

MEMO

TO: Members of Planning Board, Housing Authority, Housing Partnership, Housing Trust, Sarkis Sarkissian, Brian Boggia, Katherine Provost
FROM: Rachel Bratt, chair, Wayland Housing Partnership
RE: Moving the Affordable Housing Agenda Forward: Working Groups
DATE: March 12, 2015

At our joint meeting on January 20, we had agreed to form three working groups to explore various aspects of how we can move the affordable housing agenda forward. It is anticipated that each of these groups will meet about 3 times and write a short summation of their thoughts and recommendations. The first two groups should meet as soon as possible. I anticipate that, while the third group will hold an initial meeting, it will not be able to conclude its work until after the first group has produced its report.

Thanks to all the boards and committees for providing names of members who have volunteered to work with each of the groups. Working group members and the people who have agreed to serve as chairs are noted below. It will be the task of the chairs to convene all meetings and to provide the brief summary report.

Thank you everyone for your agreeing to work on this effort. Please let me know if you have any questions.

Suggested timeline:

For groups 1 and 2:

March – groups hold meeting

April – second and third meetings

May 1 – completion of report (1-3 pages)

Group 3:

March – group meets

May – second and third meeting

June 1 – completion of report (1-3 pages)

Rachel will compile all three reports for discussion at a joint meeting on
June 9, 2015 –all working groups and committee members

1) Defining a shared vision and priorities for affordable housing

Participants:

Planning Board – Colleen Sheehan

Housing Authority – Jackie Ducharme and Kevin Goodwin

Housing Partnership – Betty Salzberg

Housing Trust – Susan Weinstein

Housing Authority – Katherine Provost, chair

This group will help guide decisions (recommendations for future housing initiatives should prioritize the various options, including, but not limited to:

- preference for rental vs. homeownership;
- senior vs. family housing;
- for family housing, optimal number of bedrooms desired;
- need for additional group homes;
- need for housing for households with incomes about 80% of area median income;
- preference for new construction vs. re-use of existing homes for affordable housing.

2) Monitoring and preserving existing affordable housing.

Participants:

Planning Board – Dan Hill

Housing Partnership – Marty Nichols

Housing Trust – Mary Antes

Housing Authority- Brian Boggia, chair

The tasks will include but not limited to:

- identification of major issues involved with monitoring the non-public housing stock;
- going forward, how to assure that monitoring agents will be locally-based;
- identify affordable units where residents are currently over-income and
- better understand implications and options;
- assess future capital needs of public housing stock and develop plan for funding.

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.

Participants:

Planning Board – Kevin Murphy

Housing Authority – Russ Ashton

Housing Partnership – Kathy Boundy

Housing Trust – Brian O’Herlihy

Town Planner –Sarkis Sarkissian, chair

The tasks will include, but not be limited to:

- 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.
- The above should include recommendations about: mixed use zoning for 1-2-3-4 family conservation cluster developments; Planned Development Districts; senior and family Housing Overlay Districts; permit housing on the upper floors of buildings in the Business A/B Districts; and accessory dwelling units in single family neighborhoods.