

**Municipal Affordable Housing Trust Fund (MAHTF)  
Meeting Minutes – October 30, 2019**

**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). Becky 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:** August 14, 2019 and September 4, 2019.

**Materials Discussed/Distributed:** MAHTF financial statements (unaudited) as of September 30, 2019; MAHTF audited financial statements for the fiscal years ended June 30, 2019 and 2018; copy of the Wayland affordable housing inventory; letter drafted by S. Weinstein to local attorneys to inform them of the opening of a MAHTF position; a list generated by S. Weinstein of local real estate attorneys; and a letter drafted by S. Weinstein to be sent to the editor of the Wayland Town Crier thanking Wayland citizens and other Town boards and committees for assistance given in acquisition and improvement of 11 Hammond Road.

**Notes:**

- 1) B. Stanizzi, EDC Chair, discussed any potential interest the MAHTF could have in the property located at 70-74 Main Street. B. O’Herlihy noted that use of the MAHTF’s Community Preservation Act (CPA) funds may be restricted with respect to improvements made to projects which were not acquired or developed with CPA funds. That rule would not prohibit the MAHTF’s investment in 70-74 Main Street, but would mean we might have to use only non-CPA funds. B. Stanizzi noted the owner of 70-74 Main Street needs approximately \$170,000 to renovate the entire property, of which approximately \$100,000 is needed to renovate the two 2<sup>nd</sup> floor apartments, and is open to granting an affordable deed restriction in return for MAHTF’s funds depending on the terms, i.e., amount of funds and length of restriction. M. Staiti thought \$50,000 per apartment might be a reasonable cost to secure two affordable apartments, depending on length of affordable deed restriction. B. O’Herlihy expressed concern that improving 70-74 Main Street may take funds from another more important project that may come up, e.g., Launcher Way, and may not count toward the Town’s 40B affordable inventory given the owner’s desire to retain the current tenants. No action was taken on whether or not to support the project at this time.

- 2) The Trustees reviewed the draft minutes for the meeting held on August 14, 2019. M. Staiti moved approval of the minutes, as revised. S. Weinstein seconded. Motion approved 6-0.
- 3) The Trustees reviewed the draft minutes for the meeting held on September 4, 2019. S. Weinstein moved approval of the minutes, as revised. M. Staiti seconded. Motion approved 6-0.
- 4) B. O’Herlihy provided the report of Treasurer which included:
  - a) Review of the MAHTF financial statements (unaudited) as of September 30, 2019. S. Weinstein moved approval of the unaudited financial statements as presented. M. Staiti seconded. Motion approved 6-0;
  - b) B. O’Herlihy distributed the MAHTF’s audited financial statements for the fiscal years ended June 30, 2019 and 2018 noting that the auditor, Melanson Heath, had made a few non-substantive changes to the draft statements reviewed at the last MAHTF meeting; and
  - c) B. O’Herlihy talked about the process of accessing Town Counsel and getting MAHTF legal fees and expenses, paid by the Town of Wayland, charged to the MAHTF. He noted that Elizabeth Doucette, Assistant Town Administrator, had informed him that, in the future, the Town would not be charging Town Counsel’s legal fees and expenses to the MAHTF except for certain to be agreed upon situations.
- 5) Update on the Town’s Joint Housing meeting, 11 Hammond Road and other potential property acquisitions and developments:
  - a) The Trustees discussed the Wayland affordable housing inventory list, copies of which were handed out at the meeting;
  - b) B. O’Herlihy sent a letter to an abutter of 11 Hammond Road offering to have the MAHTF reimburse his out of pocket costs incurred in removing fallen tree limbs. Otherwise, no additional report;
  - c) M. Antes talked with the Minister of the Peace Lutheran Church about the potential development of some land owned by the Church. A possible development partner, The Charles River Association for Retarded Citizens, Inc., had previously indicated a lack of interest because the Church site is too close to another location it developed in Wayland, but discussions may be continuing. The Church has begun clearing the leach field following an internal committee approval of moving forward with a to be determined development;
  - d) M. Antes noted that Rachel Bratt, Chair of the Wayland Housing Partnership, had been in contact with the owner of a property on West Plain Street that might be useable as a group home;

- e) M. Staiti reported no additional update on the development of a 3-bedroom unit at 11 Hammond Road; and
- f) Discussion of Launcher Way to be discussed near the end of the meeting.
- 6) S. Weinstein updated the Trustees on her effort to find a potential real estate attorney member. S. Weinstein drafted a letter to be sent to local attorneys on the need for a new attorney representative on the MAHTF after the resignation of Steven Greenbaum. Several trustees offered to contact Wayland residents who specialized in real estate law and gage any interest in joining the MAHTF.
- 7) Election of officers for the next term. S. Weinstein moved to elect
- Mary Antes, Chair
  - Jacqueline Espiritusanto-Vega, Vice-Chair
  - Brian O’Herlihy, Treasurer
  - Robert Duffy, Clerk
- as officers for the next term. M. Staiti seconded. Motion approved 6-0.
- 8) At 8:20 P.M., Staiti recused himself from the discussion of Launcher Way and left the meeting.
- 9) B. O’Herlihy noted he had been in contact with a representative of the Army who is the point person for the sale of Launcher Way. The Launcher Way environmental review process is still ongoing. A public notice has been published to allow the public to comment on the draft report. B. O’Herlihy will continue to follow the process on behalf of the MAHTF.
- 10) The Trustees tentatively scheduled the next meeting for Wednesday, December 4, 2019, at 7:00 P.M. at the Wayland Town Building.

Adjourn: S. Weinstein moved to adjourn the meeting at 8:35 P.M. J. Espiritusanto-Vega seconded. Motion approved 5-0.

Respectfully submitted,

Bob Duffy