussion regarding some of the potential arguments against the warrant article may arise at Town Meeting. Brian O’Herlihy agreed to speak to these issues at Town Meeting.
4. The MAHTF Trustees discussed the January 20, 2015 Housing Meeting. Participants at that meeting included members from the Wayland Housing Partnership, members from the Wayland Housing Authority, members from the Wayland Municipal Affordable Housing Trust, members from the Planning Board, the Town Planner, Town Administrator, Executive Director of the Wayland Housing Authority and a member from the Economic Development Committee.

- Everyone thought it was very helpful to have all boards meet and develop a clearer understanding of the various boards and their roles as it relates to housing.
- The Trustees further discussed the idea of a public dialogue on housing. Brian O’Herlihy described the Nike project, which he depicted as an open and transparent process that worked out well. Trustees also thought that it would be helpful if the Board of Selectmen identified affordable housing as a priority.
- During this discussion on housing, Mary Antes reported that the Town of Falmouth conducted a study determining housing demand. It cost \$20,000-\$30,000. It looked at the type of housing needed in the town. Trustees wanted to look at the study and better understand the methodology used in this survey.

ACTION: Susan Weinstein will send the study to Trustees to review.

- Trustees present also discussed the work groups that were identified at the housing meeting, and agreed to participate in the following:
 - Jacqueline Ducharme agreed to participate in Work Group #1: Defining a shared vision and priorities for affordable housing that will help guide decisions
 - Mary Antes agreed to participate in Work Group #2: Monitoring and preserving existing affordable housing
 - Brian O’Herlihy agreed to participate in Work Group #3: 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.
 - Susan Weinstein expressed interest in participating in an education and outreach initiative.

5. The Trustees reviewed revisions made to the draft by-laws. Trustees agreed that once the by-laws were finalized by the Trustees, Mark Lanza, Town Counsel, should review. Susan Weinstein noted that the by-laws should be reconciled with the Declaration of the Trust.

ACTION: Susan Weinstein will reconcile the by-laws with the Declaration of the Trust and send out another draft to the Trustees.

6. It was pointed out that the next MAHTF meeting, on March 4, 2015, coincides with the CPC’s public hearing on the warrant articles. It was decided that the MHATF meeting will include participation of the CPC meeting.
 - There was a discussion regarding various agenda items for the next time, including possible projects to begin. It would be important for the Trustees to consider the processes that would need to occur for these projects.

7. Susan Weinstein moved that the meeting be adjourned at 9:15 PM. Jackie Ducharme seconded the motion, and it passed unanimously.

Respectfully Submitted

Jacqueline Ducharme