

Municipal Affordable Housing Trust Fund (MAHTF)

Meeting Minutes—May 4, 2016

Wayland Town Building

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

Absent: Kevin Murphy; Jennifer Steel

Materials Distributed:

- Draft April 6, 2016 minutes
- Agenda for May 4, 2016 meeting
- Financial Statement as of April 30, 2016
- Signed letter of engagement to Brian Keveny from Melanson Heath for auditing services for the MAHTF

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

Public Comment: None

Notes:

1. The April minutes were reviewed. Brian O’Herlihy moved the minutes be approved. Susan Weinstein seconded the motion. Motion approved unanimously (5-0).
2. Brian O’Herlihy provided the Treasurer’s report which included:
  - I. A review of the MAHTF financial statement (unaudited) as of April 30, 2016
  - II. A letter of engagement with Melanson Heath, to provide auditing services to MAHTF, was signed
    1. Melanson Heath agreed to provide the service to the MAHTF at the same rate as last year
3. The Trustees debriefed and further discussed the Combined Housing Meeting on May 3, 2016.
  - I. At the Combined Housing Meeting, there was a discussion of the MAHTF goals
  - II. There was an update and status of the 3 housing workgroups that were developed from an earlier Combined Housing Meeting

- III. There was a discussion of the issue related to monitoring agents and how to insure long-term affordability.
  - IV. At the Combined Housing Meeting, members also discussed the status of the Housing Production Plan. Susan Weinstein agreed to review various drafts, use “track changes” for edits, and to assess how to best proceed with the plan.
  - V. Information and discussion regarding the Trinitarian Church’s interest in disposing two properties, and the possibility of these being used for affordable housing.
  - VI. There was an update on plans for the Whole Foods site. The Trustees discussed the possibility of 6-12 affordable rental units being built on-top of the proposed store, Fresh Market. Septic issues and zoning laws would need to be addressed.
  - VII. The Trustees further discussed the post-development cost certification of the Town’s 40B projects. It is possible that some developers may have gotten more than the allowed 20% profit.
4. The Trustees began to discuss the Budget for 2016. However, the Trustees decided it was too early to determine specifics.
  5. Jacqueline Ducharme moved that the meeting be adjourned at 8:58 PM. Stephen Greenbaum seconded the motion. Motion passed (5-0)

Respectfully Submitted,

Jacqueline Ducharme