

WAYLAND HOUSING PARTNERSHIP
Minutes – August 6, 2019
Submitted by Rachel Bratt
Unanimously approved September 17, 2019

Attending: Mary Antes, Rachel Bratt, David O’Leary, Katherine Provost, Robi Zallen

Meeting called to order at 7:35

1. Unanimously approved minutes, with corrections, from May 21, 2019 meeting. Motion to approve by Mary; seconded by David.
2. Unanimously approved FY 2019 annual report, with corrections. Motion to approve by Katherine, seconded by Mary.
3. Mary presented an overview of the proposed Select Board/Town Manager Act. Since the 1990s several studies have pointed to the need to make the administration of the Town more efficient. Wayland is, essentially, a \$90 million dollar business, but the CEO (the Town Administrator) does not have full responsibility for all the Town’s functions. Right now one-half of the Town’s 22 departments report to the Town Administrator, but one-half do not. This severely limits the ability of the Town Administrator to properly oversee and coordinate all activities in Town. If approved by the Town, the proposed Act would then go the state legislature as a Home Rule petition. The Act would also allow the new Town Manager to appoint the Town Clerk, rather than being an elected position. The name of the Board of Selectmen would be changed to Select Board.
4. We briefly reviewed data prepared by Sarki’s office concerning the 40 ADUs in Town. Twenty seven of these homes created the ADUs after the Town’s by-law was enacted. Mary voiced her strong support for the Housing Partnership to better advertise and advocate for households to create ADUs, as a way to meet the Town’s various housing needs.
5. Rachel pointed out that she has been chairing the Housing Partnership since 2012, and that at some point in the near future, it will be desirable for someone else to take over. We should start thinking about who should succeed her.
6. Both candidates for the vacant WHP seat, representing Planning Board, attended the meeting: Daria Tucker and Jacqueline Espiritusanto-Vega. Both introduced themselves. Members of the WHP also introduced themselves. Rachel indicated that she would love to have both join the WHP, but that only one seat is currently open. Mary pointed out that she thinks there is also a vacant seat on the Housing Trust.
7. Planning for revision of Housing Production Plan: Our current plan expires on 9/19/21. If we plan to request funds for help with drafting the new plan, we would need to do that at April 2020 Town Meeting. Rachel will write a letter to the Board of Selectmen indicating a need to plan for doing the HPP revisions. The letter will also inquire about how the \$15,000 for housing services, that was approved at Town Meeting is being spent. She will also ask about the current status of Launcher Way housing, currently owned by the U.S. Government (Defense Department). Concerning Launcher Way, Robi also suggested that it may be a good idea for us to contact our senators and

Congresswoman to underscore that Launcher Way and the other two similar properties (in Stow and Needham) should be sold to the respective Towns at a below-market price, if they are interested in purchasing.

8. Plans for fiscal year 2020: (1) Hold a meeting with the other committees in Town that have an interest in housing to discuss: Updating HPP and possible collaboration with CHAPA (Citizens' Housing and Planning Association) on their Municipal Engagement Initiative. Other issues that the WHP will focus on in 2020, and which will also be on the agenda of the joint housing committee meeting, include (2) Advocating for Launcher Way; and (3) Advocating for ADUs (this would also include a brief update on the by-law that we have had since 1996).
9. Project Updates: Status of Cascade (Mahoney's) and River's Edge are basically unchanged. The state has indicated that there are environmental concerns with the School St. development. The River's Edge developer is apparently working on plans.
10. Next meeting: September 10 @ 7:30
11. At 9:15 Robi motioned to adjourn, seconded by David.