

Municipal Affordable Housing Trust Fund (MAHTF)

Meeting Minutes—June 3, 2015

Wayland Town Building

Attendance: Mary Antes; Jacqueline Ducharme; Stephen Greenbaum; Brian O’Herlihy; Armine Roat; and Susan Weinstein

Absent: Kevin Murphy

Materials Distributed:

- Memo identifying websites of other communities that have affordable housing trusts
- Draft of the May 6, 2015 minutes
- June 3, 2015 MAHTF Agenda

Open Meeting: Mary Antes called the meeting to order at 7:34 PM at the Wayland Town Building

Public Comment: None

Notes

1. The Trustees reviewed the May minutes. Susan Weinstein moved the minutes be approved, with revisions. Stephen Greenbaum seconded the motion. Motion approved 6-0.
2. Brian O’Herlihy provided the Treasurer’s report. John Senchyshyn, Acting Town Treasurer, funded Wayland’s MAHTF two savings accounts on May 11, 2015: \$419,202 and \$128,088. It was further reported that the Town Center has sold 4 additional condominiums (condos). The warrant for three of the four condos, totaling \$38,374.29 is in process, and will be deposited in the near future. Funds from the 4th condo (\$12,791.43) will also be deposited in the near future. Furthermore, there are an additional 32 units still to be sold. At the end of May, the MAHTF has \$598,555.83, which includes \$100 from two Village Bank accounts that were opened prior to the decision to have Wayland MAHTF under the custody of the Town.
3. The Trustees discussed the memo identifying websites of other communities that have affordable housing trusts to determine their activities and initiatives. The Trustees felt a review of these sites could be helpful in developing our strategic plan, and that each Trustee would review 2-3 of the

websites identified in the memo. The Trustees also discussed using a website as a marketing tool. To help further a discussion about the reviewed websites, the Trustees will identify the community's AHTF's specific projects, programs and initiatives, indicate positive elements in the website and print out any useful information. Additionally, the Trustees thought it would be helpful to have a list of all communities in Massachusetts that did have an Affordable Housing Trust Fund Committee. Mary Antes indicated she had such a list and would mail it to the Trustees.

ACTION: Mary Antes will send out a list of communities in Massachusetts that have an AHTF committee.

ACTION: Armine Roat will review the Sudbury and Weston websites.

ACTION: Jacqueline Ducharme will review the Stow and Hudson websites.

ACTION: Stephen Greenbaum will review the Southborough and Harvard websites.

ACTION: Susan Weinstein will review the Natick and Easton websites.

ACTION: Brian O'Herlihy will look for 2-3 additional towns with AHTF websites not listed.

ACTION: Mary Antes will talk to Kevin Murphy about reviewing 2 AHTF websites.

4. The Trustees discussed the various components identified on the June 3rd agenda, and how to prioritize and proceed with its mission. The Trustees discussed specific elements that should be addressed as the Trustees research and review identified strategic items, and that there should be a template that the Trustees use. It was further decided that our findings should be documented on this template and sent to Mary Antes, only, no later than June 26th. Mary Antes will include these documents with the July Agenda.

ACTION: Brian O'Herlihy will draft and send a template to be used in the review of specific strategic plan components as the Trustees review identified items from the June 3rd agenda.

ACTION: Brian O'Herlihy will review items a. Identifying funding options and alternatives and n. Financing alternatives, e.g. affordable housing tax credit syndications.

ACTION: Stephen Greenbaum will review item f. Housing demand study.

ACTION: Mary Antes will review item g. Providing small grants to affordable homeowners/ renters.

ACTION: Jacqueline Ducharme will review item h. Assistance with condo fees.

ACTION: Armine Roat will review item m. Create a list of affordable housing developers.

ACTION: Susan Weinstein will review item r. Identification of potential acquisition targets.

ACTION: Mary Antes will ask Kevin Murphy to consider reviewing items d. "Buy down" of home prices to make them affordable and/ or p. Explore potential for additional affordable units at Town Center.

5. The Trustees also updated the status of the Housing Working Groups. The working group that was defining the vision and priorities for affordable housing submitted its position paper. The group working on monitoring and preserving existing affordable housing was reviewing and revising its draft position paper. The working group to assess a need for new zoning or overlay districts is waiting for the other two working groups to complete its work. It has been proposed that another housing meeting take place in the autumn.

6. Stephen Greenbaum discussed that the Trustees should consider having Kevin Honan, State Representative from Brighton and Chair of the Housing Committee, to attend a MAHT committee meeting. State Representative Kevin Honan may be a beneficial resource.
7. Susan Weinstein moved to adjourn the meeting at approximately 8:55 PM; Stephen Greenbaum seconded the motion. Motion approved 6-0.

Respectfully Submitted,

Jacqueline Ducharme