

**Wellesley Housing Development Corporation (WHDC) Meeting
January 20, 2022**

Present: Robert Goldkamp, Marjorie Freiman, Holly Grace, Mike Nilles, Micah O'Neil
Others: Meghan Jop, Sally Watts, Lise Olney, Judi Barrett, Elizabeth Haney

Documents:

- Agenda
- Draft Minutes of December 16, 2021

Meeting was called to order at 8:07 am.

Minutes

Upon a motion by Mr. O'Neil and seconded by Ms. Freiman, the WHDC moved to approve the minutes of December 16, 2021

**Goldkamp - Aye
Freiman – Aye
Grace – Aye
Nilles – Aye
O'Neil - Aye**

Discuss FY22 Work Plan – Affordable Housing Market Study with Barrett Planning Group LLC

Judi Barrett and Elizabeth Haney joined the meeting. The HDC discussed the Market Study and the need for the update the data for an informed base line analysis. The HDC noted the study likely show the tremendous need for housing and will be helpful to other boards considering the needs for affordable and multifamily housing. It is anticipated the primary conclusions will be there is significant demand for affordable housing.

The need for both elderly and family housing was discussed. It was also noted that post the housing production plan, the Town has started to use the terminology of attainable housing and not 50% or 80% Area Median Income (AMI) or 100 or 120% of AMI. The HDC indicated they are interested to see what the community needs. Newer construction in Wellesley has been for high end condos, and options for downsizing residents are very limited.

Ms. Barrett and Ms. Haney asked if there is a sense of where Wellesley residents looking to downsize are going? The HDC noted anecdotally many residents are moving to Needham, Natick, Back Bay, or Soth Shore.

The Group discussed the challenges of the 120-140 AMI. Some of attainable units are challenging to fund and if created to preserve affordability. In some suburbs is not easy to have varying price points. Ms. Barrett asked if the Town was seeing deed restrictions and noted challenges marketing deed restricted units for work force housing ranges.

The group discussed opportunities for greater density in areas such as the North 40 and zoning required around the MBTA stations. It was noted the HDC in years past has been able to purchase and resell single units or two-unit structures.

The group discussed additional data that would be needed for the study.

New Business

Members of the HDC have been invited to attend the Building a Better Wellesley meeting. Micah and Holly can attend and will report back at the next meeting.

Upon a motion by Mr. O'Neil and seconded by Mr. Nilles the WHDC moved to adjourn at 9:08 am.

Goldkamp – Aye

Freiman – Aye

Grace – Aye

Nilles – Aye

O'Neil - Aye

Next meeting to be held February 17, 2022