

WAYLAND HOUSING PARTNERSHIP
Minutes – September 29, 2020
Submitted by Katherine Provost

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

Zoom meeting called to order at 4:01 pm

- 1) Minutes. Rachel suggested an edit to the September 8, 2020 minutes to expand the description of the 12 Hammond Road application. Robi moved to approve the minutes as amended. Seconded by David. Unanimous approval.
- 2) Town Meeting Updates. Mary provided an update from the September 12th Town Meeting, specifically noting the passage of Article 1, granting an access and drainage easement for the River’s Edge Development. The passage of this Article enables the project to move forward, greatly increasing Wayland’s subsidized housing inventory (“SHI”) and allowing the Town to maintain its Safe Harbor status under Chapter 40B. [Note: please see attached – current estimate for Wayland’s SHI with and without River’s Edge.] The expectation is for the project to break ground in 2021, with the first building open in 2022. Mary noted that passage of Article 1 also enables the Town to collect River’s Edge Development’s sizable building permit fee (estimated to be \$795,000) and future tax revenues. Mary also summarized the passage of Article 14, which approved \$50,000 from the Community Preservation Fund’s Uncommitted Fund for housing consultant services in FY2021: \$20,000 to engage one or more housing consultants to support, coordinate and advance the Town’s affordable housing efforts; and \$30,000 to prepare Wayland’s Housing Production Plan (“HPP”).
- 3) Consultant for HPP. Katherine spoke with Sarkis about the status of hiring a consultant to commence work on Wayland’s HPP. Sarkis reported that the expectation is for a subcommittee to be established to oversee the process of choosing the consultant and helping to oversee the revision of the HPP. Committee members agreed that it would be appropriate for 1-2 members of WHP to be on the subcommittee. Mary made a motion to have Katherine, in collaboration with Rachel and Mary, send a letter to the Town Administrator with a copy to Sarkis suggesting that 1-2 WHP committee members be on the subcommittee. Joanne seconded the motion. Unanimous approval. [Note: Katherine sent the letter on October 22, 2020 and attached Rachel’s summary of possible consultants.]
- 4) Various Project Updates. St. Ann’s – David provided an update, stating that the expectation is for the Archdiocese’s Urban Planning office to submit a mission-driven proposal to the Real Estate and Finance division for development of 12 affordable rental units, hopefully with wrap-around services that would be geared toward the residents. Robi asked whether other local religious groups were aware of this proposal. David said he would provide an update at the forthcoming meeting of Wayland’s Interfaith Leadership Association.
81 West Plain Street – Katherine spoke with Sarkis about the possibility of WHP providing a letter of support to the Planning Board for 81 West Plain Street. Members concluded that WHP could only provide a general letter of support for affordable housing since this request was not on the agenda. The discussion was tabled until WHP’s next meeting. [Note: Sarkis will be joining November 17th’s virtual meeting.]
- 5) Tenant Based Rental Assistance Program. Katherine provided an update on Wayland’s Tenant Based Rental Assistance Program. The program was launched at the beginning of

2020 and is geared toward households earning 60% or less of Area Median Income who are moving to Wayland or have received a Section 8 voucher from Wayland Housing Authority. To date, the program has helped three households secure housing by providing security deposits and first month's rent.

- 6) Next meeting: November 17th at 4:00 pm – virtual.
- 7) At 5:01 pm, David motioned to adjourn, seconded by Joanne.