

**Wellesley Housing Development Corporation (WHDC) Meeting
March 17, 2022**

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

Documents:

- Agenda
- Draft Minutes of February 17, 2022

Meeting was called to order at 8:02 am on the zoom platform.

Minutes

Upon a motion by Mr. Nilles and seconded by Ms. Freiman, the WHDC moved to approve the minutes of February 17, 2022.

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

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

Ms. Elizabeth Haney of Barrett Planning Group, LLC joined the meeting. Ms. Haney reviewed the affordable housing market tiers and market analysis that has been conducted to date. Ms. Haney reviewed data on housing characteristics, the age and variety of housing stock, and comparable communities. Ms. Haney reviewed the market characteristics for the region including single dwelling units, duplexes, triplexes, and multi-unit dwellings.

Ms. Haney reviewed the income requirements for affordable housing as well as market rate housing in Wellesley and the region. Based on the market data the median home price in Wellesley is currently \$1,655,000. Ms. Haney indicated that the average rent in Wellesley, Wayland, and Needham requires an income over \$100,000.

Ms. Haney discussed some additional data which may be helpful including demolition data. Ms. Haney indicated she is currently conducting interviews with different individuals in Wellesley from real estate agents to property managers.

Ms. Haney will give a further update at the April meeting on the progress of the report.

156 Weston Road

The HDC discussed continuing information gathering on the property. Ms. Jop noted the Select Board would need to authorize expenditures for the home inspection. The HDC suggested seeking pre-authorization for a specific spending limit by the Select Board in order to move forward on investigating

properties. The HDC suggested an amount between \$3,500 - \$10,000 to expedite and create a more streamlined process.

Ms. Freiman noted the affordable housing trust model proposed for the Annual Town Meeting in 2021 would have given the HDC more autonomy to move forward on projects. The HDC had interest in reviewing the affordable housing trust and land trust models. Ms. Freiman reviewed some of the past concerns with the establishment of an affordable housing trust.

MBTA Community Zoning Requirements

Ms. Jop gave a brief update on the new MBTA Community zoning requirements.

Other Business

Mr. Nilles gave an update on the Community Preservation Act and Affordable Housing webinars he has been attending. He noted a recent session was on affordable housing lotteries, marketing, and then once occupied the monitoring requirements. Mr. Nilles said presentations have been conducted by Metrowest Collaborative Development, a regional housing service office. Mr. Nilles noted the sessions have been recorded and handouts have been transmitted. Mr. Nilles noted based on the sessions it may make sense to reach out to similar communities such as Concord to collaborate.

Climate Action Plan

The HDC briefly discussed having a presentation on the Climate Action Plan and the positive tie in that sustainability has on affordable housing on many levels.

Upon a motion by Ms. Grace and seconded by Mr. Nilles the HDC moved to adjourn at 9:05 am.

Goldkamp – Aye

Freiman – Aye

Grace – Aye

Nilles – Aye

O'Neil - Aye

Next Meeting: April 28, 2022