

**Wellesley Housing Development Corporation (WHDC) Meeting
April 28, 2022**

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

Documents:

- Agenda
- Draft Minutes of March 17, 2022

Meeting was called to order at 8:03 am on the zoom platform.

Minutes

Upon a motion by Mr. O'Neil and seconded by Mr. Nilles, the WHDC moved to approve the minutes of March 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 gave a brief presentation on market characteristics, market trends, and income needed to afford asking market rents, demolitions, and affordable limitations. Ms. Haney reviewed the demand for housing authority properties in Wellesley and surrounding communities. With centralized wait lists there are over 11,000 individuals waiting for 1, 2, and 3 bedroom units. In discussions with other communities, Newton indicates it is over ten (10) years on their waitlist, state family housing has a waitlist of over five (5) years, and federal elderly/disabled housing has a two – five year waitlist.

The HDC asked if Wellesley has comparable data to Newton? The HDC was curious if there was any anecdotal data on Wellesley Housing Authority waitlists.

Ms. Haney reviewed the lottery responses and the potential barrier created by the high cost of the affordable rents. Ms. Haney noted there is consistent demand for affordable for sale units. Ms. Haney described the different subsidies available including low income tax credit and section 8 vouchers that can be used to fill gaps in the market. Ms. Haney noted the HDC could potentially offset the costs to make the tier lower in some units to meet the 30%-60% median income gap.

Ms. Jop gave a brief update on the recent Town Meeting adoption of provisions that would allow for accessory dwelling units in Wellesley. Ms. Haney noted there are no income limits associated with the proposed zoning. Ms. Haney described the cost burden associated with housing and target percentages if income towards housing.

Ms. Haney reviewed the rental supply and income tiers in Wellesley and surrounding communities per the census data.

Ms. Haney noted she is nearing the completion of the market study and that the next steps are to conduct additional interviews and to evaluate the unit mix and rents in Wellesley projects with affordable units.

156 Weston Road

The HDC discussed moving along the potential rental of 156 Weston Road and to seek approval from the Select Board of funds for a home inspection. Ms. Jop indicated the Select Board was meeting May 2nd and could see if the item could be placed on the agenda.

MBTA Community Zoning Requirements

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

Other Business

Mr. O'Neil stated he had a conversation with Bart Mitchell the CEO of Community Builders to discuss their operations and how that may function with a land trust. Mr. Mitchell indicated he would be willing to come to a meeting to speak to the Board on projects and how they assist communities. Mr. O'Neil did disclose that Mr. Mitchell is a client and Mr. Nilles also noted he has worked with Mr. Mitchell. Community Builders are the largest affordable housing developers in the country. They work to have innovate partnerships with housing authorities. The HDC was very interested in meeting and hearing from Mr. Mitchell.

Upon a motion by Mr. O'Neil and seconded by Mr. Nilles the HDC moved to adjourn at 9:14 am.

Goldkamp – Aye

Freiman – Aye

Grace – Aye

Nilles – Aye

O'Neil - Aye

Next Meeting: May 19, 2022