

WAYLAND HOUSING PARTNERSHIP
DRAFT Minutes – March 1, 2023
Submitted by Katherine Provost

Attending: Mary Antes, Joanne Barnett, Kathleen Boundy, Rachel Bratt, Chris DiBona, Candace Hetzner, Katherine Provost

Others in attendance: Brian Boggia, Jim Grumbach

Virtual meeting called to order at 7:03 pm. Roll call attendance.

1. Minutes: Chris motioned to approve the January 24, 2023 Minutes. Joanne seconded. Roll call vote to approve. Rachel motioned to approve the February 2, 2023 Minutes. Candace seconded. Roll call vote to approve.
2. Project Updates
 - **St. Ann's (124 Cochituate Road).** Wayland's Select Board held a public forum to discuss the St. Ann's proposed development on Wednesday, February 15. The forum included presentations by Planning Office for Urban Affairs (POUA) and Town Land Use staff, followed by public comment and a discussion period. Some of the neighbors expressed a desire to have the building moved to the side where the current parking lot is located. They also expressed concern about the impact on wildlife in the neighborhood. Becky Stanizzi, a Wayland resident serving on the Economic Development Committee, presented data compared the massing of this proposed development with other larger developments, including Alta Oxbow and Traditions. WHP committee members agreed that the developers were professional and knowledgeable, and that the neighbors in attendance were cordial, measured and respectful throughout.
 - **Mahoney's (115 Boston Post Road).** Joanne said this site is on the agenda for Wayland's Conservation Committee meeting on Wednesday, March 8th.
 - **School Street.** Joanne reported that this site will likely be discussed at Wayland's Conservation Committee meeting on Wednesday, March 29th.
 - **Mill Creek (aka Whole Foods Plaza).** Another Select Board meeting to discuss this development is scheduled for Monday March 20th at 7 pm. The current proposal is a development consisting of 172 units, with 25% affordable. See:
https://www.wayland.ma.us/sites/g/files/vyhlf9231/f/uploads/297_boston_post_rd_millcreek.pdf
Katherine expressed concern about the size of this development, particularly given its proximity to Alta Oxbow. As of March 1st, Alta Oxbow property management staff reported that a little less than 50% of the market-rate units are leased. They are hoping to reach 90% lease-up by the fall.
3. Shared Living Community. Brian Boggia has written a paper in support of a second shared living community in Wayland (circulated prior to the meeting). Brian summarized his report, emphasizing that a lot of families in Wayland need a supportive environment that promotes a better quality of life for their adult child(ren) with disabilities. He said public housing at WHA simply provides housing, but not the services, peers, and companionship that a community with case management and common areas would promote. WHP members agreed that more should be done to address this need. Kathy intends to have more time to dedicate after the summer and is willing to take an active role in this endeavor.

Katherine will talk with Robert Hummel about appointing a working group to move forward. The initial goal will be to identify 1-2 potential sites. *[Note: Katherine contacted Tom Fay and Cherry Karlson. Cherry said the only person who could appoint a working group is the Town Manager. Given that Michael McCall just started, we might need to wait a bit. Katherine asked Cherry to please bring it up as soon as appropriate to do so. She will also reach out to Robert Hummel.]*

4. Implementation of Housing Production Plan ("HPP"). Members discussed prioritizing goals from the HPP. Initial suggestions included: supportive housing/shared living; MBTA Communities initiative; Land Trust possibilities; Property tax incentives. Thankfully there is already traction for shared living in Wayland, as well as deeper income-tiering at the St. Ann's development. Rachel described the benefits of the Low Income Housing Tax Credit program, which is planned for St. Ann's. Rachel offered to provide a summary about community land trusts. Mary intends to invite Robert Hummel or a Planning Board member to WHP's next meeting to talk about the MBTA Plan. Members agreed that it may make sense to have MBTA Communities be the next topic for a housing summit.
5. Topics Not Reasonably Anticipated. Jim Grumbach still needs to be appointed to the WHP. Rachel offered to draft a request to the Select Board.
6. Next Meeting. The next meeting will be held on April 5th at 7:00 pm.
7. Adjournment. At 8:12 pm, Rachel motioned to adjourn the meeting. Joanne seconded.