

**Municipal Affordable Housing Trust Fund (MAHTF)
Meeting Minutes – December 4, 2019**

Attendance: Mary Antes; Bob Duffy; Brian O’Herlihy; Jacqueline Espiritusanto-Vega and Susan Weinstein.

Absent: Michael Staiti

Others in attendance: Rebecca Stanizzi, Chair Economic Development Committee (EDC).

Open Meeting: M. Antes called the meeting to order at 7:00 PM at the Selectman’s Meeting room in the Wayland Town Building.

Public Comment: None.

Previous Minutes: October 23, 2019 (joint housing meeting) and October 30, 2019.

Materials Discussed/Distributed: MAHTF financial statements (unaudited) as of October 31, 2019 and November 30, 2019; draft applications to Community Preservation Committee (CPC) requesting funding for two affordable housing consultants; and 70-74 Main Street affordable housing analysis estimate prepared by R. Stanizzi.

Notes:

- 1) The Trustees had a moment of silence in recognition of the recent passing of Lewis Russell, a former Selectman and a community leader.
- 2) The Trustees reviewed the draft minutes for the meeting held on October 23, 2019 (joint housing meeting). S. Weinstein moved approval of the minutes, as revised. B. O’Herlihy seconded. Motion approved 5-0.
- 3) The Trustees reviewed the draft minutes for the meeting held on October 30, 2019. J. Espiritusanto-Vega moved approval of the minutes, as revised. S. Weinstein seconded. Motion approved 5-0.
- 4) B. O’Herlihy provided the report of Treasurer which included:
 - a) Reviewed the unaudited financial statements as of October 31, 2019 and November 30, 2019. S. Weinstein moved approval of the unaudited financial statements as presented. J. Espiritusanto-Vega seconded. Motion approved 5-0
 - b) A recommendation that the two \$100,000 certificates of deposit (CD’s), scheduled to mature on January 5, 2020, and the one \$100,000 CD, scheduled to mature on January 6, 2020, be rolled over. S. Weinstein moved to authorize B. O’Herlihy to work with the Town’s Treasurer to roll over the CD’s scheduled to mature on January 5, 2020 and January 6, 2020 at The

Village Bank for periods not to exceed twelve months at the most advantageous rate available at the time of investment. J. Espiritusanto-Vega seconded. Motion approved 5-0.

- 5) 11 Hammond Road and other potential property acquisitions and developments:
- a) Since M. Staiti was unable to attend the meeting, no update was available on the proposed 40B application for the development of additional 3-bedroom unit at 11 Hammond Road;
 - b) B. Stanizzi, EDC Chair, gave an update of the property located at 70-74 Main Street. At the October 30, 2019 meeting, the Trustees took no action regarding 70-74 Main Street. B. O’Herlihy suggested the EDC apply for Community Preservation Act (CPA) funds. He also suggested that the EDC work with the Historical Commission in any request for funds needed to address improvements related to the historic aspects of the property. B. Stanizzi indicated she would consider it. The Trustees took no further action;
 - c) B. O’Herlihy reported that the environmental report is not yet complete for the Launcher Way properties. B. O’Herlihy continues to monitor a federal website and speak with an area representative of the federal agency for any announcement that a bidding packet is available. M. Antes reported that Rachel Bratt, Chair of the Wayland Housing Partnership, talked with someone from the Massachusetts Housing Partnership about the site;
 - d) M. Antes and B. Stanizzi noted that the only update to Rivers Edge was that it is still before the ZBA for a change which would allow additional units. B. O’Herlihy suggested that the Board of Selectmen and/or ZBA include a condition requiring the developer to make a “linkage payment” to the MAHTF, e.g., \$100,000;
 - e) B. O’Herlihy discussed two lots located on Alpine Road. The School Committee knows that the MAHTF continues to have an interest in a portion of the Alpine field site, but nothing new to report. The Conservation Commission is reportedly interested in a privately-owned property that may or may not still be on the market, for use as access to the Sudbury River. B. O’Herlihy noted that he had reached out to the Conservation Director to see if the MAHTF might work cooperatively on the project if the opportunity still exists;
 - f) B. O’Herlihy reported that the Conservation Commission appears to have continued interest in acquiring the property located at 135 Old Connecticut Path for additional trail access; and
 - g) B. O’Herlihy identified a vacant parcel on Bent Avenue that he thought could be a potential acquisition. Because multiple family members were involved, negotiations may be difficult. The lot’s owner might also be open to discussing the sale of their personal residence in the foreseeable future due to declining health.

- 6) M. Antes discussed the applications which the Board of Selectmen (BOS) is planning to submit to the CPC requesting funding for two housing consultants. The Town Administrator has requested the support of the MAHTF for the CPC applications.

One application requests funding for a consultant to run a community workshop addressing affordable housing which would be held in conjunction with the preparation, by the same consultant, of the Town's housing production plan (HPP) due in September 2021. The application suggests that the cost of preparing the HPP would be sought from the MAHTF.

The other application requests additional funds for a general housing consultant to continue to provide the affordable housing services that are currently being provided by the Regional Housing Services Office (RHSO).

The Trustees discussed whether or not to support these applications. Concerns were expressed over whether the cost of a community workshop was a good use of CPA funds and whether the Town was benefiting from the use of a general housing consultant to assist in coordinating the Town's affordable housing efforts.

In lieu of the BOS proposal to have the CPC fund a community workshop, B. O'Herlihy moved that the MAHTF support a funding request to the CPC for \$25,000.00, of which \$5,000.00 would be used to engage a housing consultant to facilitate one or more meetings of the Town's various affordable housing committees in advance of the preparation of the updated HPP and \$20,000.00 would be used to engage a housing consultant to assist in drafting the updated HPP. S. Weinstein seconded. Motion approved 5-0.

S. Weinstein moved that the MAHTF support the application requesting funds for a general affordable housing consultant. J. Espiritusanto-Vega seconded. Motion approved 5-0.

- 7) B. Duffy reported that two local real estate attorneys indicated some interest in serving on the MAHTF. One candidate withdrew from consideration and the other will be invited to the next meeting. S. Weinstein noted that she might have one or two other potential candidates and would check to see if one or both would be available to attend the next meeting.
- 8) B. O'Herlihy noted that tenants at 11 Hammond Road recently had an issue with the heating system related, in part, to a faulty fuel gauge on the new oil tank. Brian Boggia, Executive Director, Wayland Housing Authority (WHA), told B. O'Herlihy that the gauge had been repaired, at no cost, by Metrowest Energy (aka Jamie Oil) and that WHA was going to pay for an oil delivery to ensure the house was heated and would work with the tenant on terms of repayment. J. Espiritusanto-Vega suggested that the tenant might want to apply for emergency fuel assistance and B. O'Herlihy noted that B. Boggia would be working with tenant to identify potential funding sources for future oil deliveries.

- 9) The Trustees tentatively scheduled the next meeting for Wednesday, January 8, 2020, at 7:00 P.M. at the Wayland Town Building.

Adjourn: S. Weinstein moved to adjourn the meeting at 9:26 P.M. B. O'Herlihy seconded. Motion approved 5-0.

Respectfully submitted,

Bob Duffy

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