

WAYLAND HOUSING PARTNERSHIP
Minutes – May 21, 2019
Submitted by Rachel Bratt
Unanimously approved August 6, 2019

Attending: Mary Antes, Joanne Barnett, Kathy Boundy, Rachel Bratt, Chris DiBona, David O’Leary, Katherine Provost, Armine Roat, Robi Zallen

Meeting called to order at 7:31

1. Unanimously approved minutes from April 16, 2019 meeting. Motion to approve by David; seconded by Joanne.
2. Rachel noted Armine Roat’s resignation, as of June 30, 2019, concluding her second 3-year term. Rachel and other members thanked her for her service to the committee and underscored the importance of a resident of a deed restricted (or assisted rental housing unit) being represented on the WHP. Armine was appointed by the Planning Board, as their representative, so a new member will need to be identified. Several names were mentioned.
3. Most of the meeting was devoted to a continuation of the discussion about the accessory dwelling unit (ADU) apartment by-law. The question before us is whether we should try to modify the existing by-law to make it easier to understand or whether to leave it alone. Although we have had an ADU by-law since 1996, it has never been used. Nevertheless, based on data provided by the Assessor’s Office, there are currently 40 homes that are listed as having an ADU. Based on a meeting with the Assessor, Bruce Morgan (May 21), Rachel and Mary learned that an ADU, in and of itself does not increase a home’s property tax. Property tax increases are based on physical improvements to a home, such as an increase in square footage or the addition of a bathroom or kitchen. In short, they only assess what they see.
4. Rachel suggested that it may be possible to do further research on the existing 40 ADUs to learn when they were created. A question (albeit, perhaps, an academic one) is whether the ADUs were created before or after adoption of the 1996 ADU by-law.
5. The “bottom line” seems to be that residents are figuring out ways to use their homes for ADUs, and it is not clear whether the ADU by-law makes any real difference. After a spirited discussion, the committee decided to table the issue. It can be re-visited at any point, as needed.
6. Mary reported on the recent meeting with Pastor Jeff Johnson at Peace Lutheran about their interest in selling/leasing a portion of their property for some type of affordable housing development. This could involve building a group home or transitional/permanent housing for homeless families. The mortgage holder of the property will require that the proceeds for any land sale be used to pay down the existing mortgage. Conversations are continuing.
4. David O’Leary mentioned that he is in conversation with the Archdiocese about possibly donating/selling a parcel of land at St. Ann’s church.

5. Project Updates: Status of School St., Cascade (Mahoney's) and River's Edge are all basically unchanged. All still proceeding; the River's Edge developer is apparently working on plans. Joanne mentioned that the Board of Health and Conservation Commission have not issued a permit yet for Cascade. The ZBA has issued an approval, with a number of conditions. The state is currently mediating the proposal. The new affordable 4-BR unit at 11 Hammond St. has been renovated and is almost ready to be marketed. Katherine mentioned that the fair market rent would be about \$2,000, excluding utilities. She also noted that people with a connection to Wayland have to wait about 6 years for an assisted unit or a "Section 8" voucher.
6. Rachel commented on the high quality of the report on assisted housing, prepared by Brian and Katherine (May 10, 2019). She noted that DHCD has given the Town credit for the 60 units that are anticipated to be built on the Cascade site and that this has given the Town a 2-year period of immunity from the potential of a state override of a 40B development, from January 15, 2019 to January 14, 2021. This is because it demonstrates that the Town is moving toward meeting its affordable housing goals, as set forth in its Housing Production Plan. If all these units are built, the Town's Subsidized Housing Inventory (SHI) will be 6.39%. This, of course, is contingent on all the units in Cascade getting built. If River's Edge were to be built, the Town would be at or near the 10% minimum goal set by the state.
7. Next meeting: July 9 @ 7:30 [Note: this meeting was subsequently cancelled; our following meeting took place on August 6].
8. At 8:54, Joanne motioned to adjourn, seconded by David.