

**Municipal Affordable Housing Trust Fund (MAHTF)
Meeting Minutes – February 6, 2020**

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

Absent: Susan Weinstein

Others in attendance: None

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: January 6, 2020.

Materials Discussed/Distributed: MAHTF financial statements (unaudited) as of January 31, 2020 and draft Local Initiative Program (LIP) application and related support letters drafted for consideration by the Board of Selectmen (BOS) and Wayland Housing Partnership (WHP) for the proposed development of an additional 3-bedroom house at 11 Hammond Road.

Notes:

- 1) Attorney Luke Legere has not yet appeared before the Selectman to be appointed. Attorney Legere is expected to attend the March meeting.
- 2) The Trustees reviewed the draft minutes for the meeting held on January 6, 2020. J. Espiritusanto-Vega moved approval of the minutes, as revised. M. Staiti seconded. Motion approved 5-0.
- 3) B. O’Herlihy provided the report of Treasurer which included:
 - a) Reviewed the unaudited financial statements as of January 31, 2020. M. Staiti moved approval of the unaudited financial statements as presented. J. Espiritusanto-Vega seconded. Motion approved 5-0
 - b) A recommendation that the two \$200,000.00 certificates of deposit (CD’s), scheduled to mature on February 14, 2020, be rolled over. M. Staiti moved to authorize B. O’Herlihy to work with the Town’s Treasurer to roll over both the CD’s scheduled to mature on February 14, 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.
- 4) Trustees reviewed the updated draft LIP application which will be submitted to the Department of Housing and Community Development (DHCD) following its

approval by the WHP at its upcoming meeting on February 25, 2020 and, following such approval, the BOS at a meeting date to be determined.

a) M. Staiti presented the updated draft LIP application for comments. M. Staiti asked the DHCD for a fee waiver. DHCD responded that the application requires review, which costs DHCD money. DHCD asked M. Staiti what he wanted for a discount. M. Staiti recommended we request a 50% reduction in the fee, which would be \$500.00 to \$515.00. B. O'Herlihy recommended the Trustees approve the total fee of \$1,030.00, and M. Staiti get what discount he could.

b) B. O'Herlihy drafted letters of support for the BOS' and WHP's consideration. Both letters were reviewed. M. Staiti or another Trustee will attend the meetings with the WHP and BOS. M. Staiti will give the final application package, including the draft WHP support letter, and draft agenda items to Rachel Bratt, Chair of the WHP prior to their upcoming meeting.

c) M. Staiti moved to submit the LIP application to DHCD following its approval by the WHP and BOS and to authorize B. O'Herlihy to request a check be issued by the Town (from the Trust's funds) for up to \$1,030.00 made payable to DHCD. J. Espiritusanto-Vega seconded. Motion approved 5-0

5) Discussion of 11 Hammond Road and other potential property acquisitions and developments.

a) B. O'Herlihy reported the Community Preservation Committee (CPC) rejected the Conservation Commission's (ConCom) request for funding to purchase 135 Old Connecticut Path (135 OCP). B. O'Herlihy spoke to the ConCom Director who hoped the MAHTF might reconsider purchasing the property. No Trustee expressed any further interest in 135 OCP at this time.

b) M. Antes spoke to a representative of Family Promise MetroWest (FPM). FPM builds transitional housing. FPM expressed a high level of interest in working with the MAHTF.

c) M. Antes believes a restaurant may lease the former Prime Bar & Grill site, so it may not be available for affordable housing.

6) The Trustees discussed other business not reasonably anticipated by the Chair 48 hours in advance of the meeting.

a) M. Staiti initiated a discussion on the future goals and objectives of the MAHTF. He feels that we are not making enough progress in delivering affordable housing. The Trustees discussed many of the different ways the MAHTF can provide support for affordable housing. B. O'Herlihy suggested we continue the discussion when we have a full board present and requested that M. Antes circulate information from similar discussions held in past years prior to the next meeting.

7) The Trustees tentatively scheduled the next meeting for Wednesday, March 4, 2020, at 7:00 P.M. at the Wayland Town Building.

Adjourn: M. Staiti moved to adjourn the meeting at 7:44 P.M. B. O'Herlihy seconded. Motion approved 5-0.

Respectfully submitted,

Bob Duffy

Feb 6, 2020 DRAFT Minutes