

Wayland Municipal Affordable Housing Trust Fund Meeting AMENDED AND APPROVED
October 19, 2016
Wayland Town Building, School Committee Conference Room

In attendance: Mary Antes, Chair; Brian O’Herlihy, Treasurer; Members Mike Staiti, Jennifer Steel, Susan Weinstein
Re River’s Edge: Becky Stanizzi, Jerry Heller

Mary Antes called the meeting to order at 7:34 pm.

Jerry Heller and Becky Stanizzi reported that the Economic Development Committee made a recommendation to the Board of Selectmen that the Town accept the bid of Wood Partners of Lexington to purchase and develop the property known as River’s Edge. MacDowell (Baystone) was the other bidder in contention. Wood Partner’s price was less on the face of it but there were longer-term benefits. (\$8m gross price, but that will not be the amount realized because some of the money will go back from the Town into certain elements of the project.) Wood Partners’ rents were slightly higher, which will result in higher property taxes to the Town.

The proposal was for 188 units, 25% affordable (80% of Area Median Income); all 1- and 2-bedroom units (no 3-bedroom units; MacDowell had proposed 3 3-bedroom units, 2 market rate, 1 affordable).

Four requirements were in the RFP:

- demolition of septage treatment plant
- water line brought to the property
- on-site sewage disposal
- deal with dirt piles.

Wayland Housing Authority is interested in bidding on the affordable unit monitoring for the property.

It is not known what for purposes the revenues will be used.

J. Steel moved to approve the minutes of the meeting September 7, 2016, as amended, M. Staiti seconded; approved unanimously.

M. Staiti moved to approve the invoice dated September 14, 2016, from Melanson Heath for annual audit in the amount of \$2,500.00, S. Weinstein seconded; approved unanimously.

B. O’Herlihy distributed the financial statements for September 30, 2016, noting that this month there is a negative net change in fund balance. The next anticipated source of funds will be from the Community Preservation Fund. M. Staiti inquired about where we keep the Trust’s funds and discussion about alternatives ensued, particularly in the interest of generating additional revenue. There is also a question of the degree of control by the Town over the money. M. Staiti will investigate for next meeting. B. O’Herlihy commented favorably on the item about the WMAHTF in the tax bill insert.

M. Antes reported that the Housing Partnership met last night and discussed the report from Karen Sunnarborg. J. Steel reported on the Housing Partnership discussion, particularly about merging housing boards. The Board of Selectmen has not yet discussed. WMAHTF Trustees discussed the role of the Housing Partnership and to what extent the Housing Partnership's existence will be moot when the Town reaches 10% affordability. Discussion ensued about the role and goals of the Trust.

Consensus was reached that the Trust should take a look at the list of properties, via the WRAP Committee. M. Staiti suggested that we could easily and relatively cheaply construct duplexes, to the tune of approximately 4 units per year. Mary suggested that we talk with the WHA about the scattered site 5-bedroom house and making it into a duplex instead. Mike volunteered that he would call Brian Boggia at the Housing Authority.

J. Steel asked about micro-housing options. M. Staiti indicated zoning doesn't allow it. B. O'Herlihy noted that Kevin Murphy (trustee from the Planning Board) was leading our charge on zoning bylaw suggestions, e.g., accessory apartment. There was discussion of the possibility of creating co-housing.

Interest in developing an outline for a lean, mean vision statement and action plan as an adjunct/outgrowth of the Housing Production Plan and other reports to position the Trust to take advantage of more immediate opportunities.

S. Weinstein moved elections be tabled to the next meeting, J. Steel seconded; approved unanimously.

Next meeting:

- Elections
- WHA sites possibility for development
- AID law
- WRAP report – Town-owned land list
- Financial arrangement
- Creating more flexibility for building affordable housing

S. Weinstein moved we adjourn, M. Staiti seconded; approved unanimously. The meeting adjourned at 9:09pm

Submitted by

Susan Weinstein

