

**Municipal Affordable Housing Trust Fund (MAHTF)
Meeting Minutes – January 8, 2020**

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

Absent: None

Others in attendance: Brian Boggia, Executive Director, Wayland Housing Authority (WHA) and Attorney Luke Legere (arrived at 8:05 PM).

Open Meeting: M. Antes called the meeting to order at 7:00 PM at the Council on Aging hearing room in the Wayland Town Building.

Public Comment: None.

Previous Minutes: December 4, 2019.

Materials Discussed/Distributed: MAHTF financial statements (unaudited) as of December 31, 2019 and draft Local Initiative Program (LIP) application for the proposed development of an additional 3-bedroom house at 11 Hammond Road.

Notes:

1) M. Antes agreed to take a portion of the 7:15 PM agenda item out of order so that S. Weinstein could report on the Community Preservation Committee’s (CPC) consideration, later this evening, of a funding request by the Conservation Commission (ConCom) which, if approved by the CPC and Town Meeting, would be used to acquire the property located at 135 Old Connecticut Path (135 OCP) for use as open space. The ConCom would like to add to the conservation land currently under its control in this area and to provide needed parking for community use. S. Weinstein noted that a portion of the parcel may be available for affordable housing. As discussed at prior meetings, M. Staiti did not think there would be any significant construction issues on the parcel.

2) M. Antes agreed to take the 7:45 PM agenda item out of order so that S. Weinstein could provide an update on two housing related funding requests to be considered by the CPC. She reported that revised applications for two housing consultants had been submitted to the CPC by the Board of Selectmen. The application for a general housing consultant (funding request for \$20,000), which was reviewed at the MAHTF’s last meeting, was revised to make it clearer as to the scope of services, including the deletion of the reference to development of certain housing related policies. The second application, which initially proposed funding a housing consultant to conduct an affordable housing workshop for the public, which the MAHTF did not support, was revised to focus the consultant’s efforts on the preparation of the Town’s updated housing production plan due in September 2021 (funding request increased from \$25,000 to \$30,000). Both applications will be reviewed and acted on by the CPC tonight. S. Weinstein noted she would be leaving the MAHTF’s meeting early to attend the CPC meeting.

3) The Trustees reviewed the draft minutes for the meeting held on December 4, 2019. J. Espiritusanto-Vega moved approval of the minutes, as revised. S. Weinstein seconded. Motion approved 5-0-1 (M. Staiti abstained).

4) B. O’Herlihy provided the report of Treasurer, which included:

a) Review of the MAHTF financial statements (unaudited) as of December 31, 2019. S. Weinstein moved approval of the unaudited financial statements as presented. J. Espiritusanto-Vega seconded. Motion approved 6-0; and

b) B. O’Herlihy advised the Trustees that next month's meeting will include a conversation about rolling over two CD’s scheduled to mature on February 14, 2020.

5) Update on the draft LIP application for 11 Hammond Road and discussion of various other properties.

a) M. Staiti gave an update on the draft LIP application for the development of an additional 3-bedroom house at 11 Hammond Road. He needs assistance filling out the paperwork and getting documents together that are needed for the application and to present to the Housing Partnership (WHP) and Board of Selectmen (BOS). The Trustees discussed the steps necessary to get the Department of Housing and Community Development’s (DHCD) approval. M. Staiti noted he will also need letters of support from the WHP and BOS, an application fee of \$1,030.00 (assuming the DHCD won’t agree to waive the fee), rent calculations, and a copy of the deed. The Trustees discussed whether HOME funds might be used to fund a portion of the development cost and B. O’Herlihy noted that if such funds are pursued, a Phase I environmental report will be needed;

b) At 7:27 PM, S. Weinstein left the meeting to attend the CPC’s meeting, and the Trustees continued their discussion of the draft LIP application. M. Staiti and B. O’Herlihy agreed to get quotes for a Phase I report should the Trustees choose to pursue HOME funds. M. Staiti will contact DHCD to see whether we need to mention the potential for getting a Phase I report in the LIP application. B. O’Herlihy agreed to send M. Staiti his proposed edits along with draft support letters. B. Boggia agreed to provide the necessary marketing material for inclusion in the LIP application. M. Staiti will update the LIP application and provide copies to the Trustees for review prior to the next meeting;

c) B. O’Herlihy stated that a tree contractor he contacted last fall visited 11 Hammond Road to evaluate the damage to the large maple tree in the backyard and recommended the removal of the damaged limb along with some general pruning of the tree. The Trustees agreed to hold off the tree work until construction is scheduled to begin on the additional 3-bedroom unit as there will be additional tree work to be performed at that time;

- d) There was no report on the status of Bent Avenue property discussed at the last meeting;
- e) M. Antes noted that there was no new information on the Alpine Road property controlled by the School Committee and B. O’Herlihy noted that the other Alpine Road property discussed at the last meeting was under contract (reportedly by the abutter);
- f) B. O’Herlihy reported that the West Plain property discussed at a meeting last year had been sold to a developer for approximately \$400,000;
- g) There was no report on the status of 70-74 Main Street;
- h) There was no report on the status of Rivers Edge;
- i) M. Antes provided an update on the Peace Lutheran Church property. The Pastor said that an organization called Family Promise MetroWest was building a transitional home in Framingham. M. Antes would try to find out how the property was being financed.
- j) M. Antes noted that the WHP had discussed land that may be available at Saint Ann Church, which is part of Good Shepard Parish. The WHP thought that the land might be available at that site for affordable housing and its availability for disposition was being reviewed by the Archdiocese of Boston;
- k) M. Antes discussed the former Prime Bar & Grill property on Route 20 with Sarkis Sarkisian, Town Planner. S. Sarkisian told her that most inquiries were about the potential development of housing on the site; and
- l) At 8:01 PM, M. Staiti recused himself from the discussion of Launcher Way and left the meeting. B. O’Herlihy reported that he was told that the Federal government will be prepared to sell the property in the late spring or early summer and is in the process of getting the property appraised. He was also told that all homes are winterized and vacant. B. O’Herlihy was able to get a copy of Bedford’s appraisal of a similar Coast Guard property sold to the town a few years ago. In determining the highest and best use, the appraiser looked at how many condominiums could be built on the Bedford property which, prior to development, contained 16 housing units similar to those located at Launcher Way. The appraisal concluded that, under the town’s zoning by-law, the five-acre Bedford parcel could support a significant number of additional units and, therefore, was valued at approximately \$4,000,000. B. O’Herlihy has filed a freedom of information act request in an attempt to obtain a copy of the Federal government’s appraisal prepared in connection with its sale of the Bedford property. The MAHTF has a few options to consider with respect to the potential acquisition by the MAHTF of the property, i.e., use the MAHTF’s available funds to make an all-cash bid (maximum \$1,000,000), put in a placeholder article for the upcoming Annual Town Meeting seeking additional funds to enable the MAHTF to submit a higher bid, or partner with a third-party developer. M. Antes said if we need Town Meeting approval, we might request the BOS to call a Special Town Meeting to be held at the same time as the Annual Town Meeting.

6) M. Antes introduced Attorney Luke Legere. Attorney Legere is interested in being the MAHTF real estate attorney appointee. B. O'Herlihy outlined the role of the MAHTF trustees and, in particular, the real estate attorney appointee. Attorney Legere shared that he was a partner in a law firm that specialized in environmental law. In that role, he often practices real estate law. The Trustees unanimously agreed that M. Antes should forward Attorney Legere's name to the BOS for their consideration.

7) The Trustees tentatively scheduled the next meeting for Thursday, February 6, 2020, at 7:00 PM at the Wayland Town Building.

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

a) M. Antes notified the Trustees of an affordable housing conference on Saturday, March 14, 2020, from 8:30 AM to 3:00 PM and offered to provide more information to anyone that is interested in attending; and

b) B. Boggia mentioned that he had heard about a solar energy farm in Waltham that is selling low-cost electricity to affordable tenants in the area. Tenants could save as much as 20%.

Adjourn: B. O'Herlihy moved to adjourn the meeting at 9:07 PM. J. Espiritusanto-Vega seconded. Motion approved 4-0.

Respectfully submitted,

Bob Duffy