

Affordable Housing Minutes
January 25, 2017

Affordable Housing Trust members Present- Sarah Rhatigan, Chair
Shirley Dolins, Susan Haber, Ken Newberg, Michael Price, Buzzy Price,
Members Absent- Hugh Jones, Doug Gillespie, Tom Timko
Also present- Jack Heine and Liz Valenta
Concerned citizens- Vee Brooks re Brooks School, Diane Chaplin, realtor.

Town's Elderly Housing Needs. There is a rationale for 20 units per year according to the Housing Production Plan. Jack commented that at Brook School we need 6 units per year just to maintain the 2 year wait list. Six units above Bldg C is the most expensive. Soccer field would be maintained. Have to look at all issues such as septic capacity (14 units?) near Building C, conservation on adjacent property. Could there be a sewage treatment plant on the Case Estates ? There is a need to partner with the abutters.

Ken asked about SHI Certification. Liz said there are 54 units on SHI but 24 units were never added to DHCD. What is categorized under Subsidized, Market Rate and (Weston) Local Preference? Regarding the LAU application, the Trust and the Selectman need to discuss the steps forward. What should the strategy be with DCHD?

All units - 80% AMI

Liz and Jack will proceed with LIP application. The Weston Housing Trust voted unanimously to support the Weston Elderly Housing Committee's \$30,000 request to the CPA for the feasibility study .

The discussion of Community Preservation Act (CPA) Funds Presentation was rescheduled for February 6th at 8am. A comment was made from the floor regarding the Ripley Lane Property which the town has "rights" to buy but land cost unknown.

The Review Action Plan Feedback from committee members was tabled until the next full Housing Trust Meeting.

Open Space Master / Recreation Master Plan.

The members of the Open Space Committee were appointed by the Selectmen and the HP was not asked for representation. Since there are parcels of land that might have potential for affordable housing (Regis East 235 Wellesley Street, Campion Center 123) there followed a lengthy discussion as to the relationship between the BOS and the Housing Trust. There was consensus that the BOS needed to show more support for affordable housing. There was also discussion on the necessity for leadership in communicating with other

boards.

Other questions- does a trail easement preclude affordable housing.

How do we work with the 7 year action plan to evaluate the possibility of reviewing their findings. How do we work with the Conservation Commission . Can we partner on land acquisition. Can we ask the BOS to be a clearing house for public and private land acquisition . This includes restrictions on land purchases. Can the CPC receive comments from the HT before their decision on purchase restrictions.

Liz was asked to draft a letter to the Open Space Committee regarding our comments.

Boston Properties and 104 Boston Post Road.

The HT which gave written support to 104 BPR to the BOS was understandably "miffed" by the total lack of support by the BOS in a letter they wrote to the State which clearly stated their preference for the Boston Properties development across the street and their disapproval of 104 BPR. To be fair there was no way the town could

support 420 units in almost the same location. However , politics aside, which comes with every decision in our town government , Boston Properties was thought to have a 50-50 chance of success and 104 BPR a more realistic goal even with questions regarding compliance of the septic system, traffic impact and potential finance issues. After another lengthy strategy discussion it was decided that contact would be made with Greg Watson of Mass Housing if we had further questions or comments about 104 Boston Post Road, aka 104 Stonybrook LLC

500 Wellesley Street and ConCom's CPC request for funds.

Discussion centered on the request for funding for an Environmental Study on 6 possible building lots to look for evidence of contamination. among other things and the possibility of carving out a piece of land for Affordable Housing. Susan will contact George Bates to discuss this idea and also bring this up as an opportunity for involving Habitat for Humanity?

HT representative to the CPC-

Ken Newberg was given unanimous support and a unanimous vote to be the HT representative to the CPC.

The January 4th minutes with corrections were approved.

Respectfully submitted
Buzzy Price - Temporary Clerk