

**Municipal Affordable Housing Trust Fund (MAHTF)
Meeting Minutes – January 10, 2023**

Attendance: Mary Antes, Jacqueline Espiritusanto-Vega, Laura Kaplan, Cherry Karlson (attending as a member of the SB), Michael Staiti, and Susan Weinstein

Absent:

Others in Attendance: Members of the Select Board: Fay, Karlson, Martin; Members of the Planning Board: Hill, Lewis, Kiernan, Montague; Father David O’Leary and several members of his Council; Bill Grogan, President of the Planning Office for Urban Affairs (POUA), Diocese of Boston; Stephen Garvin, Civil Engineer; Samiotes Consulting. Members of the public: Tonya Largy, Michael Gilbreath, Carole Plum

Open Meetings: At 6:00pm, A. Lewis called the meeting of the Planning Board to order on Zoom and identified the members in attendance. At 6:01 M. Staiti called the meeting of the Municipal Affordable Housing Trust (Trust) to order on Zoom and identified the members in attendance. At 6:02, C. Karlson called the meeting of the Select Board to order and identified the members in attendance.

Public Comment: None.

Materials Discussed/Distributed: Agenda for meeting; minutes of 12/10/22 meeting

Notes:

1. **Good Shepard Parish Potential Development:** Father David O’Leary introduced members of St. Ann’s council and gave a brief presentation on events leading up to the proposed affordable housing development. He introduced Bill Grogan, president of POUA. POUA was established by the diocese in 1969 and has built 3,000 units of affordable housing in 31 cities and towns in the Commonwealth. It sees housing as a basic human right.

The proposal is to lease a portion of St. Ann’s property and build as many as 60 one-bedroom units of housing for older adults (over the age of 62). The rental units would be available at 30 percent, 50 percent, and 60 percent of the area median income (AMI) for an average of 50 percent AMI. The project could be a friendly 40B or require a zoning change.

Architect James Szymanski, who worked on Traditions and Rivers Edge/Alta Oxbow, explained the slide presentation. He said the project has three goals: maintain screening around the project; reduce the mass (because of the topography, the structure will have two stories along the street and three stories at the rear of the building); use contextual materials. Engineer Steve Garvin, who worked on Cochituate Field, Or Atid, and the town pool, said the project will use the present curb cuts. Parking will be away from the rectory and the neighbors. There will be a 10 foot retaining wall separating the structure from the three vernal pools at the back of the property.

Next steps include seeking a project eligibility letter from DHCD; getting letters of support (LOS) from the Select Board (SB), Wayland Housing Partnership, and other boards; and engaging a technical assistance consultant. POUA will pay for such assistance. Using a tax credit funding source will require the town to provide a level of funds to show its commitment.

Members of the SB, PB, and Trust asked questions:

T. Fay: What have you learned from your other projects? Father O'Leary's commitment has been vital; there is little to no impact on schools

C. Karlson: What are your occupancy rates and will Wayland residents be able to live there? 98-100 percent occupancy rates with a waiting list; the local preference list will apply initially. The building will be open to anyone who is income-qualified with placement done by lottery.

L Kiernan: What is the distance from the road and the neighbors? Probably 40 feet or so. The wetlands and the grade will be determinants.

A.Lewis: How will wastewater be handled; what about adults with special needs; what is the anticipate completion date? Septic system. POUA is exploring housing for developmentally delayed adults. Approximately six beds/rooms could be in a separate building (group home) or within a specific area of the proposed building. They are looking for an appropriate service provider. The date of completion depends on the financing. The funding round is done once each year. The developers would like to have local permits when they apply for financing. The decision process could take six months. A. Lewis would like a timeline for all critical decision points.

J. Espiritusantos asked if some residents will receive subsidies. Yes.

M. Staiti asked what is the specific ask of the Trust. \$250,000 in one year or over multiple years. DHCD looks for financial commitments and LOS to go with the application to help determine the community's support. The LOS are needed as soon as possible. The financial commitment is not at risk. No money is expended until all the financing is in place.

Tonya Largy, a member of the Historical Commission, asked how extensive the wetlands are and how large the drop is from the street level to the back of the property. The drop is about 20 feet. She will talk with the developers about the archeology in the area.

Michael Gilbreath said the town has declared a climate emergency; he asked about the tree canopy and energy systems. Steve Garvin answered that there is a climate resiliency specialist on staff. The building will be all electric, heavily insulated, and consistent with other developments in the area. He noted the importance of the tree canopy.

Carole Plum said the project will need someone who understand large septic systems; she asked if the development will meet Wayland's wetland bylaw.

The consultants and members of other boards left the meeting.

2. **Discussion and Vote Financial Support of the Proposed St. Ann Development:** There being no discussion, M. Staiti moved to issue a letter of support for the proposed development of 60 units at St. Ann's parish, which was seconded by M. Antes. The motion passed unanimously by roll call vote. (Antes, Espritusanto-Vega, Kaplan, Staiti, Weinstein 5 to 0) S. Weinstein 'volunteered' to write the LOS for the project.

Members discussed the funding level requested, which is higher than the original amount, and whether the funds would be from one year or spread over two years. L. Kaplan moved to fund the full \$250,000 contingent on the developers getting the full financing and approvals. S. Weinstein seconded. M. Staiti offered a friendly amendment that the funding be spread over two years with \$150,000 in the year the developers break ground and begin construction and \$100,000 the following year. L. Kaplan accepted the amendment and S. Weinstein seconded the amended motion. The motion passed unanimously by roll call vote 5 to 0. (Antes, Espritusanto-Vega, Kaplan, Staiti, Weinstein 5 to 0) (The LOS can state that the Trust has voted to support the project financially as well.)

3. **Minutes:** The minutes of December 6, 2022 were approved as written as moved by M. Staiti and seconded by L. Kaplan. The motion passed unanimously by roll call vote 5 to 0. (Antes, Espritusanto-Vega, Kaplan, Staiti, Weinstein 5 to 0)
4. **12 Hammond Road/HOME Funds:** M. Staiti reached out to RHSO for help with the RFP for 12 Hammond Road. RHSO and the town are both busy but L. Rust has an RFP template and will try to work on it. M. Staiti said his best guess is that the RFP will be released in late February. The Trust will see the RFP before its release.

The HOME Consortium has opened a second round of funding for an amount larger than the first round amount. About \$500,000 will be available from funds that were not expended by the consortium. C. Karlson will get a LOS from the SB; M. Staiti will complete the application with the assistance from S. Weinstein for Friday submittal. The request will be for an additional \$100,000.

5. **Home Repair Program:** S. Weinstein separated the document into two, one, the application to be completed by the homeowner and the second, guidelines for the Trust. She added a provision that no funds will be available for projects that are already complete. The documents were reviewed by L. Kaplan. S. Weinstein is working with C. Karlson to submit the documents for legal review. If Town Counsel has reviewed the documents, they can be voted on at the next meeting.
6. The **Next Meeting** will be Tuesday, February 21st at 7pm on Zoom. J. Espritusantos-Vega moved and S. Weinstein seconded the motion to adjourn the meeting. The meeting was adjourned at 7:16 by a roll call vote of 5 to 0. (Antes, Espritusanto-Vega, Kaplan, Staiti, Weinstein 5 to 0)