

**WAYLAND HOUSING PARTNERSHIP**  
**Minutes – November 17, 2020**  
Submitted by Katherine Provost

Attending: Mary Antes, Kathy Boundy, Rachel Bratt, Chris DiBona, Katherine Provost, Daria Tucker, Robi Zallen

Others: Sarkis Sarkisian, Brian Boggia

Zoom meeting called to order at 4:06 pm

- 1) Minutes. Rachel motioned to approve the minutes. Seconded by Kathy. Unanimous approval.
- 2) Update on Wayland's Housing Production Plan ("HPP"). Sarki provided an update, stating that the Town's focus has primarily been the pandemic, but that he and Louise realize that the HPP is a priority. The Town intends to create a subcommittee that will include members of the Planning Board and Wayland Housing Partnership, and expects to hire a consultant to carry the process forward. Rachel reminded Sarki that WHP sent a memo requesting representation on the subcommittee, and forwarded Rachel's summary regarding consultants who could play a role. Sarki said he will report back at WHP's next meeting.
- 3) Various Project Updates:
  - 81 West Plain Street. Sarki reported on the 2-lot subdivision. The developer (Silver Leaf Homes) worked with the Town of Wayland to finalize a plan that will include 2 market-rate units and one 3-bedroom affordable unit. The affordable unit will be a Local Action Unit, and is expected to sell in the \$200,000-\$275,000 range. The unit will have a permanent affordable deed restriction.
  - Launcher Way. Sarki and committee members expressed optimism that government/administration changes could improve the Town's chances of winning a bid on this site, which contains 12 units of existing housing stock on the Wayland/Lincoln line. Sarki acknowledged that focusing on this site is a priority, and said he and Lea Anderson met with Congresswoman Katherine Clark to express the Town's interest in repurposing the homes as affordable housing. Rachel said WHP could do a letter of support if that would help the process.
  - River's Edge. Sarki reported that the Town is expecting to close in mid-December. The project is slated to break ground in 2021, with the first building open in 2022.
  - Wayland Village Plaza. Sarki reported that Wayland's Economic Development Committee is reaching out to the owner of Wayland Village Plaza (also referred to as the Plaza at Whole Foods) to look at turning this site into a mixed-use/mini-use development. Housing continues to be very strong in Wayland, and this site could be perfect for apartments facing Pelham Island Road. Mary said the last Metrowest Collaborative meeting included a discussion about putting apartments over strip malls. If second stories were added to existing strip malls in Metrowest, up to 227,000 units of affordable housing could be created. Wayland's Board of Selectmen plans to conduct a Route 20 corridor study, which would include a review of this site.
  - St. Ann's. Rachel updated Sarki on the proposal, which is expected to include 12 affordable housing rental units on the property at St. Ann's. The Archdiocese's Urban Planning Office plans to submit a mission-driven proposal to the Real Estate and Finance Division.

- Mahoney's. Rachel asked about the Mahoney's site. Sarki said it is still wrapped up in litigation.
  - School Street. Ongoing conservation concerns continue to delay progress.
  - Peace Lutheran. Mary said there was no substantive update at this time. The governing group has approved the idea of some type of affordable housing on the property, but the approval process is expected to be slow.
- 4) Update on affordable housing monitoring activities. Brian presented Wayland's Subsidized Housing Inventory report, which shows Wayland's affordable housing percentage at 9.89% with River's Edge included. This percentage is based on the 2010 census. The 2020 census is expected to decrease that percentage to 9.46%. Brian also said there were no significant monitoring issues in 2019. Wayland had two refinancings on affordable units in 2020, and is expecting some affordable resales in 2021.
  - 5) New York Times article regarding affordable housing in suburbs. Kathy summarized a recent NYT article, which reported that for the most part, hotly-contested developments in suburbs ended up being well-received in the long term. Rachel said Tufts conducted a similar study, and is planning to update the findings soon.
  - 6) Next meeting: to be scheduled in January – virtual
  - 7) At 5:06 pm, the meeting was adjourned.