

Weston Affordable Housing Trust  
January 3, 2018

**Housing Trust Members Present (“HT”):** Chair Sarah Rhatigan, Doug Gillespie, Buzzy Price, Michael Price, Tom Timko, Susan Haber

**Also Present:** Liz Valenta (RHSO), Jim Polando, PBC, Leslie Glynn

**Item 1: Public Comment:**

It was decided to postpone the public comment period until Sarah Rhatigan joined the group later in the meeting.

**Item 2: Approve Meeting Minutes :**

Liz Valenta indicated that the following minutes from 2017 were missing and asked the group to check their records and provide them so that they could be reviewed and put on the website: March 6, May 30, June 27, July 20, September 7, October 4, October 18, November 1, November 15, December 6.

**Item 3: Warren Avenue**

**Update on Phase II and Location of Sheds-**Jim Polando presented the conformance set of plans. While they have gone out to the Contractor, Elizabeth Construction, some minor modifications are needed.

Based on the Conservation Commissions’s direction to not cut any brush and a neighbor’s request to move the shed from his line of sight, the Trust reviewed 3 options for location of the proposed shed for 66-68 Warren Avenue. Trust members voted on Option #3 which fulfilled the criteria and gave the residents sufficient room to access the sheds from the house. A letter will be sent by the Trust to Mr. Humel, the neighbor, indicating that the selected design addressed his concerns.

Members also voted on an alternate design for the shed at #74 Warren Avenue, presented by Mr. Polando, which changed the configuration of the interior demising walls and elimination of one exterior door, thus giving improved exterior access to the shed. Each tenant will have approximately 75 sf of storage space.

**Income Restrictions and Annual Rent Increase-**Liz Valenta distributed a memo to the Board for review and discussion which focused on the fact that there is a discrepancy between the amount of rent stipulated on the deed restriction and the rent presented in the Marketing Plan. This has broader policy implications for future housing mix, viability of tenants to pay the rent, and creation of a nest egg for upkeep of the homes.

The houses are currently occupied by tenants at 80% AMI. The Trust’s original intent was to create floating rents for greater flexibility, however the rents are currently below the minimum rents established in the tenant selection plan. A minimum income policy was not established and the rents were reduced to match tenant incomes. While the properties are sustained at the current rental figures, there is a question whether that

will ultimately affect the operating pro forma and whether the rents are viable for long term maintenance. Sarah Rhatigan joined the group for the remainder of the meeting. Liz Valenta will come back to the Trust with the pro forma and the Town's Facilities Maintenance Director will be asked to develop a capital needs plan for the Warren Avenue development. Metrowest Collaborative will be asked about revising the Tenant Selection Plan and timing for the Lottery. The Town's Procurement Officer will be asked whether we can continue with Metrowest since the lottery pertains to units developed as part of the original proposal or whether we need two additional bids.

**Item 4: HT Affordable Home-Ownership Opportunity Fund:**

Liz Valenta, in a memo dated January 3, presented general criteria for evaluating future housing opportunities. Sarah spoke with the Assessor on the way in which we can look at private land options. Leslie Glinn suggested that one of the filters to use would be a property's assessed value in terms of its practicality for HT purchase.

Sarah reported that a real estate agent contacted her about # 34 Crescent Street, a house which contains two rental units that may soon come on the market. Susan and Sarah visited the house with the Realtor. While it's legal status needs to be confirmed (PENC two family or condominium), it's a well maintained house on 1.16 acres. The Trust could possibly purchase the first unit, sell it to an income restricted buyer, and use the funds to purchase the 2<sup>nd</sup> unit. Trust members were interested in pursuing additional information on this property and directed Sarah to determine the zoning questions and the interests of the Crescent Street Historical District Commission. It was suggested to use this property as a model for the filters that Liz prepared.

**Item 5: Case Estates Sidewalk Project-** Several Trust members (Buzzy, Michael, Hugh and Sarah) attended a site walk hosted by the Traffic and Sidewalk Committee to discuss placement of a sidewalk on the Case Estates Property, particularly Lot 9. A sidewalk along Ash Street was rejected by the Committee and Conservation Commission due to safety. Both groups favored an asphalt path across Parcel 9. A plan entitled " Case Lands Concept Study #2 dated 7 Sept.'16 by Tom Wirth Associates showing the proposed asphalt path and a memo from the Committee, dated December 13, 2017, was distributed. Trust Members discussed at the Trust Meeting whether the path could be removed if it was decided that affordable housing could be placed on the parcel or whether the cost of engineering and construction of the path would be so high so that removal would be objectionable by the Town for cost reasons, thereby limiting potential affordable housing on the site. A letter to the Committee will be sent reflecting this concern, and stressing the need for ease of removal in the future as a consideration. Funds will be requested at this Town Meeting.

**Item 6: 40B-Project Update-**Doug Gillespie gave a brief status report on the project at #133 Boston Post Road (Boston Properties).

The Comprehensive Permit issued for the project at #104 Boston Post Road was appealed by the Developers to the HAC. It was reported that the Cambridge Water Board issued a letter of

concern regarding the project impact on the Stoney Brook Reservoir, a drinking water source for the City of Cambridge.

**Item 7: Miscellaneous-**

Buzzy indicated that Shirley Dolins has asked for a temporary leave of absence.

There was a brief discussion of the role of former Housing Partnership members appointed to the Trust. Most of these former members are non- voting. Would their skill sets and interests be better used on specific subcommittees of the Housing Trust?

The Trust will discuss with the Board of Selectmen the possibility of transferring the land at 0 Wellesley Street from the Board of Selectmen to the Trust, at an upcoming meeting.

Respectfully Submitted,  
Susan Haber, Clerk Pro Tem