

WAYLAND HOUSING PARTNERSHIP

Minutes – February 25, 2020

Submitted by Rachel Bratt

Unanimously approved September 8, 2020

Attending: Mary Antes, Joanne Barnett, Kathy Boundy, Rachel Bratt, David O’Leary, Katherine Provost, Daria Tucker, Robi Zallen

Others: Cherry Karlson

Meeting called to order at 4:00 pm

- 1) David moved to approve minutes of February 25, 2020. Seconded by Robi. Unanimous approval.
- 2) Unanimously approved 2020 annual report, with corrections. Motion to approve by Rachel. Seconded by Joanne. Katherine will submit the report to Teri Hegarty, Town of Wayland.
- 3) Updates on various projects, as available. Many projects on hold, including Launcher Way, St. Ann’s, Peace Lutheran, Cascade (Mahoney’s site) and Windsor Place (School Street), as Covid-19 pandemic has halted most activities. The application for 12 Hammond Road is expected to be submitted soon to Department of Housing and Community Development for approval.

River’s Edge: a vote will be held at Town Meeting on September 12, 2020 (STM Article 1) to seek approval for granting an easement over the transfer station access road. Rachel asked whether any environmental concerns are still outstanding. Mary said that asbestos had been found and remediated, and Cherry said that the purchaser had completed due diligence on the site and found no outstanding concerns. She did note, however, that a shooting range was formerly on the site, and that lead from bullets may be found going forward. Cherry added that the easement had been anticipated since the outset of the development. Mary encouraged members to attend Town Meeting and vote for approval of the easement, since the development of River’s Edge will significantly increase affordable rental housing in Wayland. Cherry noted that the additional units will bring the town’s Subsidized Housing Inventory much closer to the 10% threshold, and in line with surrounding communities. Katherine inquired about the timing of the development if the easement is approved. Cherry said the expectation is that the building permit application would be submitted by end of September/early October, and that closing on the land would occur in early 2021. Buildings are expected to open in phases, with the first one available in 2022.

- 4) Wayland’s Housing Production Plan none of the land being developed affects conservation land, and that a shooting range was on the site No news on Launcher Way Presentation by Mike Staiti, Municipal Affordable Housing Trust (MAHT). Reviewed the draft of the Local Initiative Program (LIP) application prepared by the MAHTF for the proposed development of a 3-bedroom house at 11 Hammond Road. Judy Courchine, 15 Mitchell Road, voiced her appreciation that neighbors’ concerns were listened to, and that the current proposal reduces the new number of

- units to be built from two to one. Motion made by Katherine, seconded by David, to authorize the Chair to execute the LIP application on behalf of the Housing Partnership. Unanimous approval.
- 5) Committee members reviewed the support letter from the Housing Partnership to the Department of Housing and Community Development (DHCD) to be included with the LIP application, noted above. The letter will be cc'd to the Board of Selectmen and the MAHT. Chris moved to authorize the Chair to execute the support letter from the Housing Partnership to DHCD. Seconded by Kathy. Unanimous approval.
 - 6) Mary moved to approve minutes of January 7, 2020 meeting. Seconded by David. Unanimous approval.
 - 7) Katherine started the discussion about the roles of the various housing groups in town – Housing Partnership, MAHT and Housing Authority. Rachel also added some information about the specific roles of each group. Katherine is particularly interested in our staying “on top of” how board/committee operations may change with the possible changes in the Town’s administrative structure. A question was raised about the Municipal Affordable Housing Trust and how aggressive they should be about promoting new development, even if it does not count toward the state-mandated 10% goal. Specifically, the Economic Development committee has come before the MAHT with a potential project that would involve improvements to a 2-unit rental building that is currently occupied by a town employee and a student. However, if these units were to be renovated and then included on the Subsidized Housing Inventory, the existing tenants would need to enter a lottery to keep their homes. This would be problematic, since they could be forced to leave.
 - 8) A question was raised about whether the detailed outline of the 40B process that we developed along with the housing groups should be presented to the ZBA for their approval. This was never done and should be re-visited.
 - 9) Another question was raised about the warrant article that proposes \$15,000 for a housing consultant. Currently, this role is being filled by the Regional Housing Services Office, but the question is whether this could be better done by a knowledgeable Wayland resident, such as Katherine Provost, apart from her current part-time job with the Wayland Housing Authority.
 - 10) Mary reported on a meeting sponsored by the League of Women Voters in Wellesley on housing that she and Robi attended. The WHP decided to hold a similar educational meeting that would discuss various housing options, including accessory dwelling units, as well as pending state legislation. We discussed possible co-sponsors, including the Council on Aging (Mary), the League of Women Voters (Mary), Wayland Youth and Family Services (Katherine), and the Wayland Interfaith Leadership Association (David). Various members will take charge of soliciting co-sponsorship, noted above. Mary is also taking the leadership in inviting many of the same speakers as those who spoke in Wellesley. We are hoping to hold this even on Tuesday, May 12 @ 7:00.
 - 11) Updates on various projects, as available: As far as we know Mahoney’s (Cascade) is still in arbitration and School St. (Windsor Place) is still awaiting a conservation plan.

No news on Launcher Way. David reported that the Archdiocese is interested in leasing a portion of the land at St. Ann Church for affordable housing. An initial site review has found that up to 12 units in three buildings could be built. The Archdiocese Office of Urban Affairs will be looking for a developer and will be starting the process of securing funding. River's Edge is moving ahead.

12) We set the date of the next meeting for March 31. However, this needs to be changed because the building is closed that day for town elections. Re-scheduling will take place.

13) At 9:10 David motioned to adjourn, seconded by Mary.